



FORMER DENTAL SUITE FOR LEASE

1795-1807 S Washington St

1795-1807 S WASHINGTON ST

Naperville, IL 60565



PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$13.00 SF/yr (NNN)
PASS THROUGHs:	\$10.80 PSF
AVAILABLE SF:	2,194 RSF
ZONING:	B2 PUD
COUNTY:	DuPage
BUILDING SIZE:	14,387 SF
YEAR BUILT:	1989
SUBMARKET:	Western Corridor of Chicago
TRAFFIC COUNT:	14,100 VPD

PROPERTY DESCRIPTION

Suite 108 is a 2,194 RSF medical office space that is a former dental suite and can be turn-key for another dentist or retrofitted as a medical suite. The unit does feature a common area lobby, which is ideal for keeping the suite free from the elements. On-site tenants include 360 Fitness, SPOKES, Big Apple Bagels, Edible Arrangements, DULY Health & Care, Budget Blinds, and Bottoms Up restaurant among others.

Located in Naperville along busy Washington Street.

The area surrounding the property offers a blend of modern amenities and historic charm. Just minutes away from downtown Naperville, tenants can enjoy a variety of dining options, boutique shops, and cultural attractions.

PROPERTY HIGHLIGHTS

- Former Dental Suite (Divisible)
- Abundant Parking
- New Building Roof and Parking Lot Asphalt
- 2.9 Miles to Edward Hospital
- 3.9 Miles to Naperville Metra Station
- 29 Miles Southwest from Downtown Chicago

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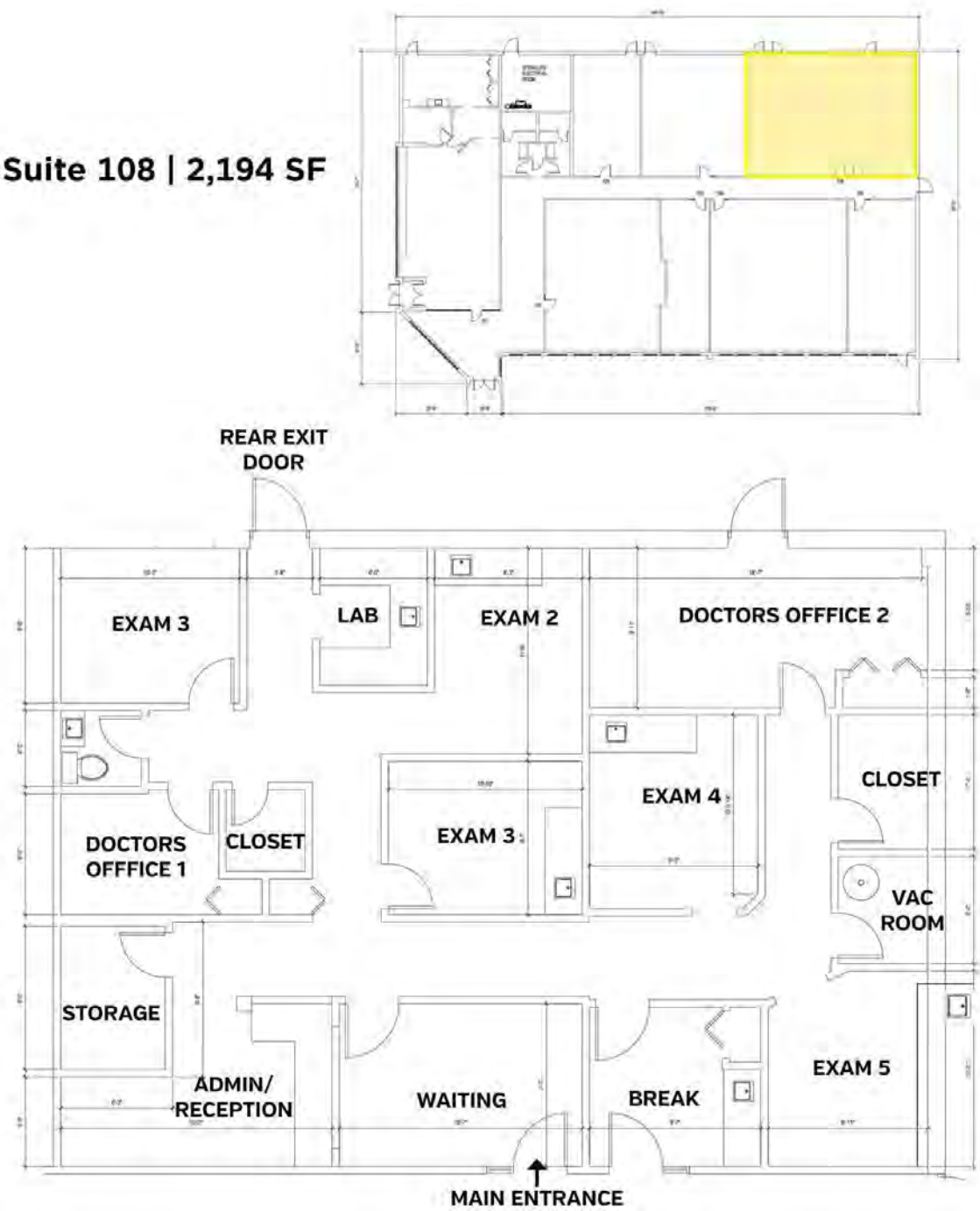
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FLOOR PLANS SUITE 108

Suite 108 | 2,194 SF



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SUITE 108



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AERIAL MAP

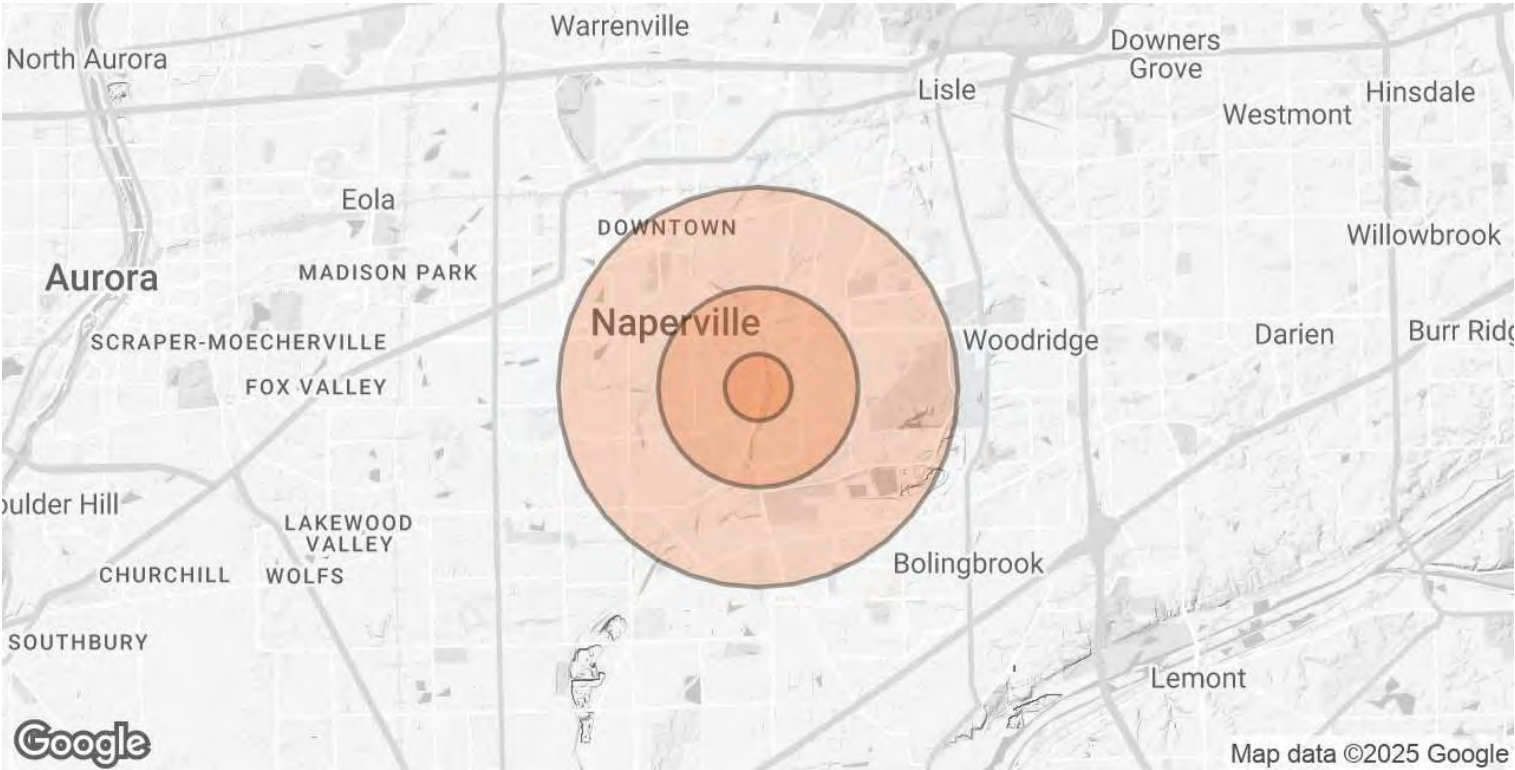


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1.5 MILES	3 MILES
TOTAL POPULATION	4,758	29,795	90,479
AVERAGE AGE	40	41	41
AVERAGE AGE (MALE)	39	40	40
AVERAGE AGE (FEMALE)	42	42	42

HOUSEHOLDS & INCOME	0.5 MILES	1.5 MILES	3 MILES
TOTAL HOUSEHOLDS	1,833	10,446	31,066
# OF PERSONS PER HH	2.6	2.9	2.9
AVERAGE HH INCOME	\$166,678	\$198,825	\$199,721
AVERAGE HOUSE VALUE	\$428,068	\$509,808	\$536,997

Demographics data derived from AlphaMap

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