



305 S Naperville Rd

WHEATON, IL



OFFERING MEMORANDUM

KW COMMERCIAL
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305 S NAPERVILLE RD

PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY DETAILS

INTERIOR PHOTOS

EXTERIOR PHOTOS

FLOORPLANS

Property Summary



PROPERTY DESCRIPTION

Discover a remarkable opportunity in the heart of Wheaton, IL with this 1,820 SF building, ideal for Office / Office Building investment. Built in 1925 and zoned OR, this property offers a blend of historic charm and modern potential. The ample parking for tenants and visitors ensures convenience, while its prime location grants easy access to local amenities and services, enhancing its overall appeal. With its strategic positioning this property presents a compelling prospect for business owners and professionals seeking to capitalize on the thriving market in Wheaton, IL.

PROPERTY HIGHLIGHTS

- Convenient location in Wheaton, IL
- Ample parking for visitors
- Proximity to local amenities and services

OFFERING SUMMARY

Sale Price:	\$335,000
Lot Size:	6,891 SF
2023 Taxes	\$8224.48
Building Size:	1,820 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	774	1,536	6,270
Total Population	1,657	3,767	18,191
Average HH Income	\$158,670	\$166,876	\$163,329



Property Details

Sale Price

\$335,000

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	OR
Lot Size	6,891 SF
APN #	0516326002
Lot Frontage	50 ft
Lot Depth	138 ft

LOCATION INFORMATION

Street Address	305 S Naperville Rd
City, State, Zip	Wheaton, IL 60187
County	Dupage
Township	Milton

BUILDING INFORMATION

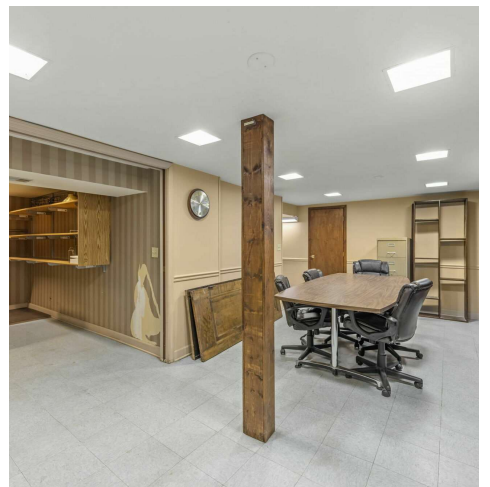
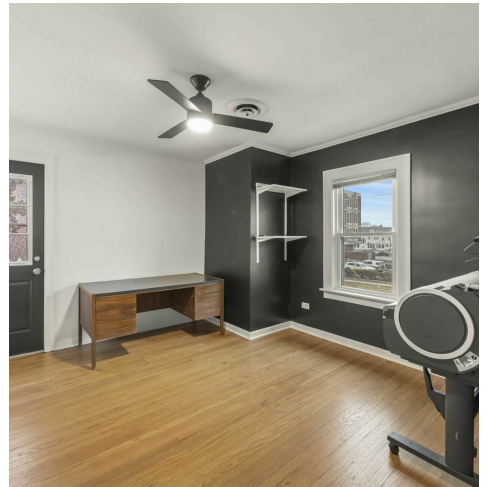
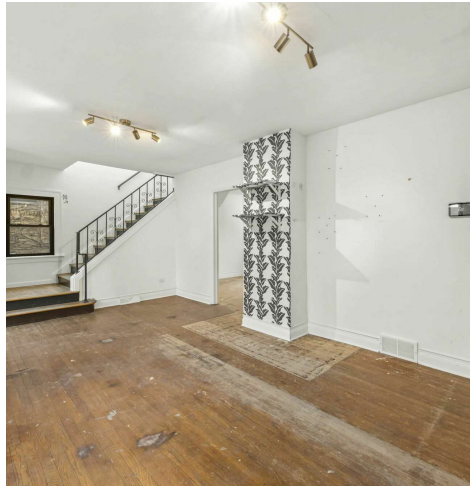
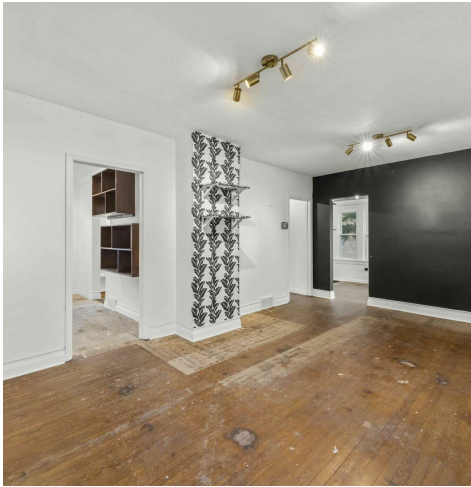
Building Size	1,820 SF
Number of Floors	2
Year Built	1925
Free Standing	Yes

PARKING & TRANSPORTATION

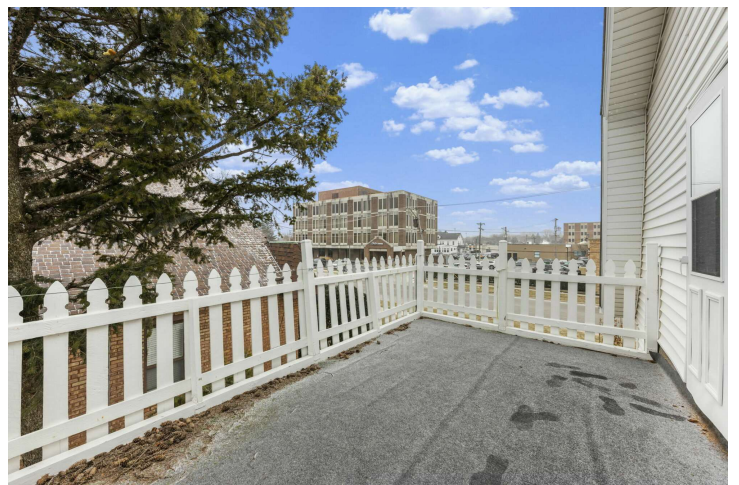
Parking Type	Surface
Multiple spaces available	



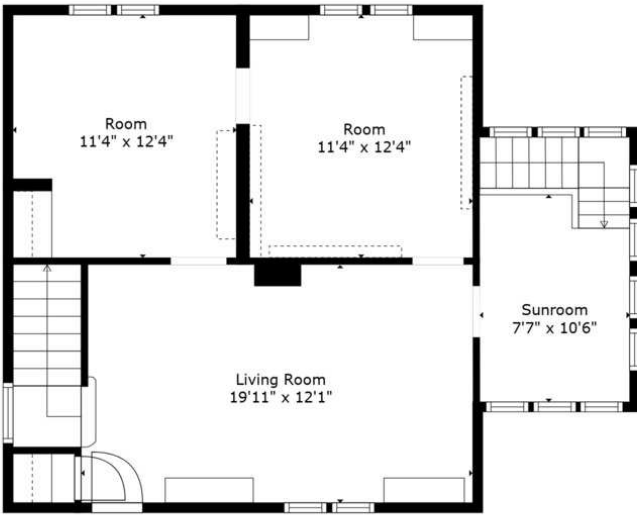
Interior Photos



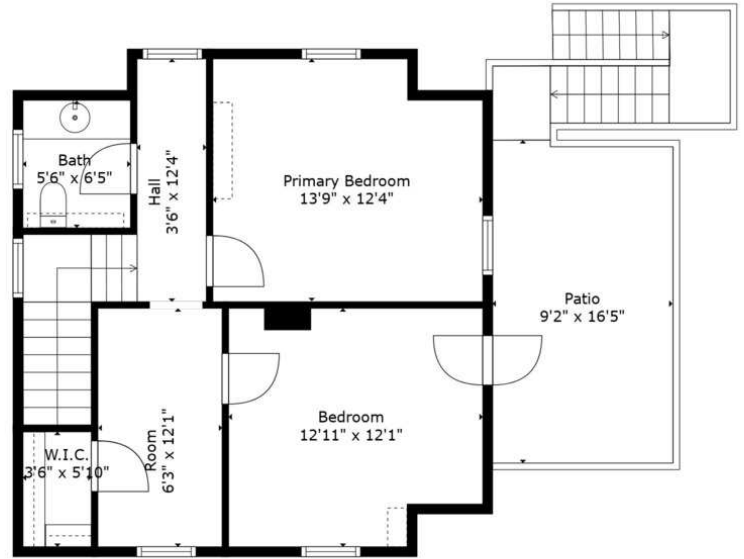
Exterior Photos



Floorplans



Floor 2



Floor 3



Floor 1

ESTIMATED AREAS

GLA BELOW GROUND: 484 sq. ft EXCLUDED AREAS 260 sq. ft
 GLA FLOOR 2: 743 sq. ft EXCLUDED AREAS 0 sq. ft
 GLA FLOOR 3: 593 sq. ft EXCLUDED AREAS 155 sq. ft
 Total GLA 1820 sq. ft, total area 2235 sq. ft

Sizes And Dimensions Are Approximate. Actual May Vary.



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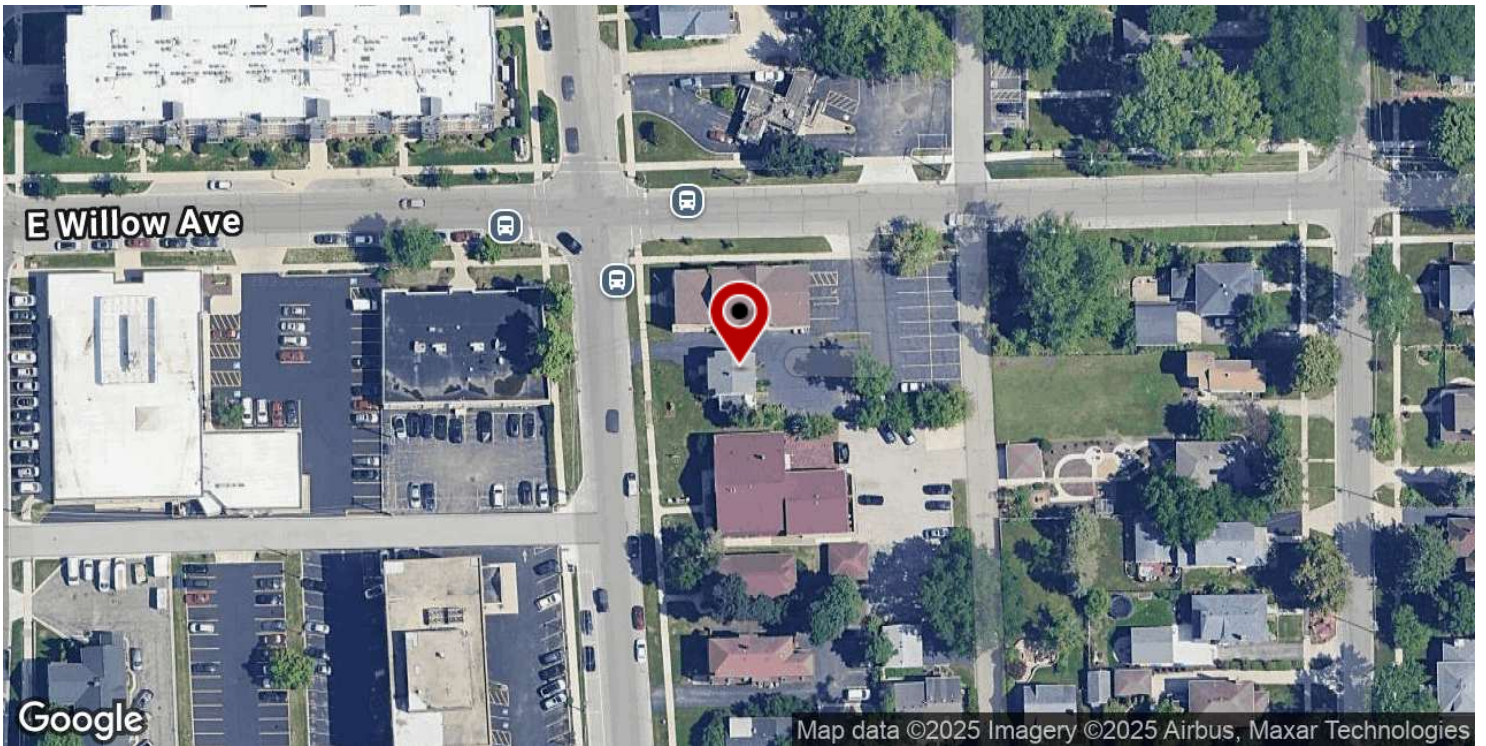
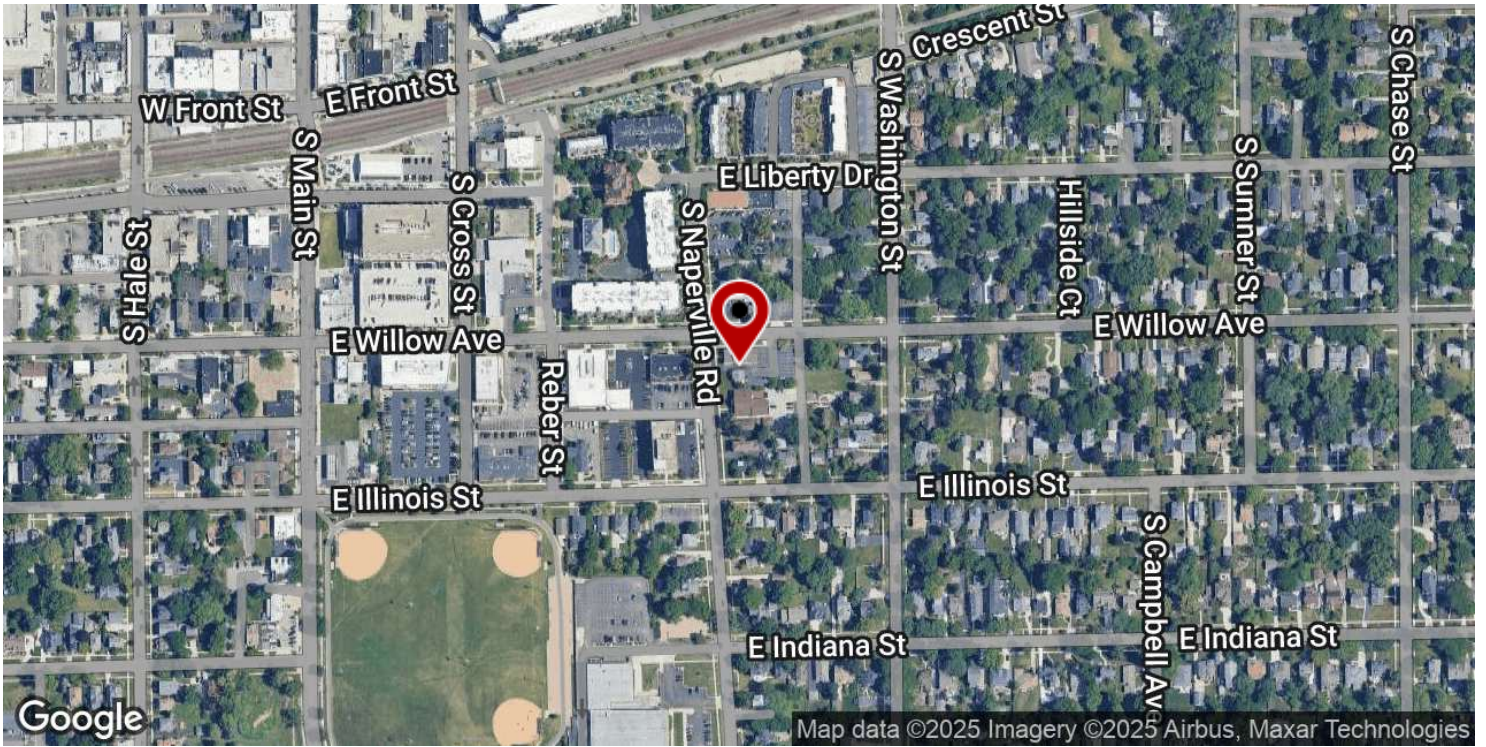
LOCATION INFORMATION

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LOCATION MAP

RETAILER MAP

Location Map



Retailer Map



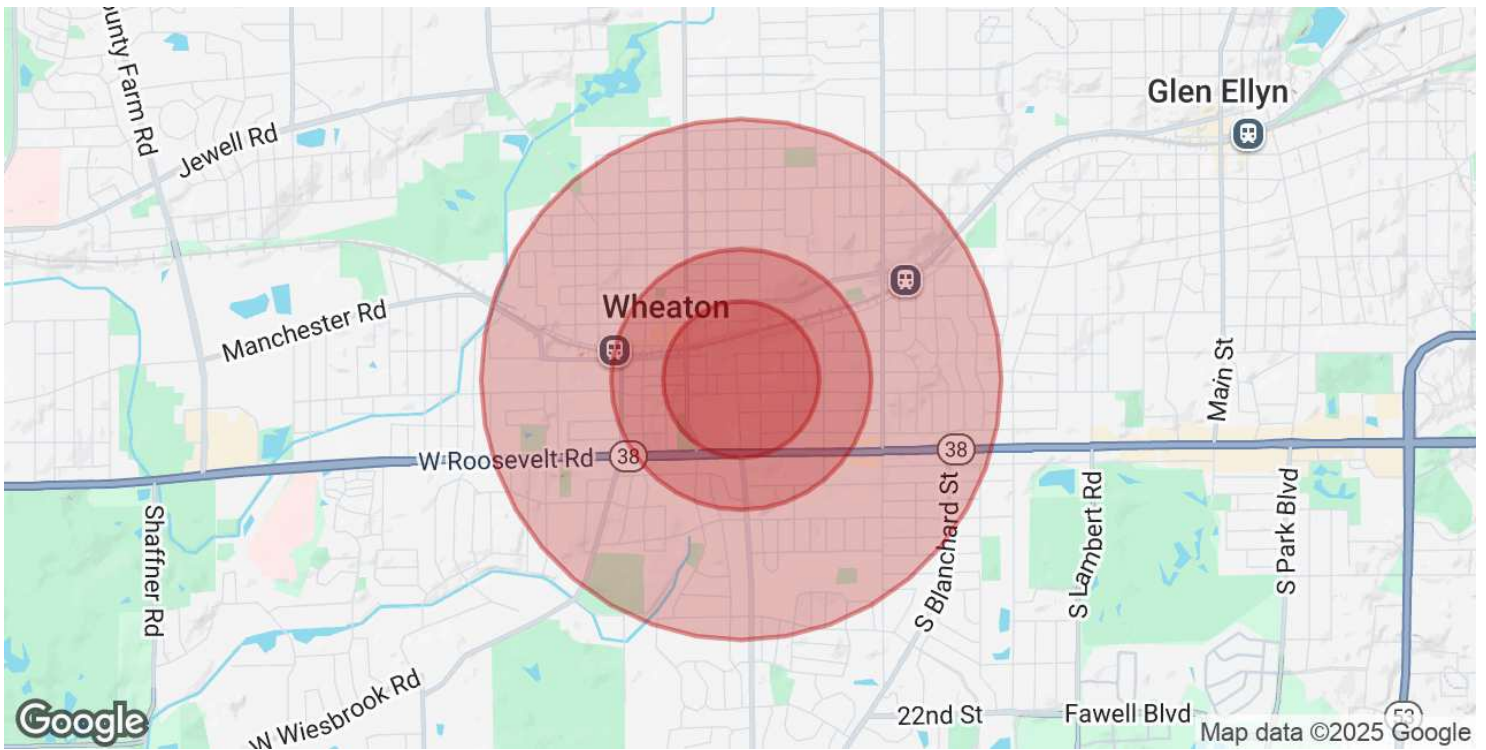
305 S NAPERVILLE RD

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,657	3,767	18,191
Average Age	42	40	38
Average Age (Male)	42	40	37
Average Age (Female)	42	40	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	774	1,536	6,270
# of Persons per HH	2.1	2.5	2.9
Average HH Income	\$158,670	\$166,876	\$163,329
Average House Value	\$473,449	\$512,051	\$510,555

Demographics data derived from AlphaMap

