

Retail Property For Lease



CATON
COMMERCIAL
REAL ESTATE GROUP



NAPERVILLE SMALL SHOP SPACE ON ROUTE 59

2735 HASSERT BLVD, NAPERVILLE, IL 60564

NAPERVILLE SMALL SHOP SPACE ON ROUTE 59



OFFERING SUMMARY

Available SF:	953 SF
Lease Rate:	\$20.00 SF (NNN)
Lot Size:	1.94 Acres
Building Size:	15,917 SF
Zoning:	B-3

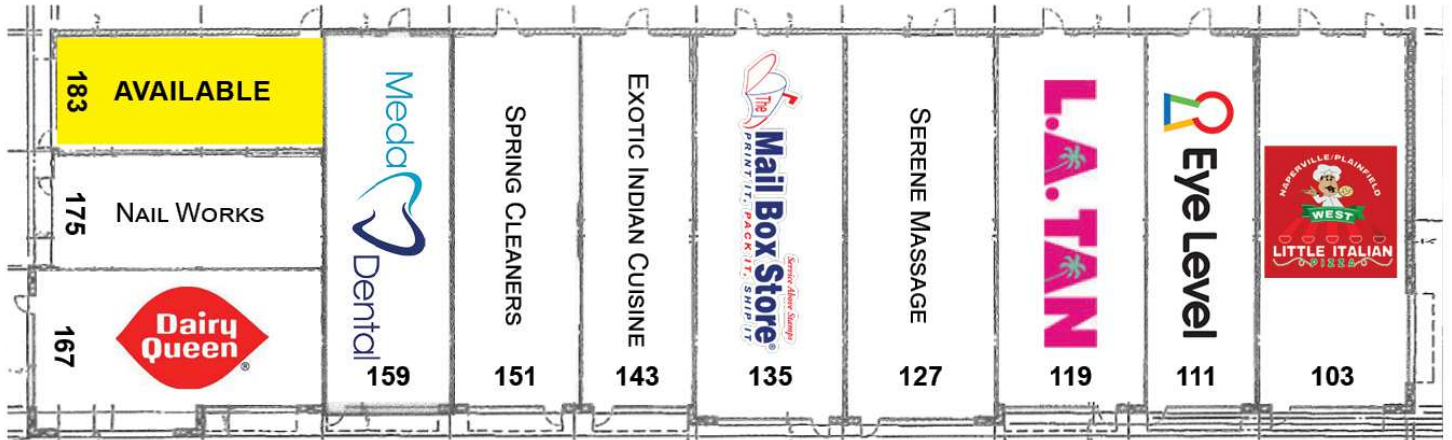
PROPERTY HIGHLIGHTS

- Space available in Walgreens anchored retail center - Harmony Grove Commons
- Co-tenants include Dairy Queen, L.A. Tan, Eye Level Learning Center, Meda Dental, Little Italian West and more
- Adjacent to BP/Dunkin' and Walgreens
- Easy access from Route 59 and Hassert Blvd.
- 35,000 vehicles per day pass this center on Route 59

LOCATION OVERVIEW

Area retailers include Starbucks, Angelo Caputo's Fresh Markets, Dollar Tree, Petsmart, T.J. Maxx, Dollar Tree, Murphy Express, Speedway, Popeyes and more. Highly visible location at the north east corner of the intersection of Hassert Blvd (18,900 vpd) and Route 59 (35,000 vpd).

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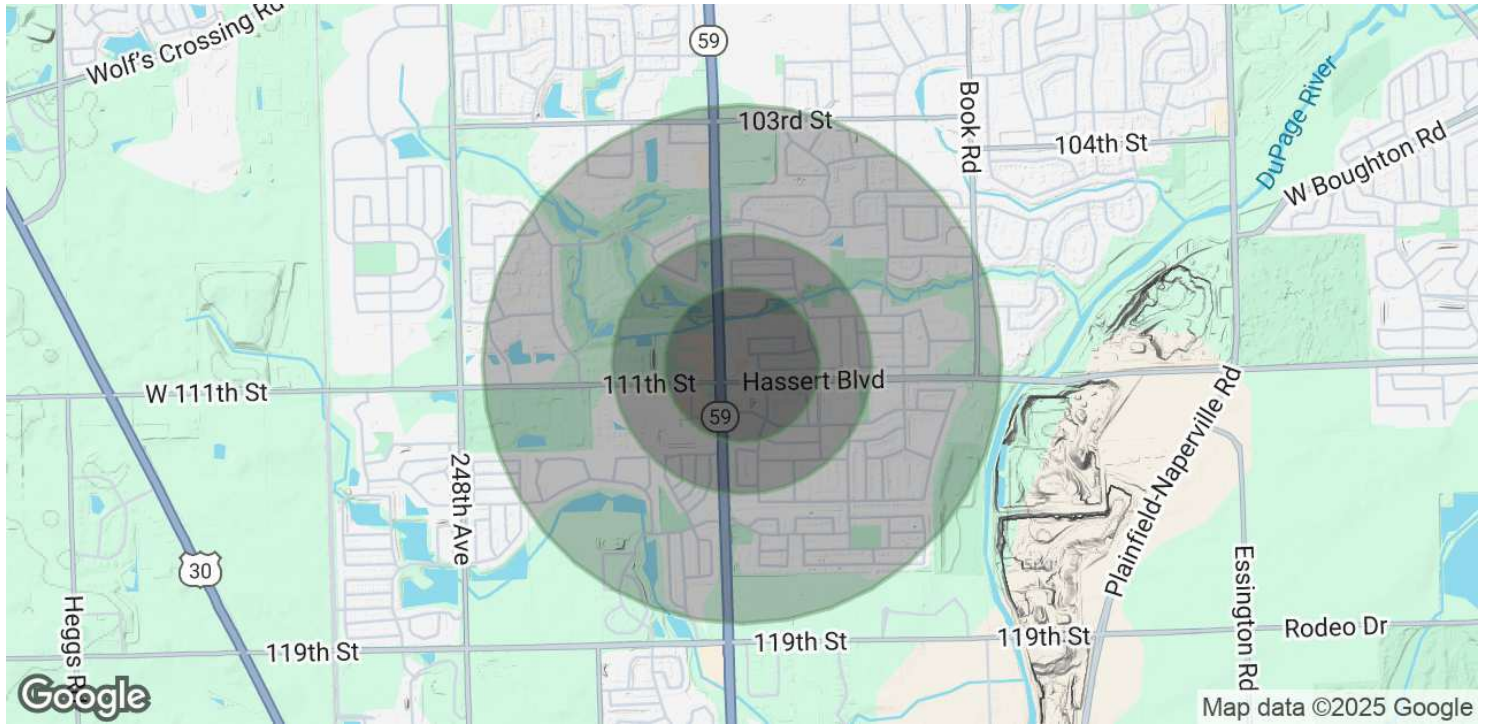
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
183	Available	953 SF	NNN	\$20.00/SF	End unit

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	634	2,634	9,361
Average age	38	38	38
Average age (Male)	38	38	38
Average age (Female)	38	38	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total households	185	766	2,830
# of persons per HH	3.4	3.4	3.3
Average HH income	\$295,529	\$279,540	\$235,627
Average house value	\$588,743	\$574,368	\$561,795

* Demographic data derived from 2020 ACS - US Census