

**295 - 313 S. Schmale Road  
Carol Stream, IL 60188**

**AVAILABLE SPACE:**

- **1,000- 4,500 SQ.FT.**  
\$20.00 / SQ.FT.  
**4 MONTHS FREE RENT!!!**

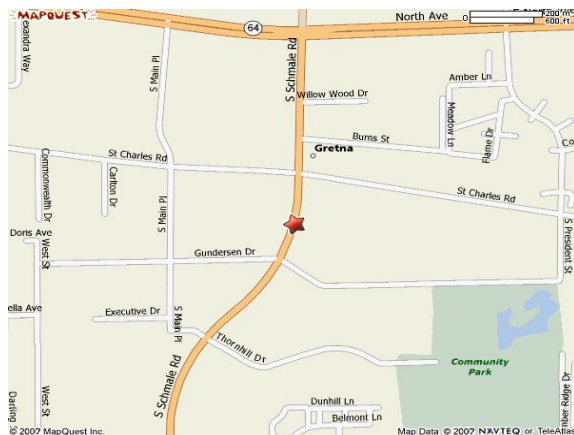


**PROPERTY HIGHLIGHTS:**

- **NEW CONSTRUCTION /** Construction underway
- **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 Dining:** McDonalds, Burger King, Culvers, Wendy's, Arby's, Pizza Hut
- **Area Banks:** Chase, Charter One, LaSalle, Fifth Third, National City

**LOCATION:**

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



**DEMOGRAPHICS:**

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

**Traffic Count**

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





**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 CONST.	

REVISION	DATE
1	
2	
3	
4	

PROJECT: **DUNKIN' DONUTS**  
SCHWALE ROAD  
CAROL STREAM, IL  
CLIENT: **ANGEL & ASSOCIATES**  
CAROL STREAM, IL 60188

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

Signature: \_\_\_\_\_  
Title: \_\_\_\_\_

SHEET TITLE

SHEET NUMBER



**WEST ELEVATION**

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



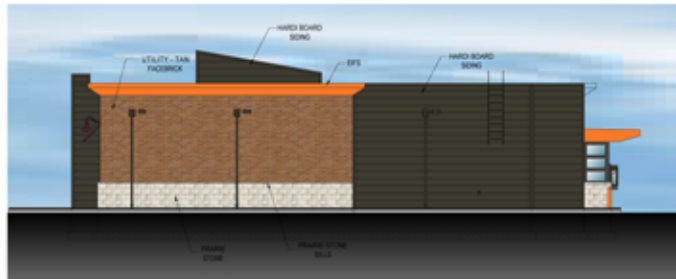
**EAST ELEVATION**

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"



# GLEASON ARCHITECTS, P.C.

769 Heathland Drive, Unit A  
Sugar Grove, Illinois 60054  
Phone: 630-466-8740  
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ISSUED	DATE
FOR APPROVAL	07-14-09
FOR PERMIT	07-19-09
FOR BID	
FOR CONST.	

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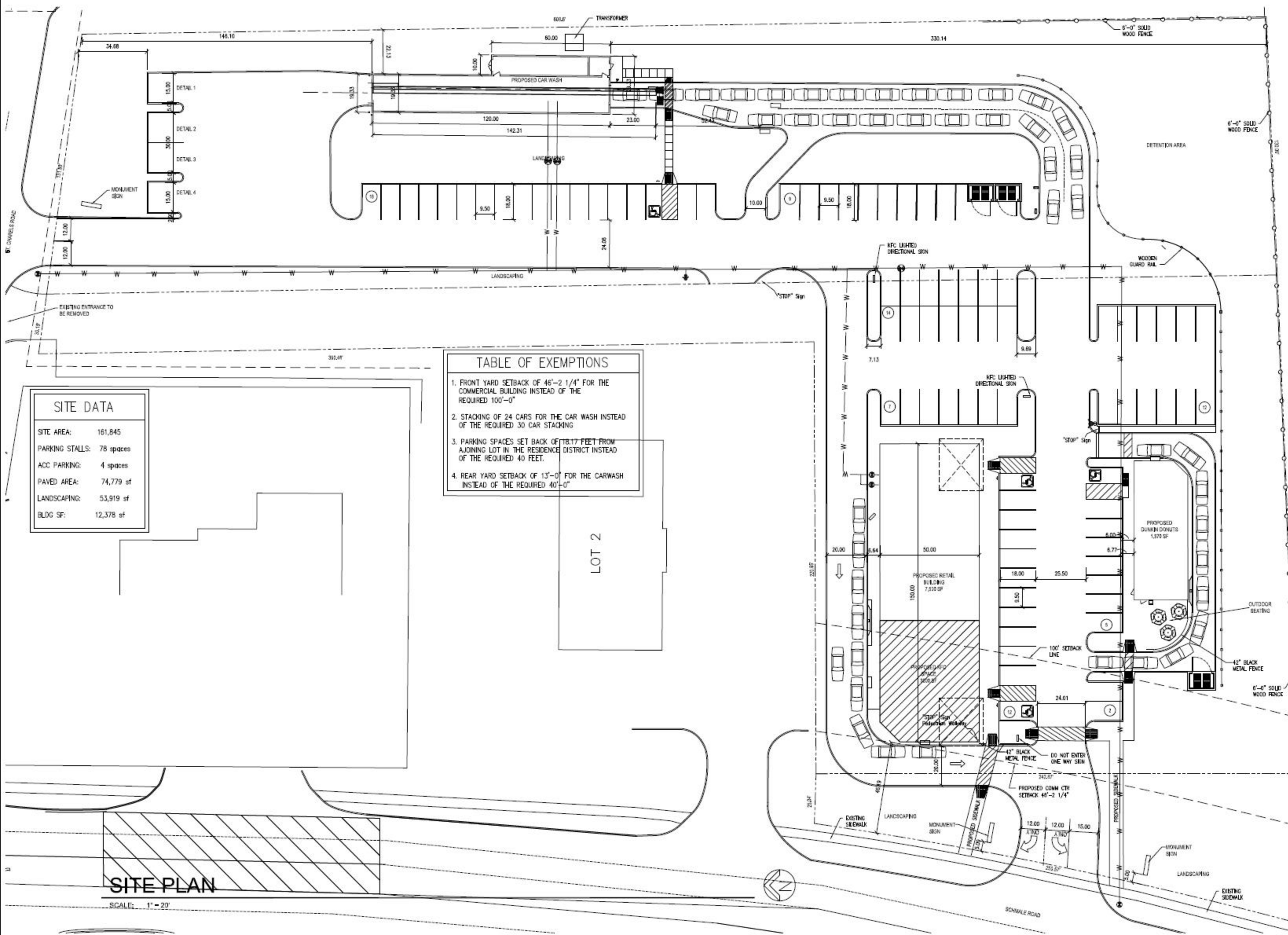
PROJECT: **COMMERCIAL CENTER**  
**295-313 SCHAMLE ROAD**  
**CAROL STREAM, IL**

CLIENT: **ANGEL & ASSOCIATES**  
**391 ST. CHARLES ROAD**  
**CAROL STREAM, IL 60183**

JOB NO. 05-202.1  
DATE 03/03/09  
FILE PLOT SCALE  
OWNER APPROVAL

SHEET TITLE  
**Final Planned Unit  
Development Plan**

SHEET NUMBER  
**AS-1**



## SITE PLAN

SCALE: 1" = 20'