

NORTH CENTRAL COLLEGE AND EDWARD HOSPITAL



**SITE**

PROPOSED RETAIL DEVELOPMENT  
0.63 AC  
27,282 SF

Orangetheory FITNESS  
FIRST DENTAL  
FANTASTIC SAM'S  
KRISER'S  
dekalash  
Colonial CAFE

Dexan Spice

Busey

Firestone

SHERWIN WILLIAMS

TRADER JOE'S

PETERSON  
Spirits & Fine Wines

OSWALD'S  
PHARMACY • MEDICAL EQUIPMENT

Celdan Creations

Casey's  
FOODS

6 MILES EAST TO I-355

**GROUND LEASE OR BUILD-TO-SUIT**

# PRIME CORNER AVAILABLE

1061 S WASHINGTON ST, NAPERVILLE, IL

**FOR LEASE**



CONTACT: **NATHAN TONNIES** ntonnies@metrocre.com (847) 849-1526

SAMUEL L. RUBIN COMPANY, L.L.C.  
REAL ESTATE INVESTMENT & DEVELOPMENT





## PROPERTY HIGHLIGHTS

- Hard Corner w/ Great Visibility at Lighted Intersection
- 0.63 ACRES (27,282 SF LAND)
- Adjacent to New Retail Development
- High Traffic Counts boasting 30K VPD
- Close Proximity to Downtown Naperville

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,156	103,708	242,103
DAYTIME POPULATION	16,083	76,790	208,798
HOUSEHOLDS	4,399	38,541	91,542
AVG HH INCOME	\$175,061	\$147,315	\$134,298

## TRAFFIC COUNTS

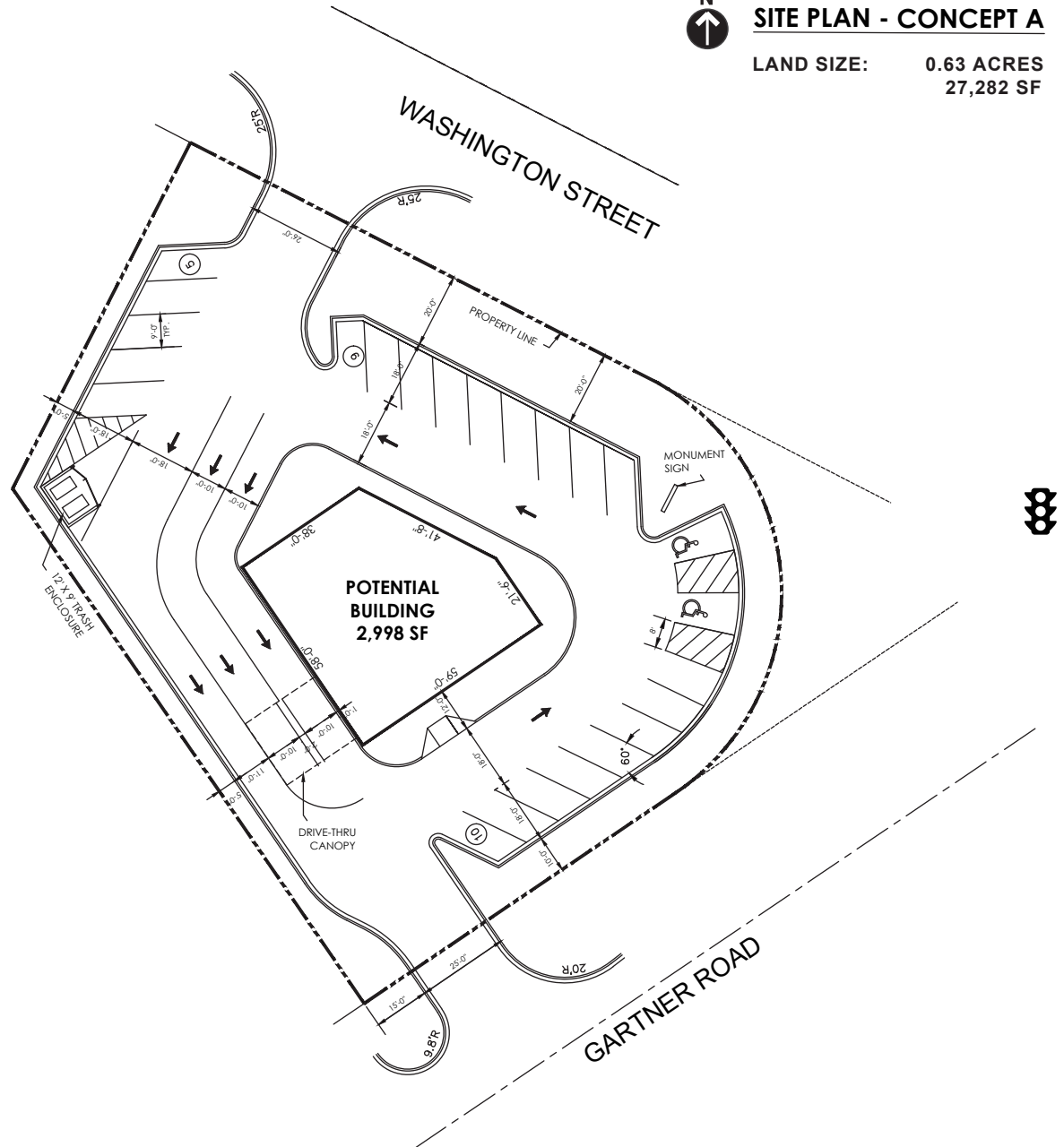
	COUNT
WASHINGTON ST	30K VPD
GARTNER RD	6K VPD

## AREA TENANTS INCLUDE



## SITE PLAN - CONCEPT A

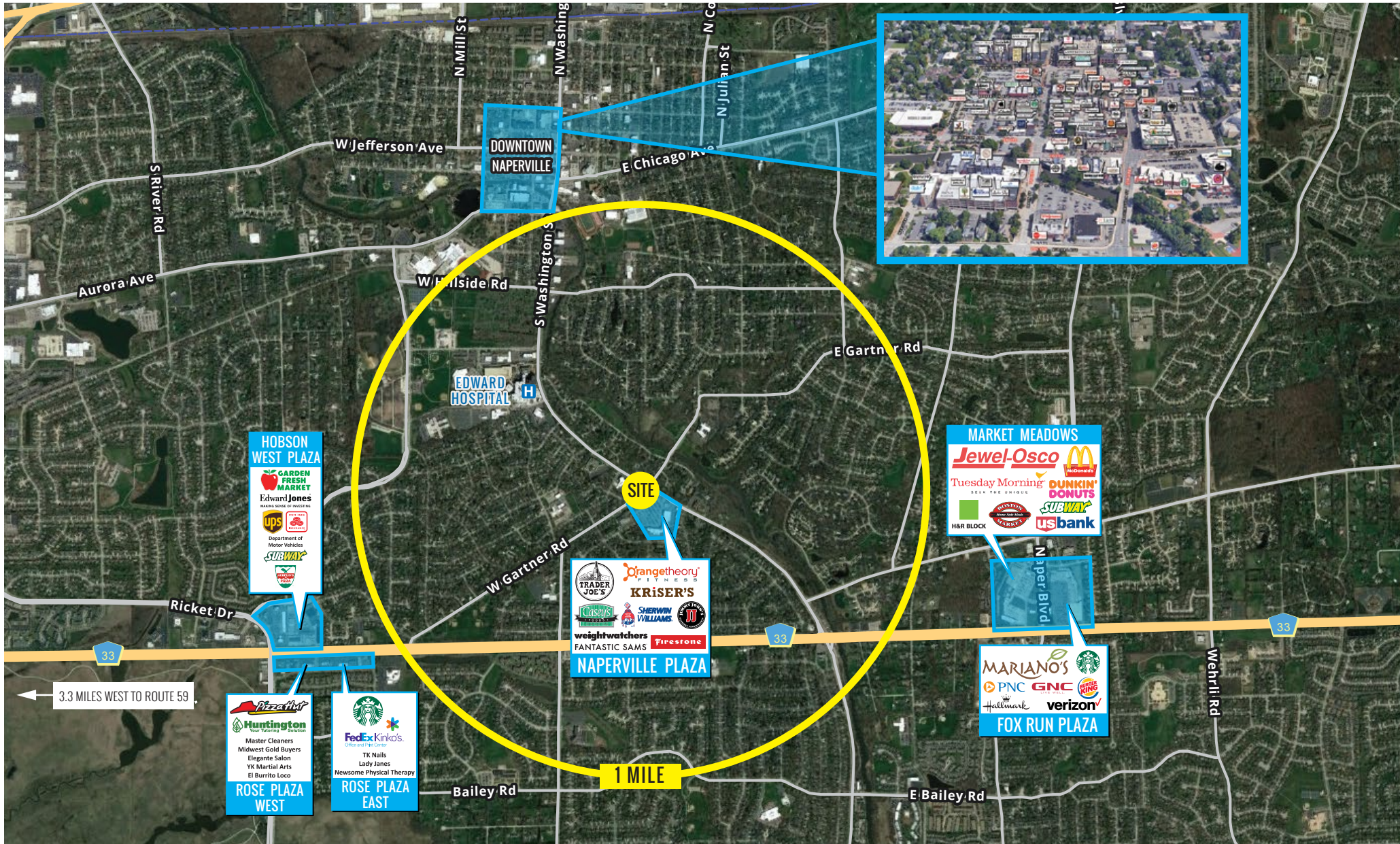
LAND SIZE: 0.63 ACRES  
27,282 SF





# PRIME CORNER AVAILABLE

## 1061 S WASHINGTON ST, NAPERVILLE, IL



**CONTACT INFORMATION:**

**NATHAN TONNIES**  
 ntonnies@metrocre.com  
 847.849.1526

SAMUEL L. RUBIN COMPANY, L.L.C.  
 REAL ESTATE INVESTMENT & DEVELOPMENT



56 Skokie Valley Road  
 Highland Park, Illinois 60035  
 www.MetroCRE.com

