

**297 - 315 S. Schmale Road
Carol Stream, IL 60188**

AVAILABLE SPACE:

- **1,000- 4,500 SQ.FT.**

\$20.00 / SQ.FT.

4 MONTHS FREE RENT!!!

PROPERTY HIGHLIGHTS:

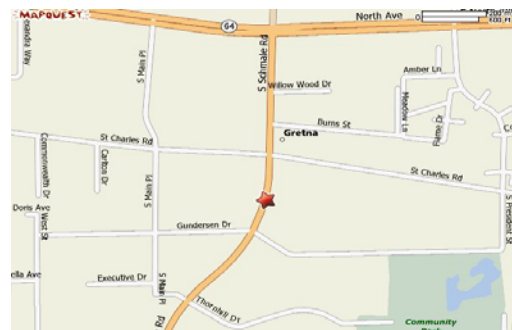
- NEW CONSTRUCTION
- Join KFC and Dunkin Donuts!!!
- Retail Center Anchored by KFC
- Free Standing **DUNKIN DONUTS** located within same development
- High Volume **CARWASH** located within same development as well



- **Entrances, with Signage, on BOTH** Schmale Road and St. Charles Road
- **Area Shopping:** Home Depot, Jewel, Dominick's, Aldi
- **Area Banks:** Chase, Charter One, LaSalle, Fifth Third, PNC
- **Area Dining:** McDonalds, Burger King, Culvers, Wendy's, Arby's, Pizza Hut, Starbucks, Qdoba, Jimmy Johns, Subway

LOCATION:

- On Schmale Road, South of St. Charles Road
- Two blocks South of North Ave.



DEMOGRAPHICS:

Radius:	<u>1 Mile</u>	<u>3 Mile</u>
Population:	10,831	112,138
Avg. Income:	\$69,540	\$90,602

Traffic Count

- Schmale & St. Charles Roads
30,000 vehicles per day



GLEASON ARCHITECTS, P.C.

799 Highland Drive, Unit A
Sageer Grove, Illinois 60554
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ISSUED	DATE
FOR APPROVAL	07-14-09
FOR PERMIT	07-19-09
FOR BID	
FOR CONST.	

REVISIONS	DATE
1	
2	
3	

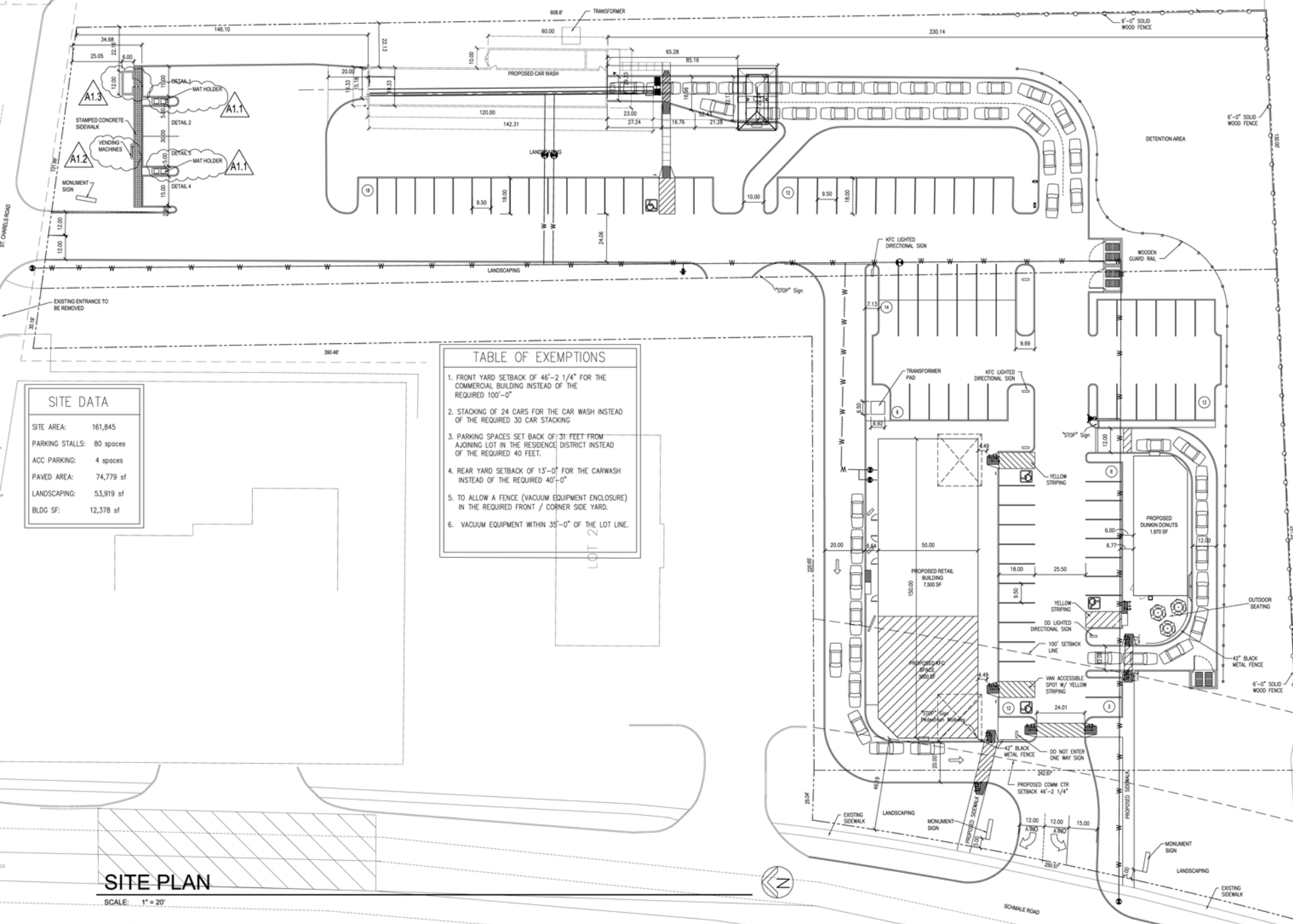
PROJECT: **COMMERCIAL CENTER**
295-313 SCHAMLE ROAD
CAROL STREAM, IL

CLIENT: **ANGEL & ASSOCIATES**
1000 W. 12TH STREET
CAROL STREAM, IL 60188

JOB NO. 05-202-1
DATE 03/03/09
FILE
PLOT SCALE
OWNER APPROVAL

SHEET TITLE
REVISED Final Planned Unit Development Plan

SHEET NUMBER
AS-1



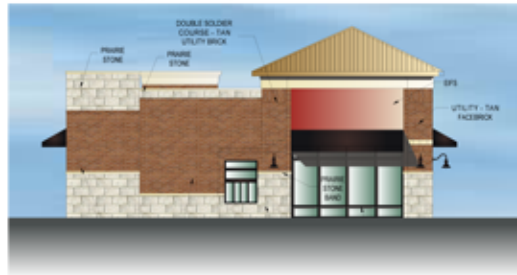
SITE PLAN

SCALE: 1" = 20'



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



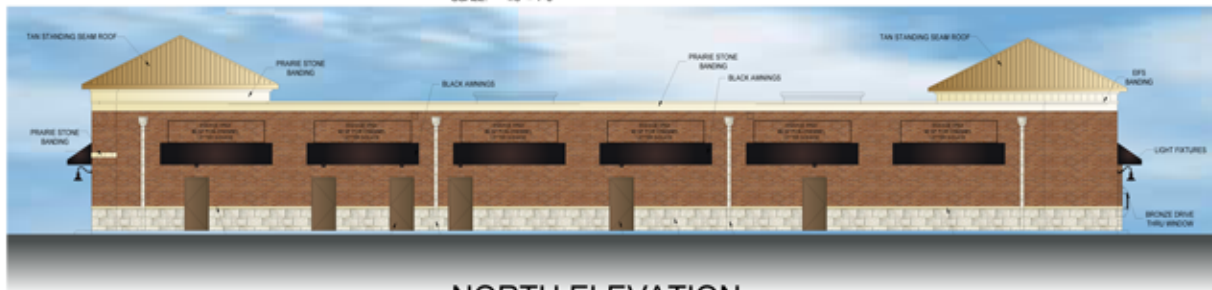
EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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REVISIONS	DATE

PROJECT: **COMMERCIAL CENTER**
 295-313 SCHMALE ROAD
 CAROL STREAM, IL
 CLIENT: **ANGEL & ASSOCIATES**
 381 ST CHARLES ROAD
 CAROL STREAM, IL 60138

JOB NO.	99-072
DATE	03/08/10
FILE	
PLAT SCALE	
OWNER APPROVAL	
Signature	_____
Title	_____

SHEET TITLE

SHEET NUMBER



GLEASON
ARCHITECTS, P.C.

280 Highland Drive, Unit A
Piquette Center, Illinois 60544
Phone: 630-400-8700
Fax: 630-400-8700

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DATE	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONSTRUCTION	

REVISION	DATE
1	
2	
3	

PROJECT: **DUNKIN' DONUTS**
SCHWABE ROAD
CAROL STREAM, IL
 CLIENT: **ANGELL ASSOCIATES**
CAROL STREAM, IL 60188

JOB NO. 08-072
 DATE 03/09/10
 FILE
 PLOT SCALE
 OWNER APPROVAL

Signature: _____
 Title: _____

SHEET TITLE

SHEET NUMBER



WEST ELEVATION

SCALE: 1/8" = 1'-0"



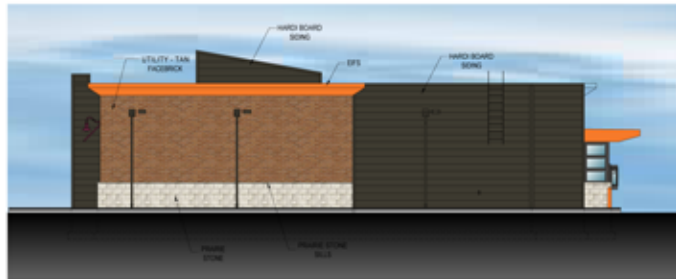
EAST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



LARGE DUMPSTER ENCLOSURE

SCALE: 1/8" = 1'-0"



SMALL DUMPSTER ENCLOSURE

SCALE: 1/8" = 1'-0"