

County Farm Plaza

904-998 W Army Trail Rd, Carol Stream, IL



Fully Equipped, Turn-Key Grocery Anchor Available For Lease

HANNAH PERL
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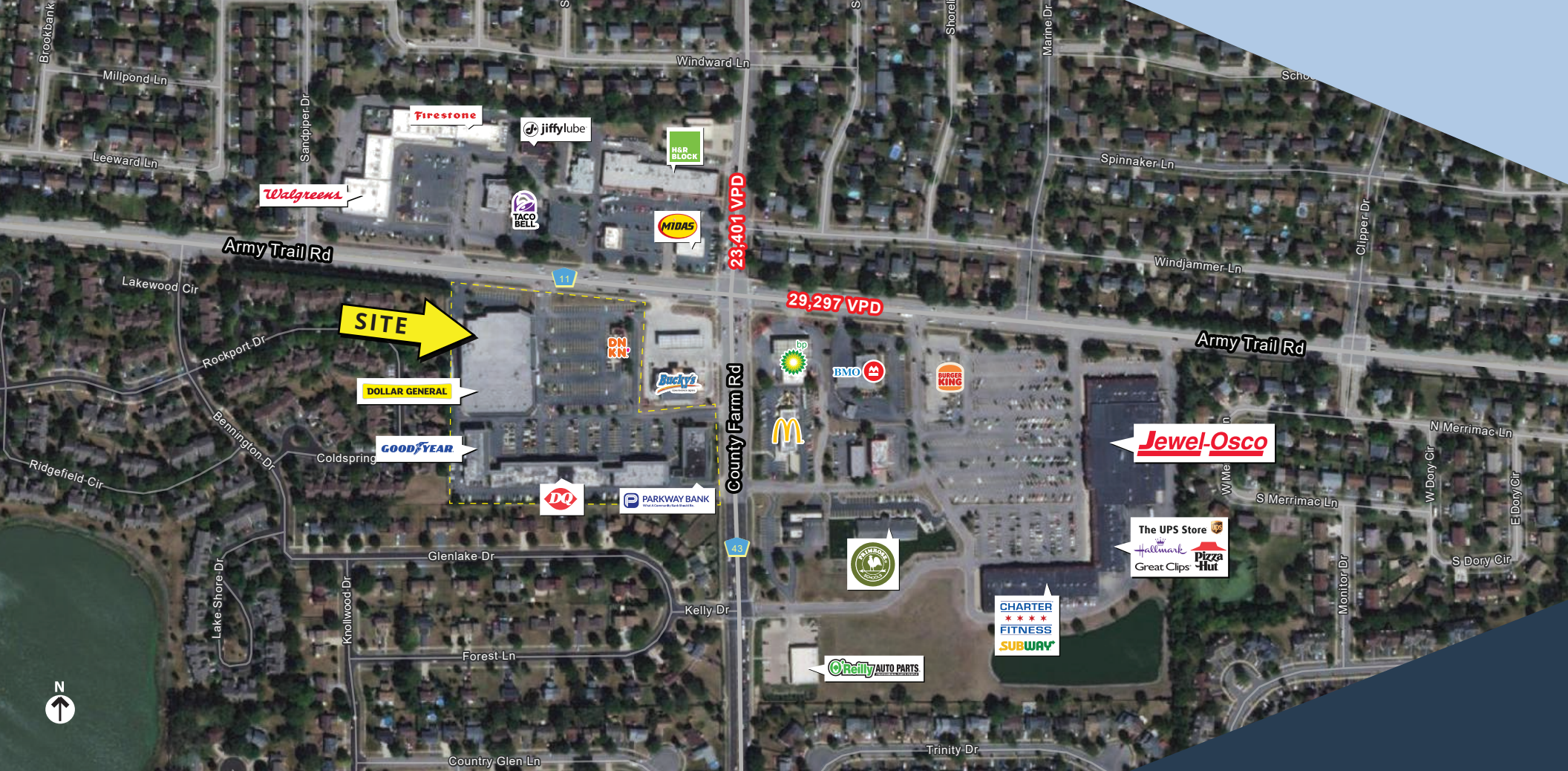
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Property Highlights

- Fully Equipped 42,000 SF Grocery Anchor Available
- Located at the Hard Corner of Army Trail & County Farm Rd
- Combined Traffic Counts Over 40,000 VPD
- Ample Parking and Easy Access
- Pylon Signage Available

Traffic Counts

ARMY TRAIL RD	29,297 VPD
COUNTY FARM RD	23,401 VPD

Demographics

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,838	79,548	234,013
DAYTIME POPULATION	8,358	51,854	166,102
HOUSEHOLDS	5,430	27,244	80,606
AVG HH INCOME	\$119,379	\$120,540	\$112,275



Nearby Grocers Include

Jewel-Osco

(0.5 Miles)

COSTCO
WHOLESALE

(1.2 Miles)



(1.1 Miles)

amazon
fresh

(2.1 Miles)

MARIANO'S

(2.5 Miles)

meijer

(2.5 Miles)

WOODMAN'S
MARKETS

(2.7 Miles)

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#	TENANT	SF
900	Rocco Vino's	3,060
910	AVAILABLE	1,200
912	Parkway Bank	1,260
920	AVAILABLE	1,140
922	AVAILABLE	1,102
924	Smoke Shop	1,260
926	Lawrence McGee, OD	1,217
928	Carol Stream Quick Wash	1,217
930	Cleaners	1,633
934	Ye's Chinese	800
938	Martial Arts	800
940	Lane Dental	1,216
942-6	Family Health Mart	3,414
948	Dairy Queen	1,226
950	CK Pad Thai	1,400
952	Asian Services	5,052
960	AVAILABLE	2,452
962	AVAILABLE	1,226
964	AVAILABLE	1,226
966	Nail Salon	500
968	AVAILABLE	800
970	Nadia Salon	833
976	Cuisine De Manila	1,871
978	Goodyear Tires	8,000
984	Dental	2,005
986	AVAILABLE	1,080
990	AVAILABLE (ENDCAP)	5,120
994	Geek In Comics	1,530
996	Dollar General	---
998	AVAILABLE	42,000
LOT	Dunkin'	---



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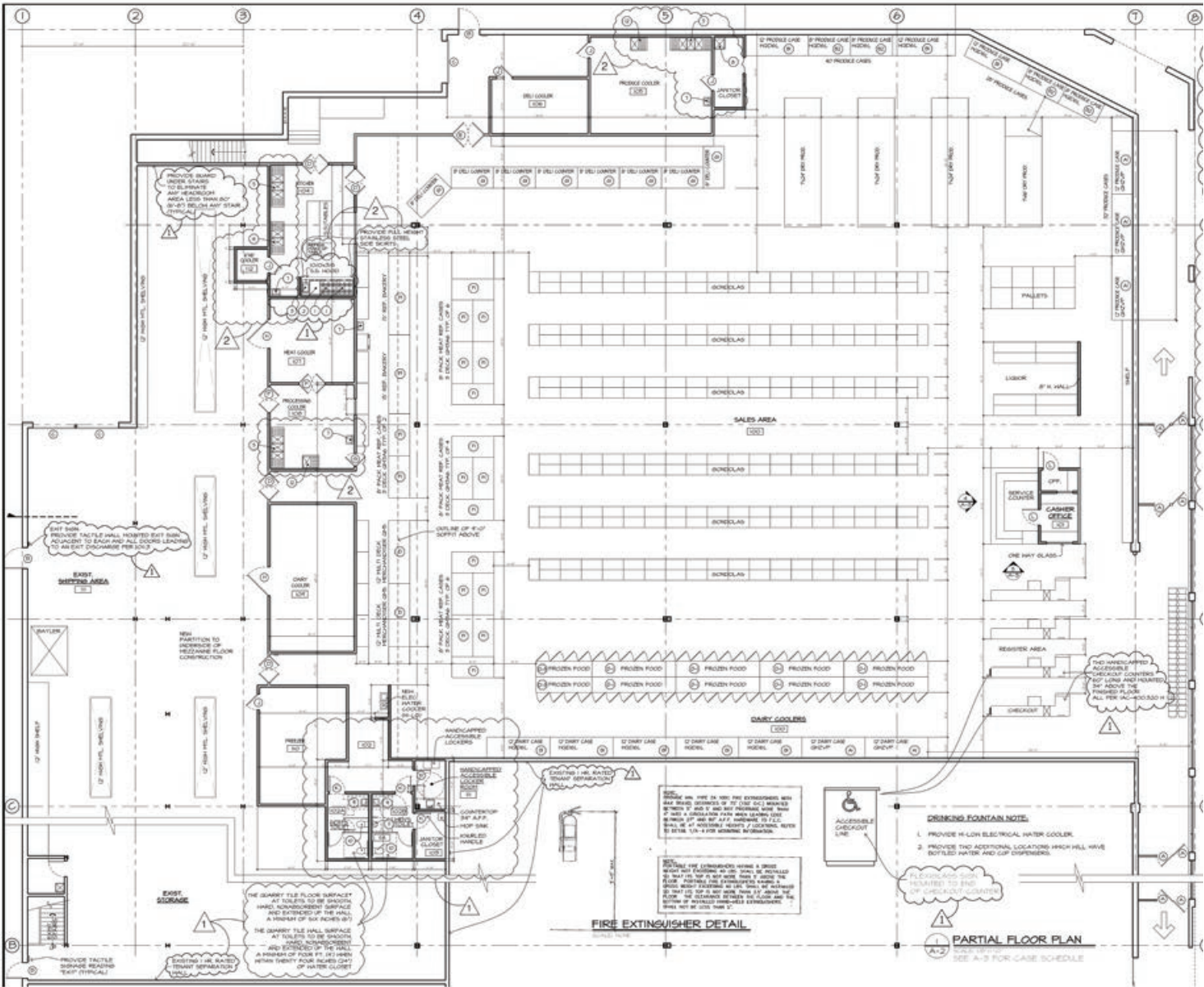
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Floor Plan



FF&E Equipment

- Refrigerators
- Shelving
- Bakery, Deli & Produce Cases
- Meat & Produce Prep Areas
- Walk-In Coolers & Freezers
- Ansul Hood System
- Fryer, Oven & 4-Burner Range
- Multiple 3-Compartment Sinks
- Baler & Compactor Machinery



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LEASING CONTACTS

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