

For Sale

Redevelopment/Owner-Use Opportunity

508 North River Road, Naperville, IL 60563



Property Description

Prime opportunity ideally situated at the busy signalized corner of Route 34 and River Road.

Location Description

Located on the signalized corner of Route 34 and River Road with traffic counts of approximately 32,000 vehicles per day.

Property Highlights

- Commercial building with a well-established car wash and oil change business
- The owner would consider selling the business with property
- 4 drive-thru bays, 2 DIDs, and 1 door for car wash
- Taxes (2023): \$18,532.82

Offering Summary

Sale Price:	\$2,750,000
Lot Size:	0.88 Acres
Building Size:	7,790 SF
Zoning:	B-3

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	5,044	31,914	77,224
Total Population	12,494	82,072	205,701
Average HH Income	\$145,817	\$162,728	\$171,428

Daniel T. Dolan

630.774.8523

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Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

The information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without any warranty as to accuracy.



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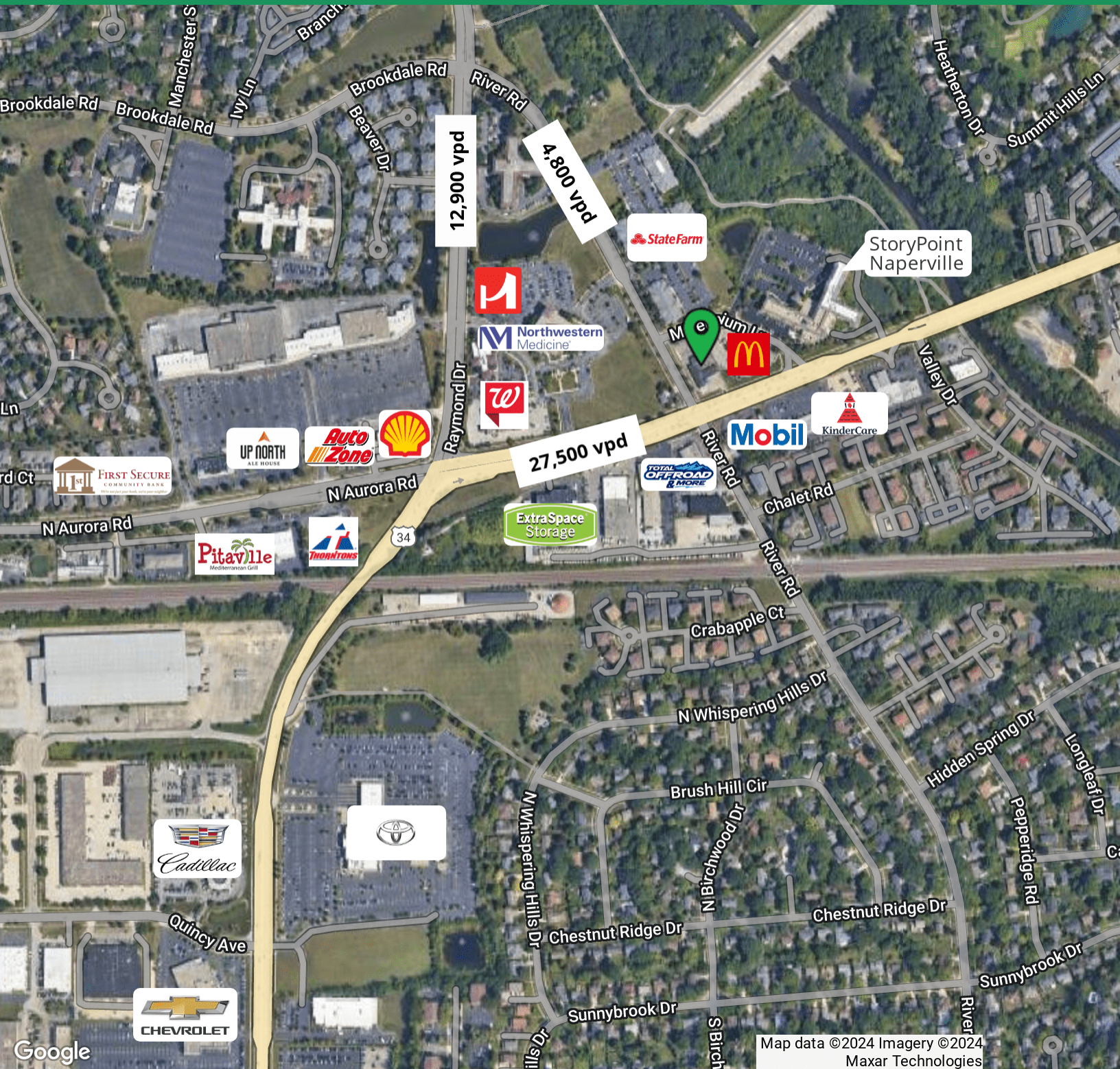
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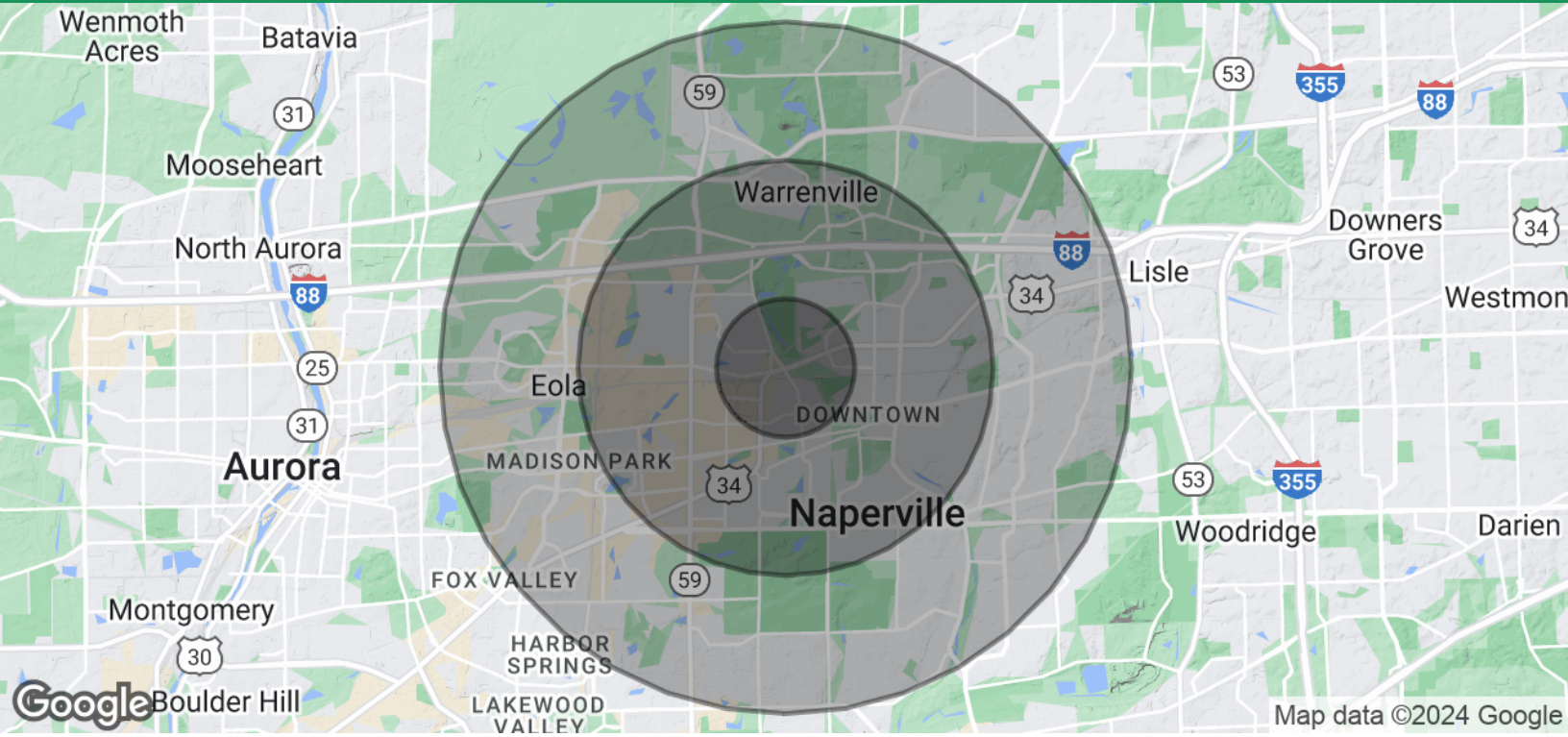
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Population

	1 Mile	3 Miles	5 Miles
Total Population	12,494	82,072	205,701
Average Age	42	40	40
Average Age (Male)	39	38	39
Average Age (Female)	43	41	41

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	5,044	31,914	77,224
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$145,817	\$162,728	\$171,428
Average House Value	\$469,366	\$494,680	\$483,452

Demographics data derived from AlphaMap

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