



For Lease

## Main Street Plaza

214-324 East Geneva Rd, Wheaton, IL 60187

### Negotiable

Exceptional retail leasing opportunity at Main Street Plaza in Wheaton, IL. Ideally situated at 214-324 E Geneva Rd, this retail space is a key anchor in the Western East/West Corridor Submarket. Boasting a prime location, it's strategically positioned near the heart of Wheaton, ensuring maximum exposure in a high-traffic area. Spaces ranging from 1,600 - 26,000 sq. ft, ample parking with a ratio of 5.6 spaces per 1,000 sq. ft. Join successful tenants like Dollar Tree, H&R Block, Jimmy John's, Home Depot, Orange Theory, Starbucks. With convenient access to major roadways and situated in proximity to local amenities, this retail space caters to a dynamic community.

### Contact us:

**Brad Belden**

Senior Vice President

847 698 8232

[Brad.Belden@colliers.com](mailto:Brad.Belden@colliers.com)

**Chris Irwin**

Senior Vice President

847 698 8193

[Chris.Irwin@Colliers.com](mailto:Chris.Irwin@Colliers.com)

# Property Summary



## Property Description

Retail leasing opportunity available at Main Street Plaza in Wheaton, IL, located at 214-324 E Geneva Rd. This prime retail space serves as a key anchor in the Western East/West Corridor Submarket, strategically positioned near the heart of Wheaton for maximum exposure in a high-traffic area. Spaces range from 1,600 - 26,000 sq. ft, with ample parking (5.6 spaces per 1,000 sq. ft). Join successful tenants such as Dollar Tree, H&R Block, Jimmy John's, Home Depot, Orange Theory, and Starbucks. Conveniently accessible via major roadways and close to local amenities, this retail space caters to a dynamic community.

## Offering Summary

<b>Lease Rate:</b>	VARIES
<b>Available SF:</b>	1,687 - 26,941 SF
<b>Taxes:</b>	\$2.20 SF/yr
<b>Expenses</b>	\$2.50 SF/yr
<b>Building Size:</b>	116,759 SF

## Property Highlights

- Newly Renovated Facade
- Jewel-Osco Anchored
- Traffic counts over 21k along Geneva Rd
- 118,681 population within 3 miles
- Average Household Income over \$100K+
- Signalized Intersection at Main Street & Geneva Rd
- Grocery Anchored Center in Western Suburbs
- Pylon Sign

Spaces	Lease Rate	Space Size
<b>204</b>	\$23.63 SF/yr	2,000 SF
<b>238</b>	\$17.00 SF/yr	1,800 SF
<b>246</b>	\$16 per month	3,600 SF
<b>262</b>	\$15.00 SF/yr	2,630 SF
<b>266-272</b>	\$11.00 SF/yr	11,170 SF
<b>286</b>	\$10.00 SF/yr	26,941 SF
<b>310</b>	\$21.00 SF/yr	5,525 SF
<b>314</b>	\$20.00 SF/yr	1,687 SF
<b>318</b>	\$20.00 SF/yr	1,687 SF

**Brad Belden**  
Senior Vice President  
847 698 8232  
Brad.Belden@colliers.com

**Chris Irwin**  
Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com

For Lease 214-324 East Geneva Rd, Wheaton, IL 60187

[View Online](#)

[Take A Tour](#)

# Center Photos



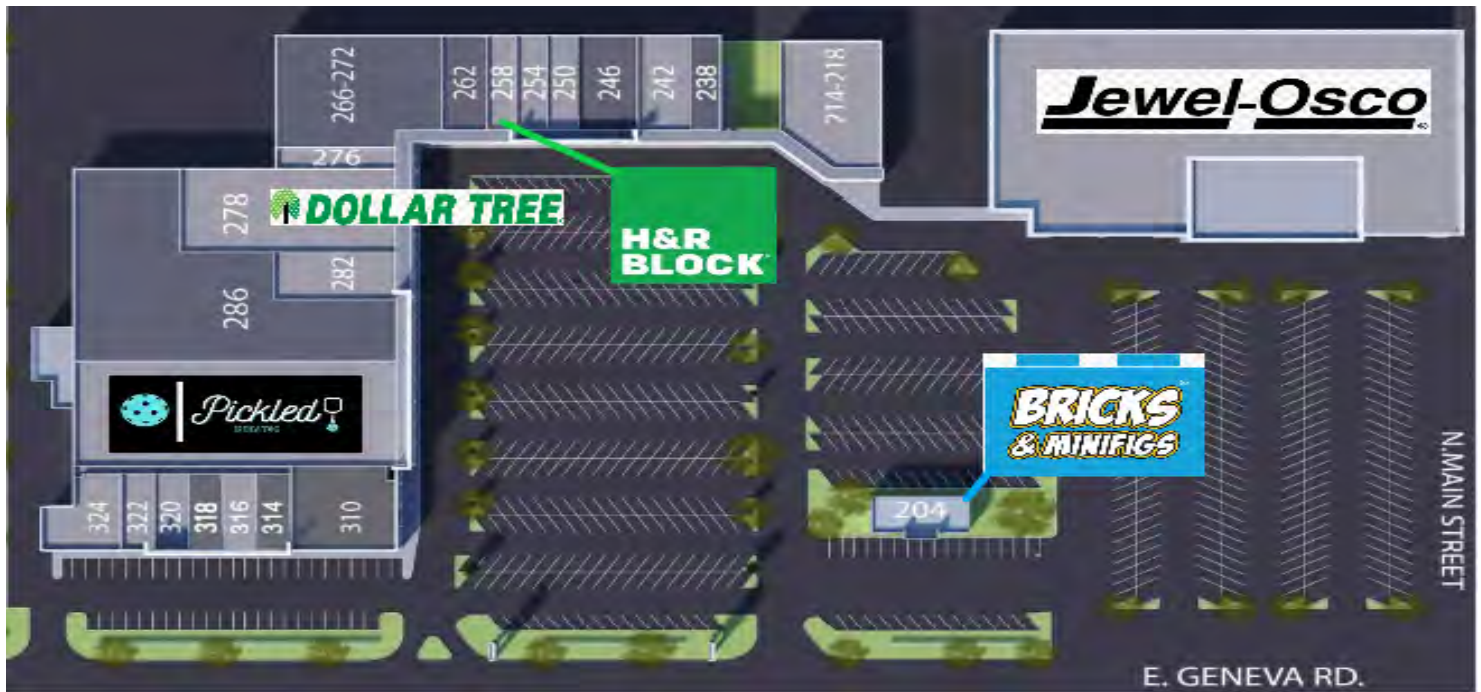
**Brad Belden**  
Senior Vice President  
847 698 8232  
Brad.Belden@colliers.com

**Chris Irwin**  
Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com

[colliers.com/chicago](http://colliers.com/chicago)



# Site Plan

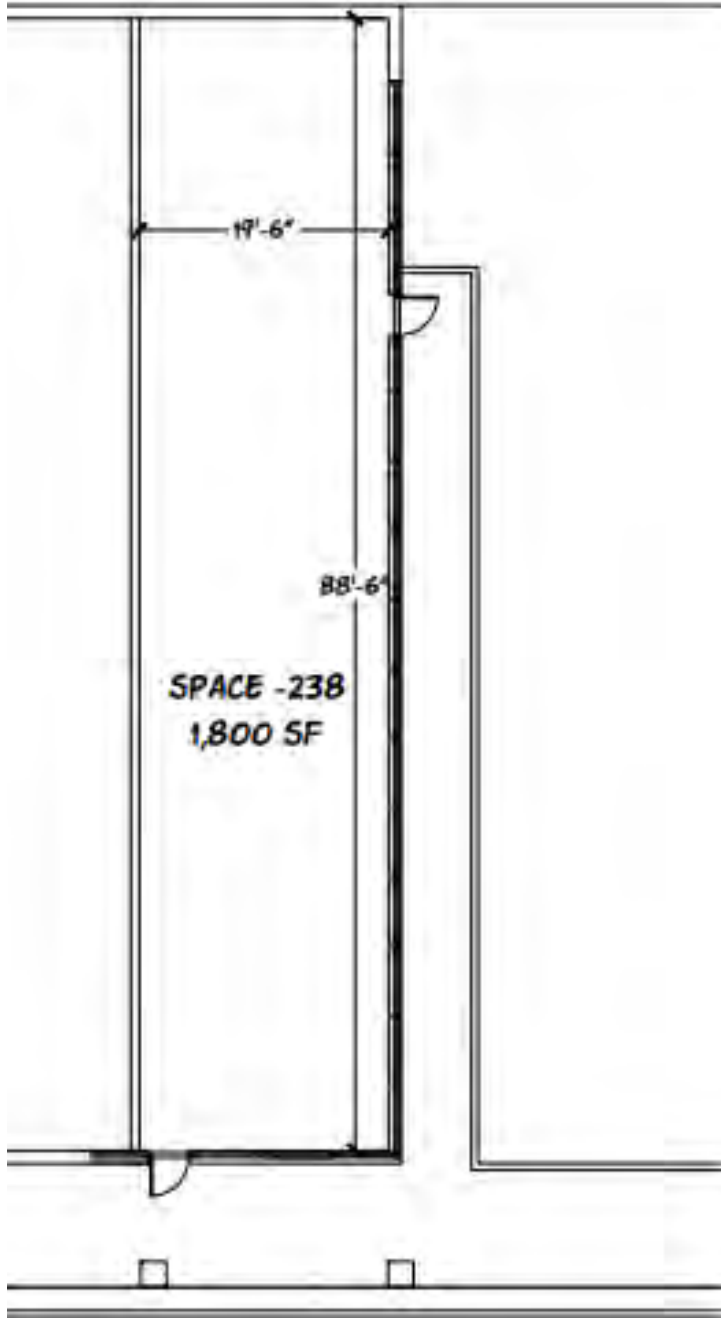


SPACE	TENANT	SQ-FT
204	Lego Outlot	2,000 SF
214-18	Family Home Medical Equipment	7,535 SF
238	AVAILABLE	1,800 SF
242	Indian Palace	3,150 SF
246	AVAILABLE	3,600 SF
250	Peking Chinese Restaurant	1,800 SF
254	Pa Lian Café & Grocery	1,800 SF
258	H&R Block Enterprises LLC	1,800 SF
262	AVAILABLE	2,630 SF
266-72	AVAILABLE	11,170 SF
276	DuPage Framing	1,600 SF
278	Dollar Tree Stores	11,475 SF
282	Laundry World	3,650 SF
286	AVAILABLE	26,941 SF
288	Pickled, Inc	20,849 SF
310	AVAILABLE	5,525 SF
314	AVAILABLE	1,687 SF
316	Home Course LLC	1,687 SF
318	AVAILABLE	1,687 SF
320	One Hour Dry Cleaners	1,671 SF
322	Steamboat BBQ	1,671 SF
324	Studio Salons	3,031 SF

**Brad Belden**  
Senior Vice President  
847 698 8232  
Brad.Belden@colliers.com

**Chris Irwin**  
Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com

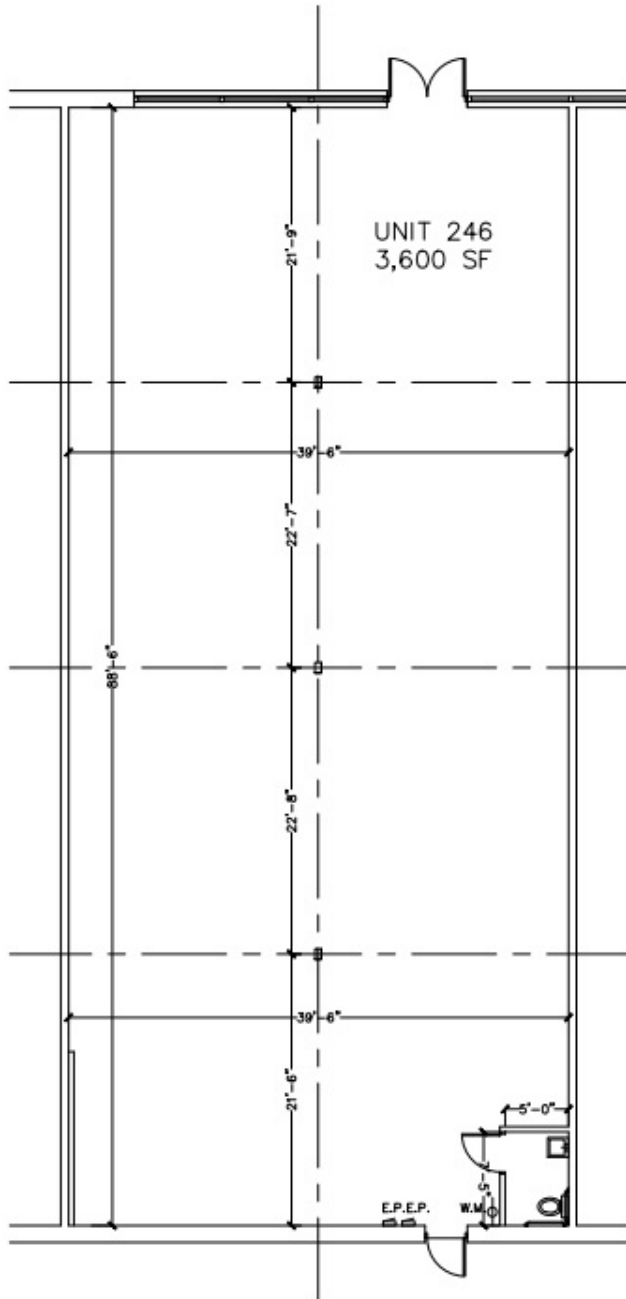
# Unit #238 - 1,800 sq. ft.



**Brad Belden**  
Senior Vice President  
847 698 8232  
Brad.Belden@colliers.com

**Chris Irwin**  
Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com

# Unit #246 - 3,600 sq. ft.



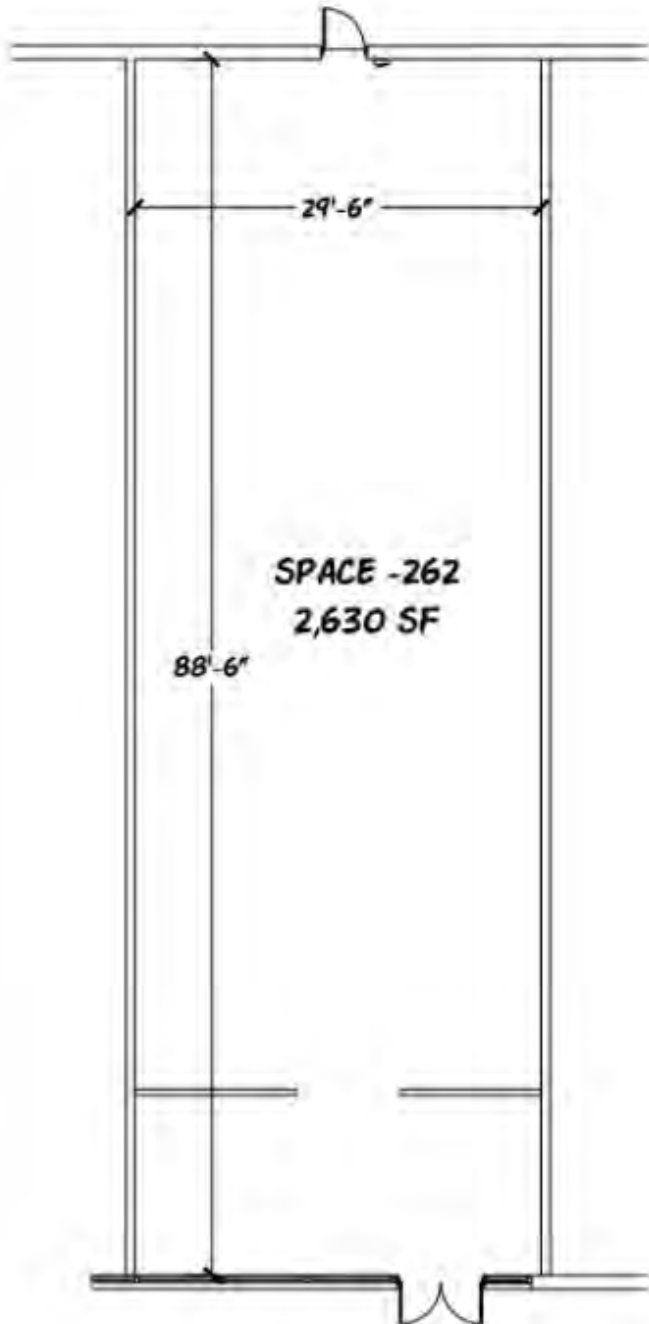
PROPOSED FLOOR PLAN  
SCALE: 3/16"=1'-0"



**Brad Belden**  
Senior Vice President  
847 698 8232  
Brad.Belden@colliers.com

**Chris Irwin**  
Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com

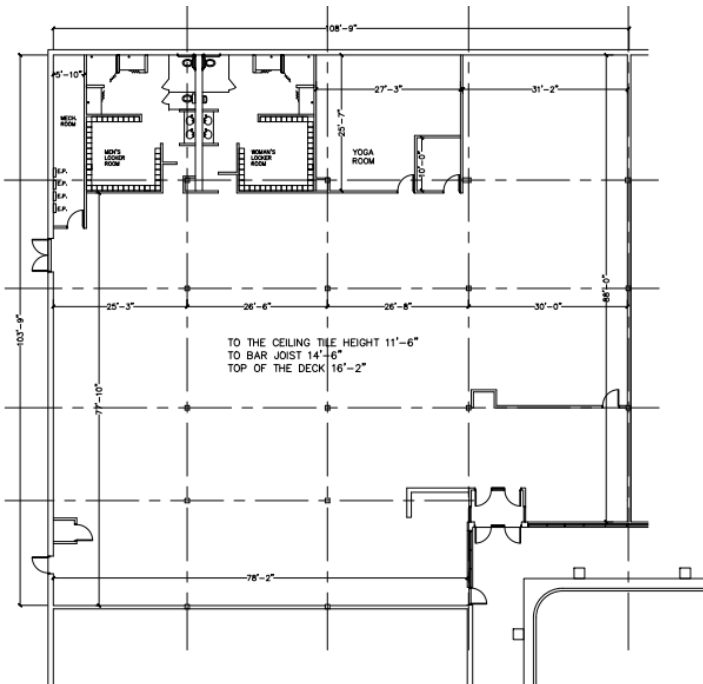
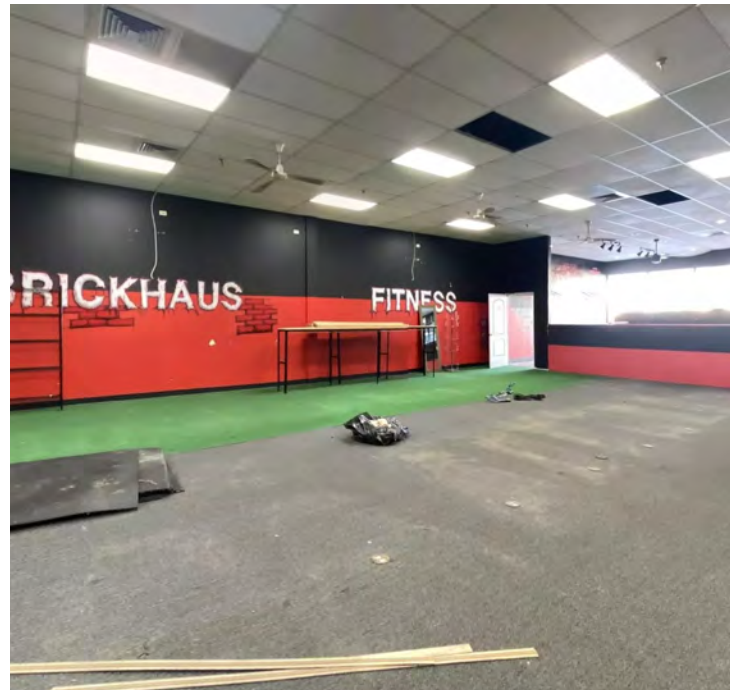
# Unit # 262 - 2,630 sq. ft.



**Brad Belden**  
Senior Vice President  
847 698 8232  
Brad.Belden@colliers.com

**Chris Irwin**  
Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com

# Unit #266-272 - 11,170 sq. ft.



**Brad Belden**  
Senior Vice President  
847 698 8232  
Brad.Belden@colliers.com

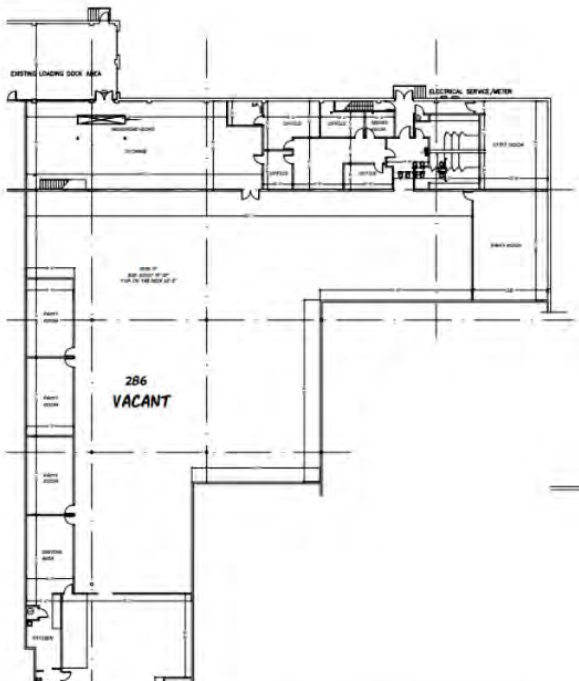
**Chris Irwin**  
Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com

For Lease 214-324 East Geneva Rd, Wheaton, IL 60187

[▶ View Online](#)

[▶ Take A Tour](#)

# Unit #286 - 26,941 sq. ft.



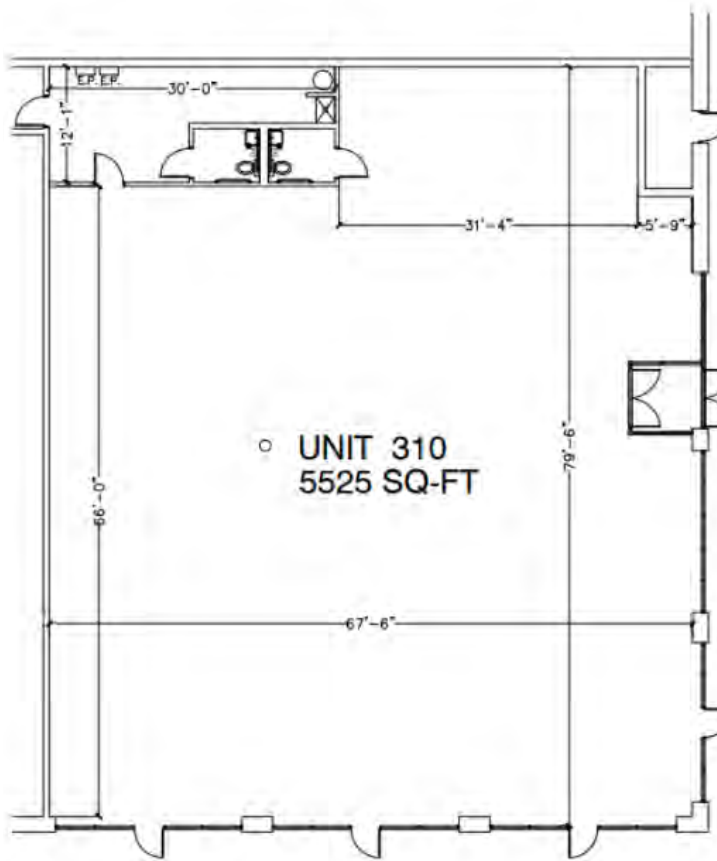
**Brad Belden**  
Senior Vice President  
847 698 8232  
Brad.Belden@colliers.com

**Chris Irwin**  
Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com

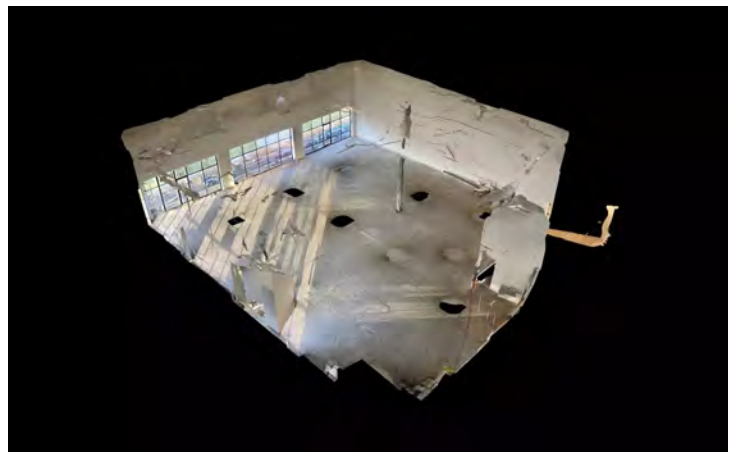
[colliers.com/chicago](http://colliers.com/chicago)



# Unit #310 - 5,525 sq. ft.



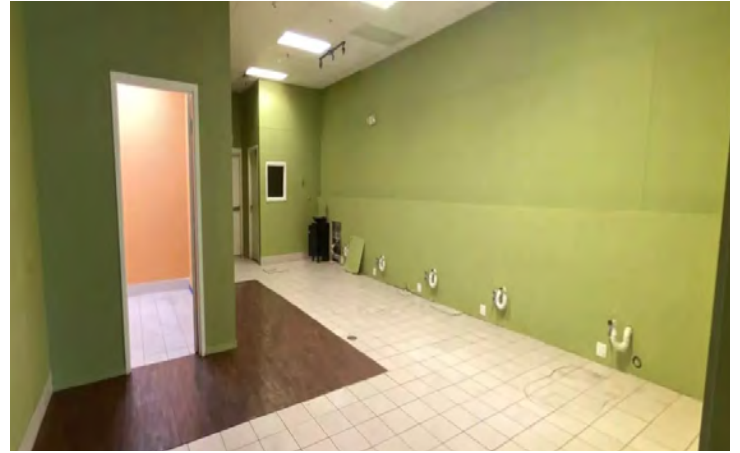
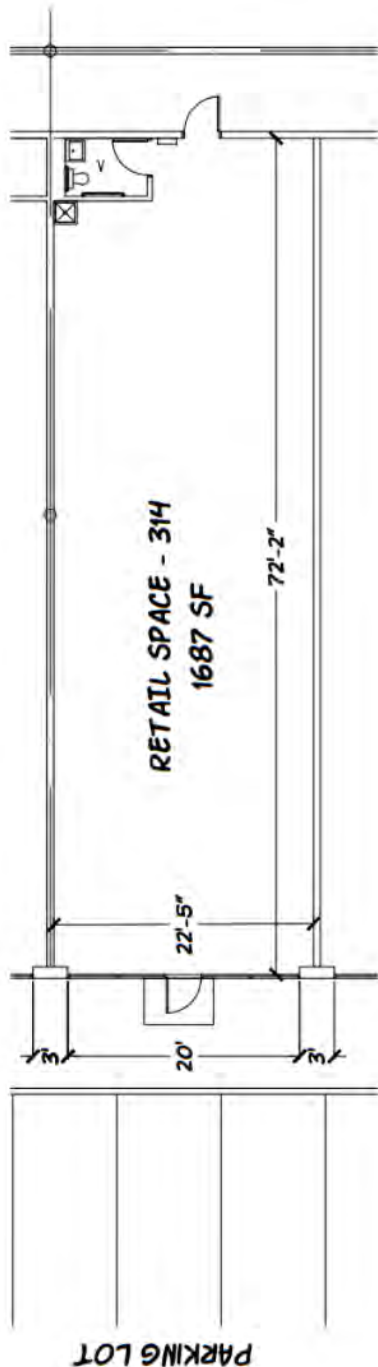
**EXISTING FLOOR PLAN**  
SCALE 3/16" = 1'-0"



**Brad Belden**  
Senior Vice President  
847 698 8232  
Brad.Belden@colliers.com

**Chris Irwin**  
Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com

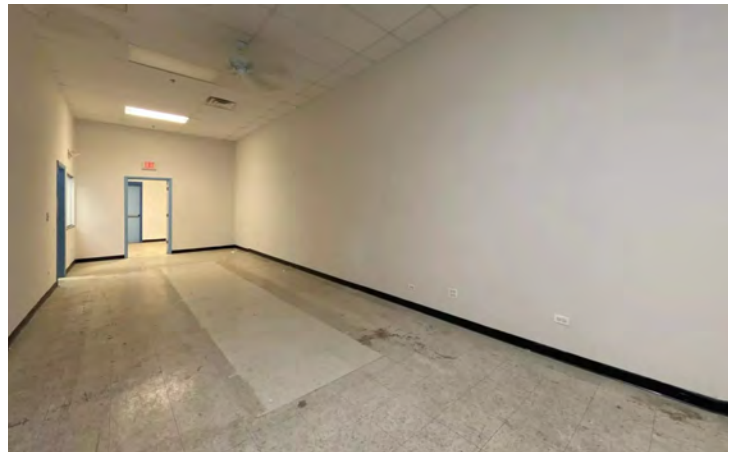
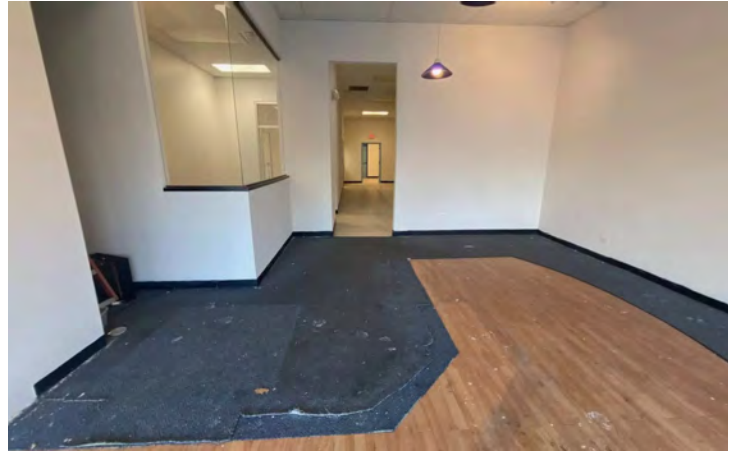
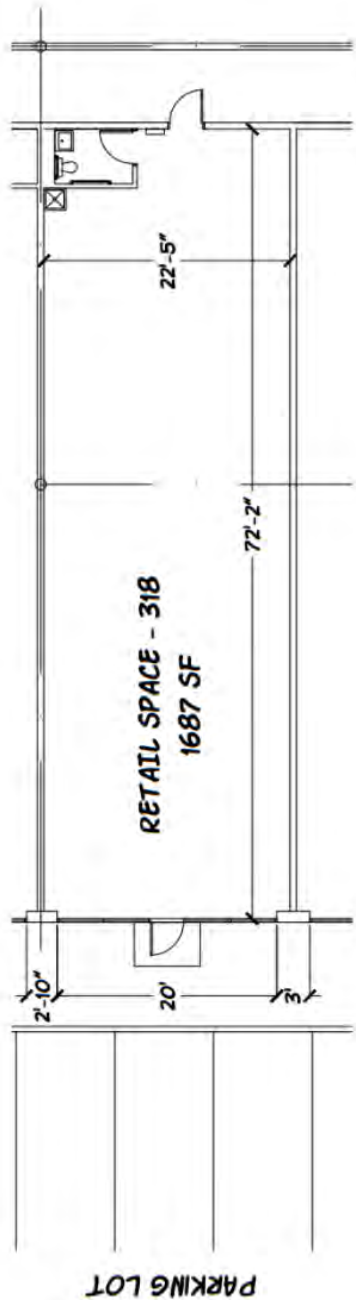
# Unit #314 - 1,687 sq. ft.



**Brad Belden**  
Senior Vice President  
847 698 8232  
Brad.Belden@colliers.com

**Chris Irwin**  
Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com

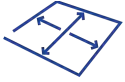
# Unit #318 - 1,687 sq. ft.



**Brad Belden**  
Senior Vice President  
847 698 8232  
Brad.Belden@colliers.com

**Chris Irwin**  
Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com

# Property & Area Highlights



**1,687 sf - 26,941 SF**  
Space Sizes



**\$102K**  
Average HH Income



**C5**  
Zoning



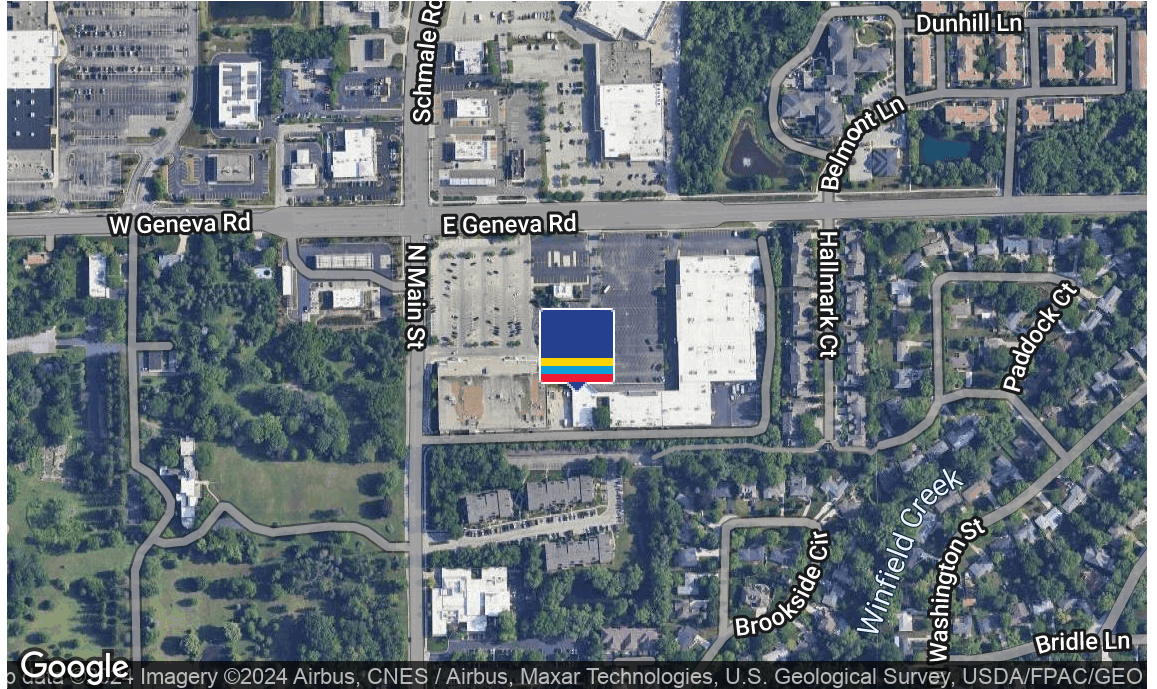
**650+**  
Parking Spaces



**118K**  
Population



**102k**  
Average HH Income



## Location Overview

Wheaton, Illinois, positioned 25 miles west of Chicago, is a charming suburban gem. With a history dating back to the 19th century, Wheaton boasts a mix of architectural styles, from historic homes to modern residences. Its lively downtown area features tree-lined streets dotted with shops, restaurants, and cultural spots. The town is celebrated for its commitment to education, anchored by Wheaton College and excellent schools. Wheaton's welcoming atmosphere, top-notch schools, and convenient location make it an ideal destination for those seeking a blend of suburban comfort and contemporary living.

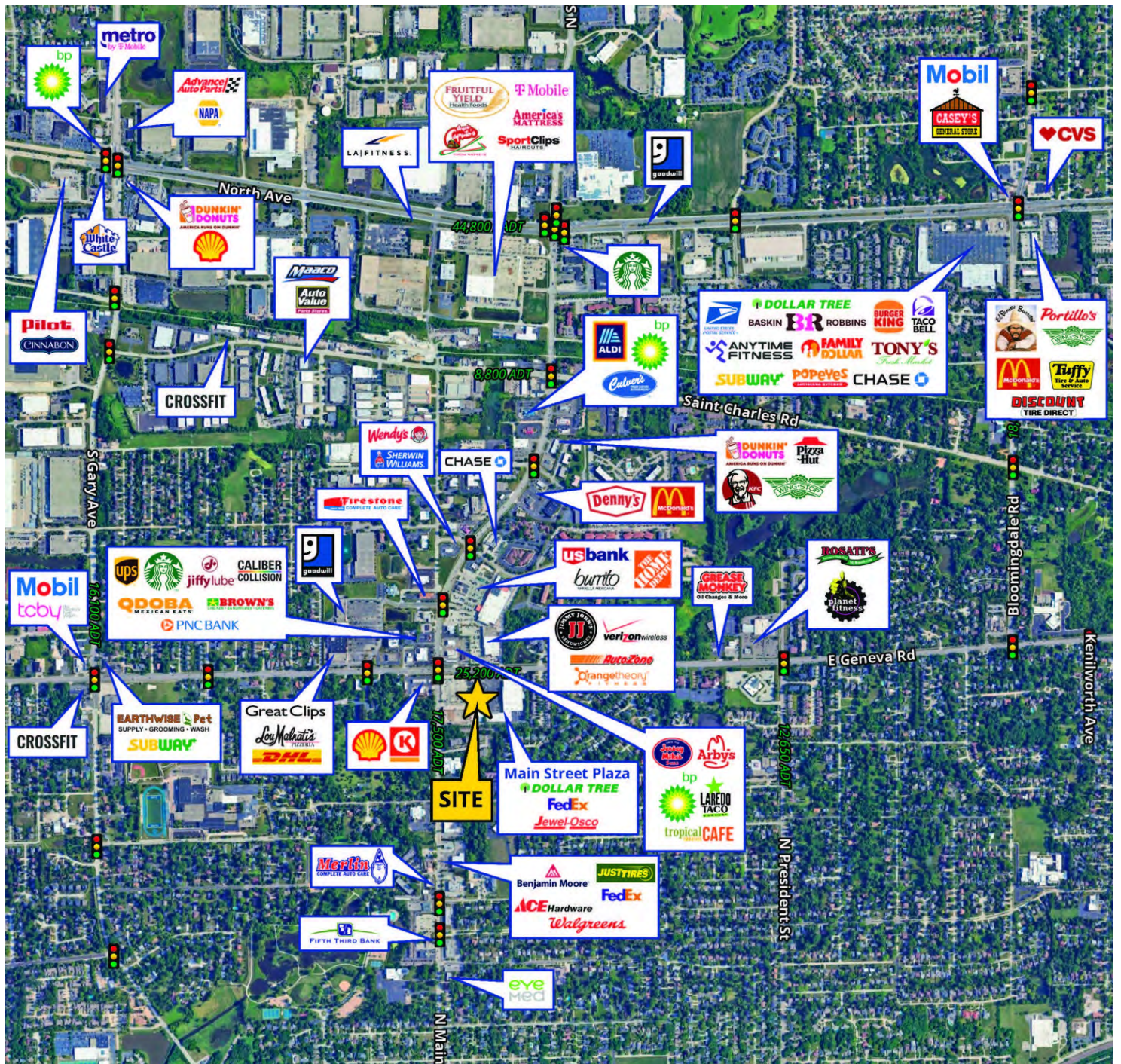
## Area Tenants

- Pickled
- DuPage Framing
- Starbucks
- Dollar Tree
- Indian Palace
- Arby's
- Laundry World
- Jimmy John's
- Just Tires
- H&R Block
- Home Depot
- Planet Fitness
- Home Course
- Orange Theory
- Steamboat BBQ
- Circle K
- Jiffy Lube
- Lou Malnati's
- XSport Fitness
- Winning Circle
- Goddard School
- Orange Theory
- Brickhaus Fitness
- Wendy's

**Brad Belden**  
Senior Vice President  
847 698 8232  
Brad.Belden@colliers.com

**Chris Irwin**  
Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com

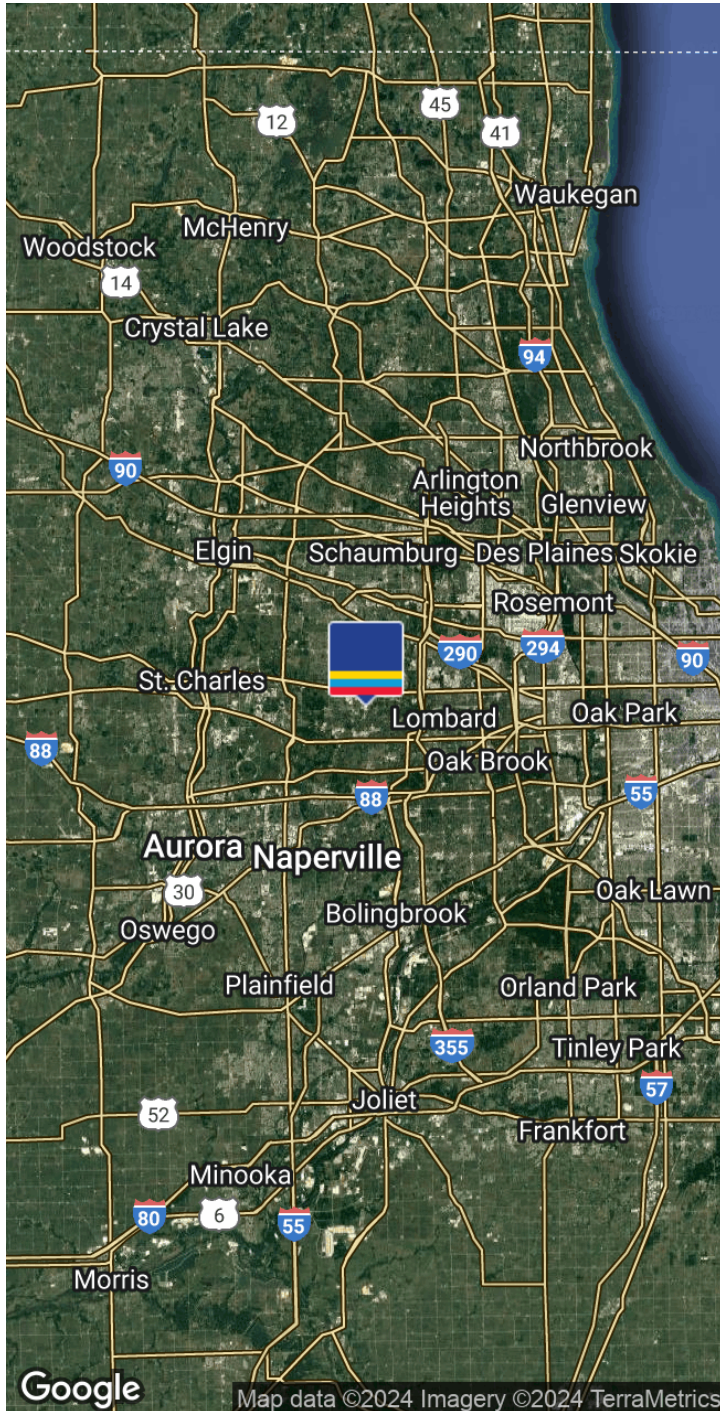
# Area Retail Tenants



**Brad Belden**  
Senior Vice President  
847 698 8232  
Brad.Belden@colliers.com

**Chris Irwin**  
Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com

# Location Map



Demographics	3 Miles	5 Miles	10 Miles
Total population	112,907	251,912	891,823
Median age	39.5	39.5	40.4
Median age (Male)	38.0	38.4	39.3
Median age (Female)	40.9	40.8	41.4
Total households	42,293	94,750	344,234
Total persons per HH	2.7	2.7	2.6
Average HH income	\$121,633	\$116,696	\$113,649
Average house value	\$333,596	\$311,971	\$318,618

**Brad Belden**  
Senior Vice President  
847 698 8232  
Brad.Belden@colliers.com

**Chris Irwin**  
Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com

