

RIVERBROOK SHOPPING CENTER

1523 N. AURORA ROAD, NAPERVILLE, IL 60563

LM
Lagestee-Mulder
Commercial Real Estate

FOR LEASE



PROPERTY HIGHLIGHTS

- Located in Riverbrook Shopping Center at the intersection of North Aurora Road and Raymond Drive
- Maximum contiguous space is 68,000 SF; alternatively, landlord will divide this larger space down to as small as 15,000 SF suites
- Co-tenants include Auto Zone, Signature Fitness, Smita's Daycare, LA Tan, Chicago Hot Breads, Fire It Up, State Farm, Up North Ale House and others
- Traffic counts of 60,000+ vehicles per day at Ogden Avenue & Raymond Drive

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,208	31,198	75,856
Total Population	12,863	79,282	205,905
Average HH Income	\$116,961	\$129,131	\$134,922

LEASE RATE \$18.00 - 20.00 SF NNN

OFFERING SUMMARY

Building Size: 158,000 SF

Available SF: 1,600-68,000 SF

Lot Size: 22.0 Acres

Year Built: 1996

County: DuPage

MARTHA WINTER

Senior Vice President & Designated Managing Broker
224.523.9174
MARTHA@LMTEAM.COM

17005 Westview Ave.,
South Holland, IL 60473
630.325.8338
WWW.LMTEAM.COM

Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Martha Winter represent(s) the Landlord only, and not the Tenant.

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TENANT	ADDRESS	SUITE	SF
Dentist	1567	151	1,600
Available	1567	139	1,600
State Farm	1567	135	1,600
Smita's Daycare	1567	131	1,600
Smita's Daycare	1567	127	1,600
2Toots Train Whistle Grill	1567	119-123	3,200
Flamings Fitness Equipment	1567	115	1,600
Sarpinio's Pizza	1567	111	1,200
Dunteman Engineering	1567	107	1,200
H&R Block	1567	103	1,500
Available	1555		65,816
Available	1547	115-119	2,300
Nail Perfections	1547	111	1,090
Available	1547	103	2,070
Law Weapons	1539	115-131	8,000
LA Tan	1539	103	4,000
Signature Fitness	1531		24,888
Yamada Sushi & Poke	1523	119	1,600
Morrison Eye Center	1523	115	1,485
Newfangled Technologies	1523	111	1,580
Fire It Up	1523	107	2,210
OFFICE	1523	103	480

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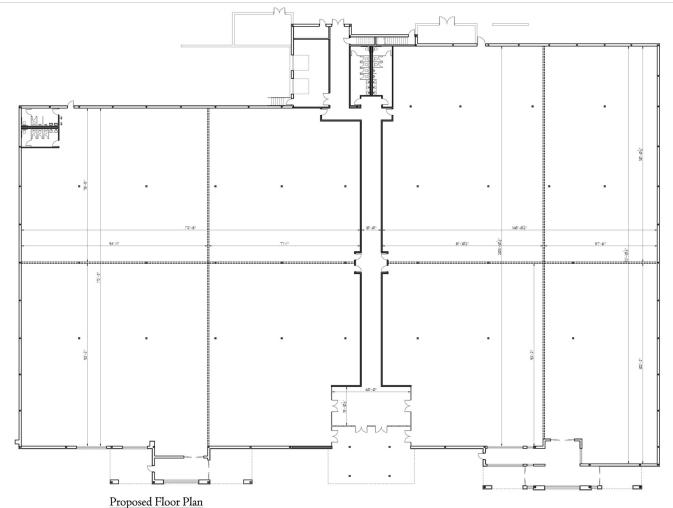
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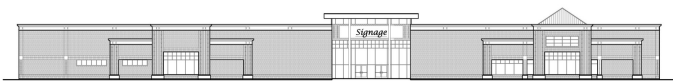
Former Dominicks - 65,816 SF - will subdivide

SPACES AVAILABLE

- Landlord will subdivide larger 65,816 SF former Dominicks space into suites accommodating tenants as small as 15,000 SF
- Architectural rendering on right depicts potential smaller space layout
- Join National and Regional tenants Signature Fitness, LA Tan, Jenny Craig, State Farm, H&R Block among others
- 1- & 3-Mile Population: 12,863 / 79,282
- 1- & 3-Mile Avg HH Income: \$116,931 / \$129,131
- Please see leasing broker for more information



Proposed Floor Plan



Proposed South Elevation

Architectural rendering of subdivided spaces

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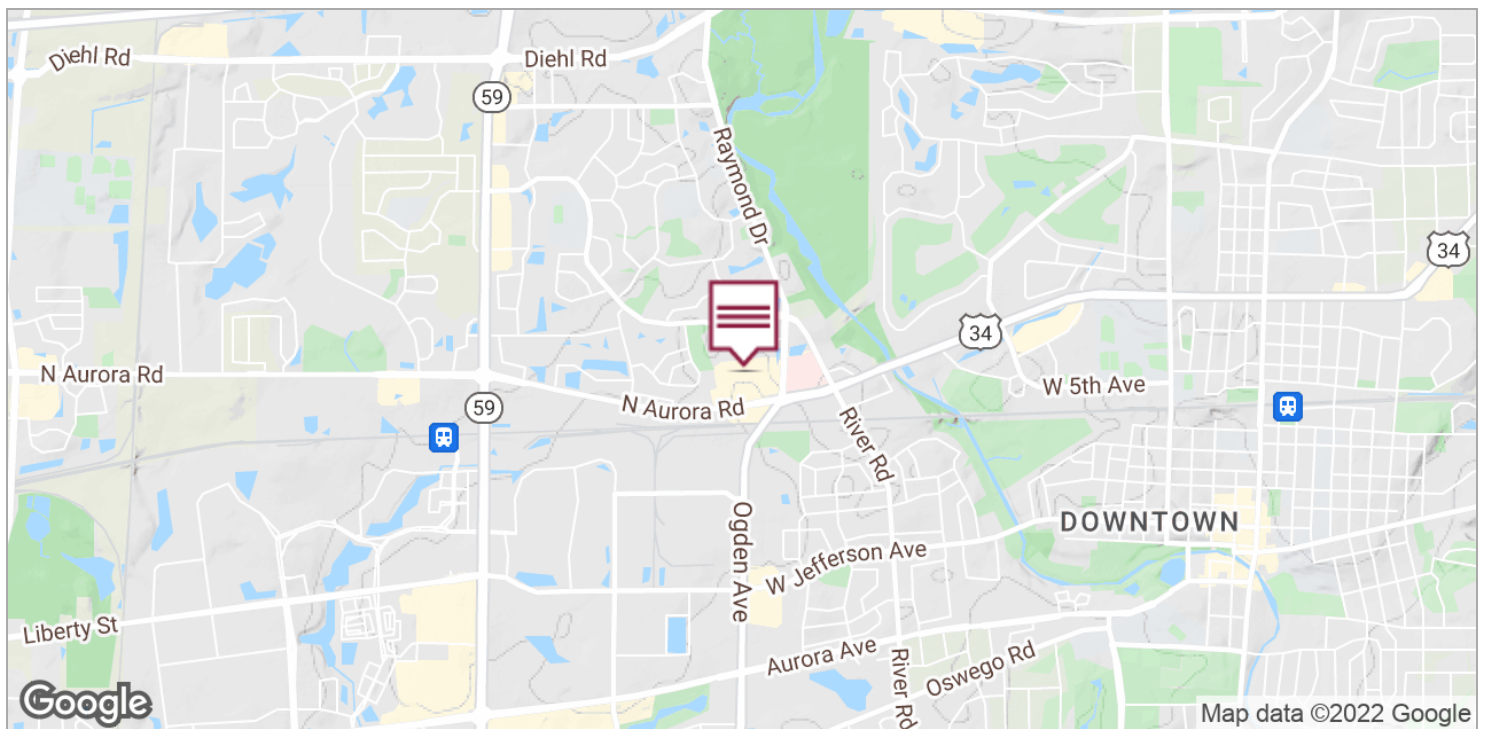
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