

**25W420 Geneva Road
Wheaton, IL 60187**

AVAILABLE SPACE:

- **900 SQ.FT. DRIVE THRU UNIT**
w/ 420 SQ.F.T of additional storage
if needed

\$4,000 TOTAL RENT per month
INCLUDES ALL UTILITIES
except garbage removal

PROPERTY HIGHLIGHTS:

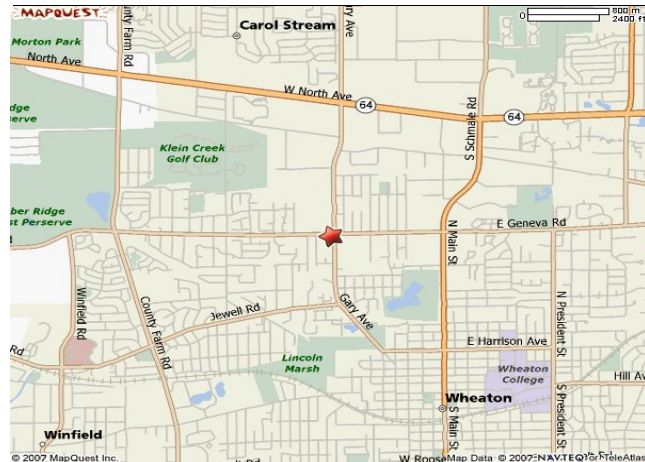
- End Cap to High Volume Gasoline Station
- Great visibility, with signage available on both Geneva Road and Gary Ave.
- White boxed and ready to go with finished handicap bathroom

LOCATION:

- North West Corner of Geneva Road and Gary Ave.
- 2 Blocks South of North Ave.

DEMOGRAPHICS:

Radius:	<u>3 Mile</u>	<u>5 Mile</u>
Population:	108,272	248,003
Avg. Income:	\$95,465	\$97,944

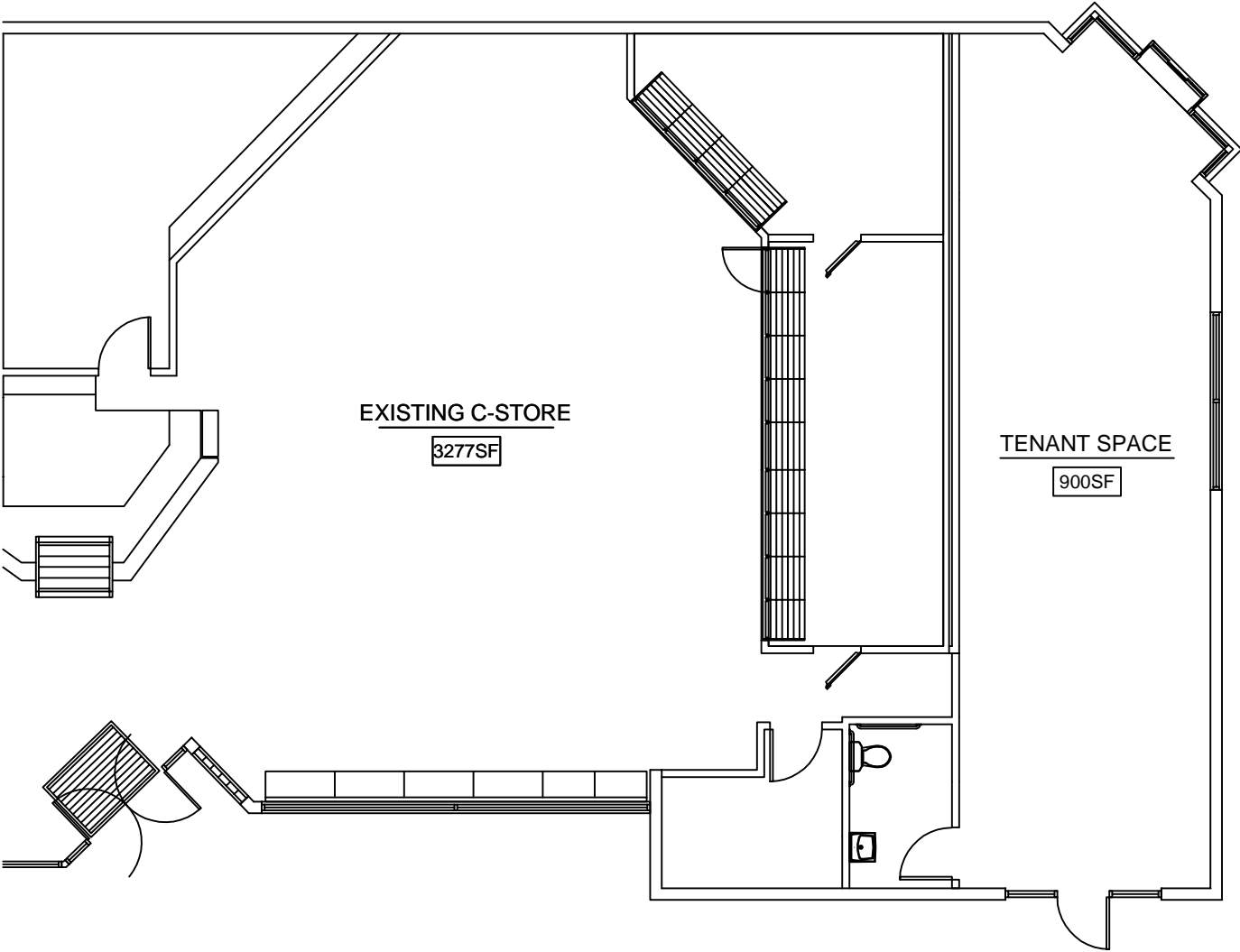


TRAFFIC:

- Geneva Road & Gary Ave.
31,000 vehicles per day

C-STORE

GENEVA ROAD AT GARY AVENUE
WHEATON, IL



FLOOR PLAN

SCALE: 1" = 10'



PRELIMINARY SCHEMATIC DESIGN.
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FEBRUARY 8, 2007

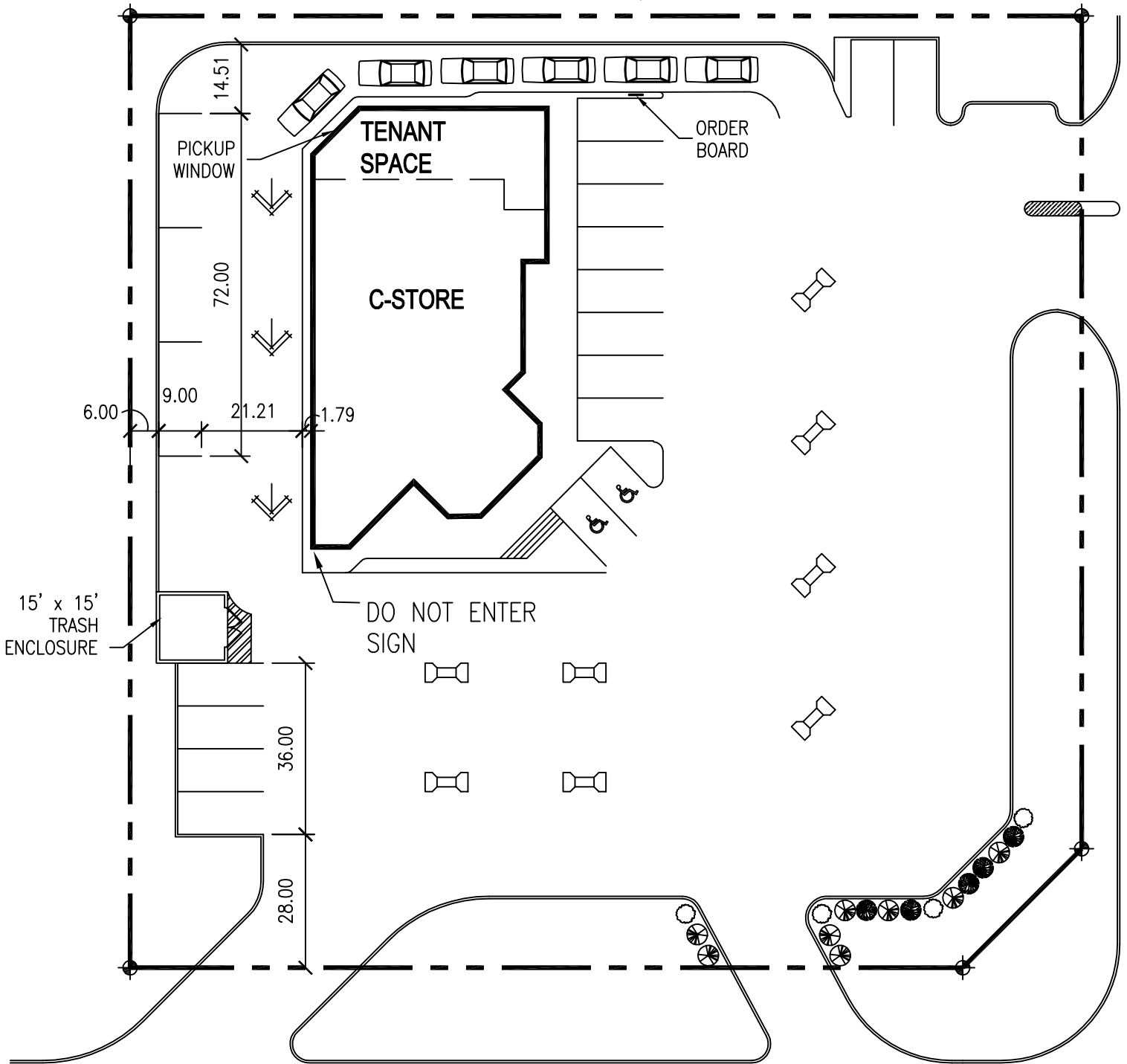


GLEASON ARCHITECTS, P.C.

769 Heartland Drive, Unit A Sugar Grove, Illinois
Phone: 630-466-8740 Fax: 630-466-8760

C-STORE

GENEVA ROAD AT GARY AVENUE WHEATON, IL



SITE PLAN

PRELIMINARY SCHEMATIC DESIGN.
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SCALE: 1" = 30'



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769 Heartland Drive, Unit A Sugar Grove, Illinois
 Phone: 630-466-8740 Fax: 630-466-8760



GLEASON
ARCHITECTS, P.C.

709 Highland Drive, Unit A
Sage Grove, Illinois 60554
Phone: 630-466-8740
Fax: 630-466-8760
E-mail: thalton@tync.net

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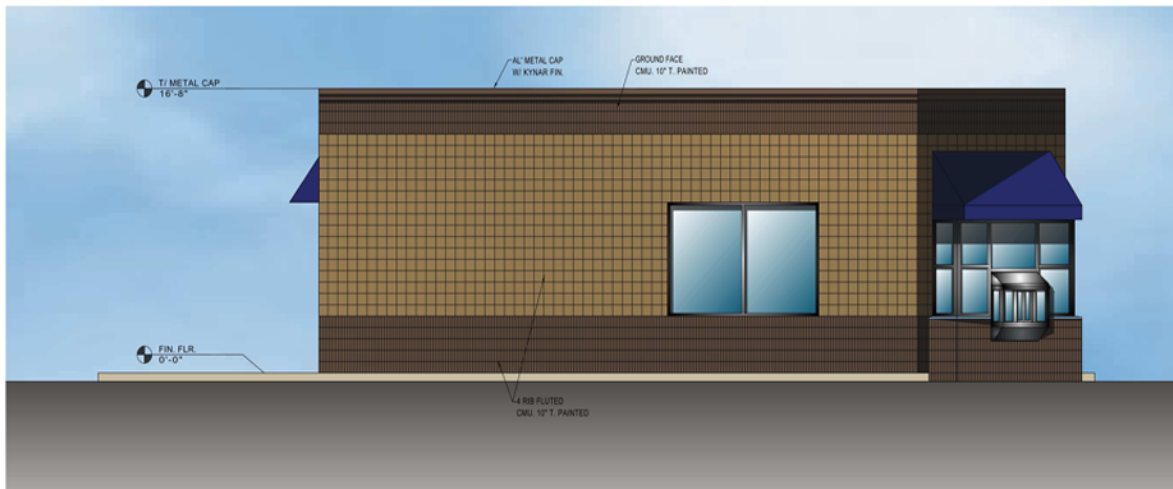
WEST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH SIDE ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH SIDE ELEVATION

SCALE: 1/4" = 1'-0"

PROJECT:
C-STORE REMODEL-WHEATON, IL
GENEVA ROAD AT GARY AVENUE
WHEATON, IL 60148

CLIENT:
ASSOCIATES, LP
301 East St. Charles
Carol Stream, Illinois 60188

JOB NO. 06-223
DATE 10/12/2006
FILE
PLOT SCALE 1:1

OWNER APPROVAL

Signature _____
Title _____

SHEET TITLE
COLOR
ELEVATIONS

SHEET NUMBER

A1