

313 S Schmale Road Carol Stream, IL 60188

AVAILABLE SPACE:

- **3,500 SF END CAP**

\$15.00 / SQ.FT.

4 MONTHS FREE RENT!!!

PROPERTY HIGHLIGHTS:

- Join KFC, Pizza Hut & 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, Angelo Caputo's
- **Area Banks:** Chase, Charter One, LaSalle, Fifth Third, PNC
- **Area Dining:** McDonalds, Burger King, Culvers, Wendy's, Arby's, 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>	<u>5 Mile</u>
Population:	13,950	119,084	259,761
Avg. Income:	\$54,011	\$81,053	\$85,480

Traffic Count

- Schmale & St. Charles Roads
30,650 vehicles per day

CIMA DEVELOPERS, LP.
30 W 180 Butterfield Rd., Warrenville, IL 60555
O: 630.653.1700 F: 630.791.8283

Dan Soltis
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E-mail: thudgleason@gleasonarchitectspc.com

REVISIONS	DATE
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- 1) 3 5/8" METAL STUDS @ 16" O.C.
W/INSULATION W/ 5/8" GYP. EA. SIDE
FROM FLOOR TO (+6") ABOVE CLG
GRID, SEE SHEET AS FOR WALL
FINISHES. BRACE TO ROOF STRUCTURE
@ 4'-0" O.C. NOTE: BRACES TO BE @ 45°.
- 2) EXISTING 1 HOUR BUILDING STANDARD
DEMISING WALL BY LANDLORD
- 3) EXISTING ALUMINUM AND GLASS
STOREFRONT DOOR WITH TEMPERED
GLASS
- 4) CLASS A B C FIRE EXTINGUISHERS ARE
REQUIRED - SEE FIRE DEPARTMENT
REQUIREMENTS FOR LOCATIONS.
- 5) MILLWORK FRONT COUNTER BY OWNER
- 6) SLOP SINK BY GENERAL CONTRACTOR
- 7) 1 1/2" MTL FURRING STRIPS @ 16"
O.C. W/ R7 FOM ABOVE FINISH CLG
W/ 5/8" GYP BD ROOM SIDE FROM
FLOOR TO 6" ABOVE FINISHED CLG
- 8) EXISTING ELECTRICAL PANELS
- 9) 5 1/2" MTL STUDS W/ 5/8" DRYWALL
BOTH SIDES
- 10) NEW OVERHEAD DOORS TO FIT EXISTING
OPENINGS - GC TO FIELD VERIFY SIZE
- 11) ALL EXTERIOR SIGNAGE TO BE APPLIED
FOR ON SEPARATE PERMIT
- 12) EQUIPMENT BY OWNER - LOCATIONS TO
BE VERIFIED BY FIELD INSTALLER
- 13) NOT USED
- 14) 3 5/8" METAL STUDS @ 16" O.C.
W/INSULATION W/ 5/8" GYP. EA. SIDE
FROM FLOOR ROOF STRUCTURE -
BRACE TO ROOF STRUCTURE @ 4'-0"
O.C. NOTE: BRACES TO BE @ 45°.
- 15) EYE WASH STATION

NOTE: FLAME SPREAD RATING OF INTERIOR FINISHES IS
AS FOLLOWS:
CORRIDORS 0 TO 25 (CLASS I)
OTHER SPACES 76 TO 200 (CLASS II)

NOTE: EXTERIOR WALLS ARE AN R-19 AND ROOF IS R-38

NOTE: EGRESS DOORS SHALL BE READILY OPENABLE FROM THE
EGRESS SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE
OR EFFORT.

NOTE: CONCRETE SPECS FOR LIFTS ARE AS FOLLOWS:

WALL TYPES	
(A)	3 5/8" METAL STUDS @ 16" O.C. W/ ONE LAYER OF 5/8" MTG OPPSULL WALL BOUND ON BOTH SIDES W/ 3 1/2" BATT INSULATION
(B)	3 5/8" METAL STUDS @ 16" O.C. W/ ONE LAYER OF 5/8" OPPSULL WALL BOUND ON ONE SIDE AND 1/2" CTR. PYROWOOD ON THE SERVICE BAY SIDE W/ 3 1/2" BATT INSULATION



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



SCALE: 1/4"=1' 0"



SCALE: 1/4"=1' 0"

JOB NO. 12-032
DATE 08/15/12
FILE 01-A1
PLOT SCALE 1:1
OWNER APPROVAL

OWNER APPROVAL

Signature _____

SHEET TITLE
FLOOR PLAN

SHEET NUMBER

A1



GLEASON
ARCHITECTS, P.C.

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Sageer Grove, Illinois 60054
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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**
295-313 SCHAMLE ROAD
CAROL STREAM, IL 60188

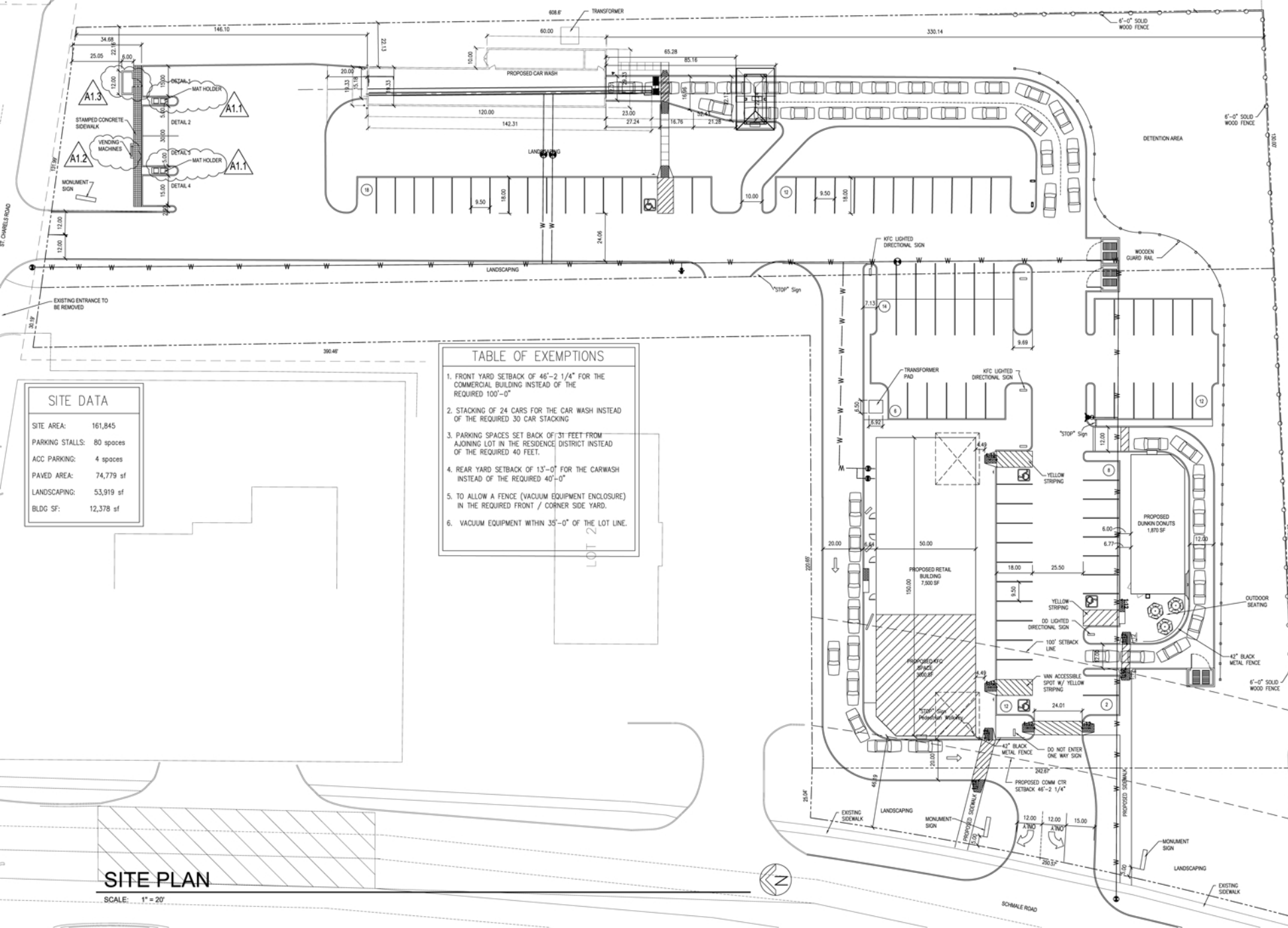
JOB NO. 05-202.1
DATE 03/03/09
FILE
PLOT SCALE

OWNER APPROVAL

Signature _____
Title _____

SHEET TITLE
REVISED Final Planned Unit
Development Plan

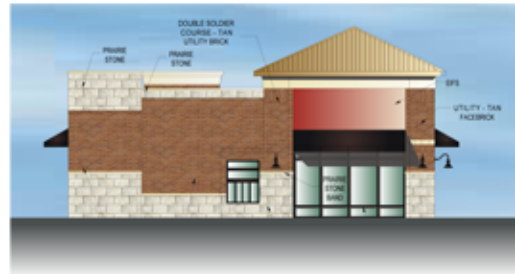
SHEET NUMBER
AS-1





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"