

3000 Woodcreek Dr.

Downers Grove, IL

DENTAL OFFICE FOR SALE OR LEASE

Prime, fully equipped dental suite in a professional office setting, featuring 4 operatories, dedicated laboratory areas, and a centralized sterilization space. Conveniently located in a desirable suburban area with excellent highway access and ample parking. Fully furnished with all furniture, fixtures, and equipment included, providing a cost-effective opportunity to expand or establish your practice. Don't miss the chance to start practicing at a fraction of the usual setup cost.



Sale Price:
\$999,000

Available SF:
2,210 SF

Parking:
144 Spaces

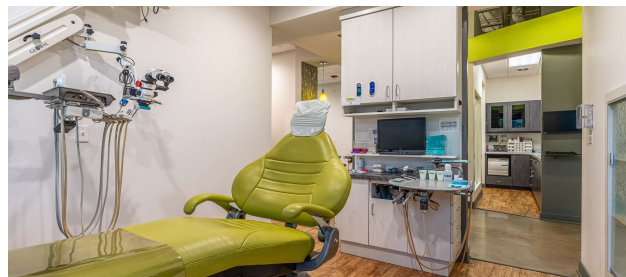
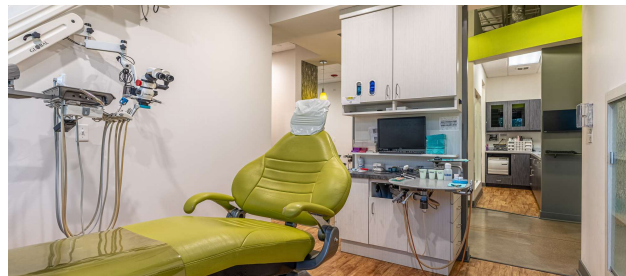
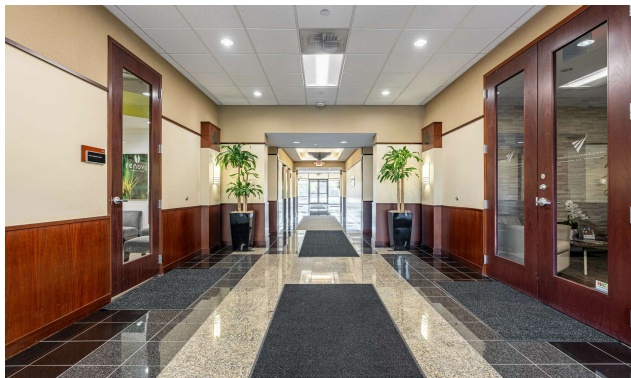
Building Size:
36,000 SF

Lease Term:
\$37.50 SF/yr (NNN)

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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP AND REPORT

Population

0.3 MILES

433

TOTAL POPULATION

1,318	5,096
0.5 MILES	1 MILE

46

AVERAGE AGE

47	49
0.5 MILES	1 MILE

Households and Income

0.3 MILES

143

TOTAL HOUSEHOLDS

429	1,662
0.5 MILES	1 MILE

3

OF PERSONS PER HH

3.1	3.1
0.5 MILES	1 MILE

0.3 Miles

43

AVERAGE AGE (MALE)

44	46
0.5 MILES	1 MILE

48

AVERAGE AGE (FEMALE)

49	51
0.5 MILES	1 MILE

0.3 Miles

\$135,393

AVERAGE HH INCOME

\$136,874	\$150,676
0.5 MILES	1 MILE

\$402,976

AVERAGE HOUSE VALUE

\$415,116	\$444,179
0.5 MILES	1 MILE

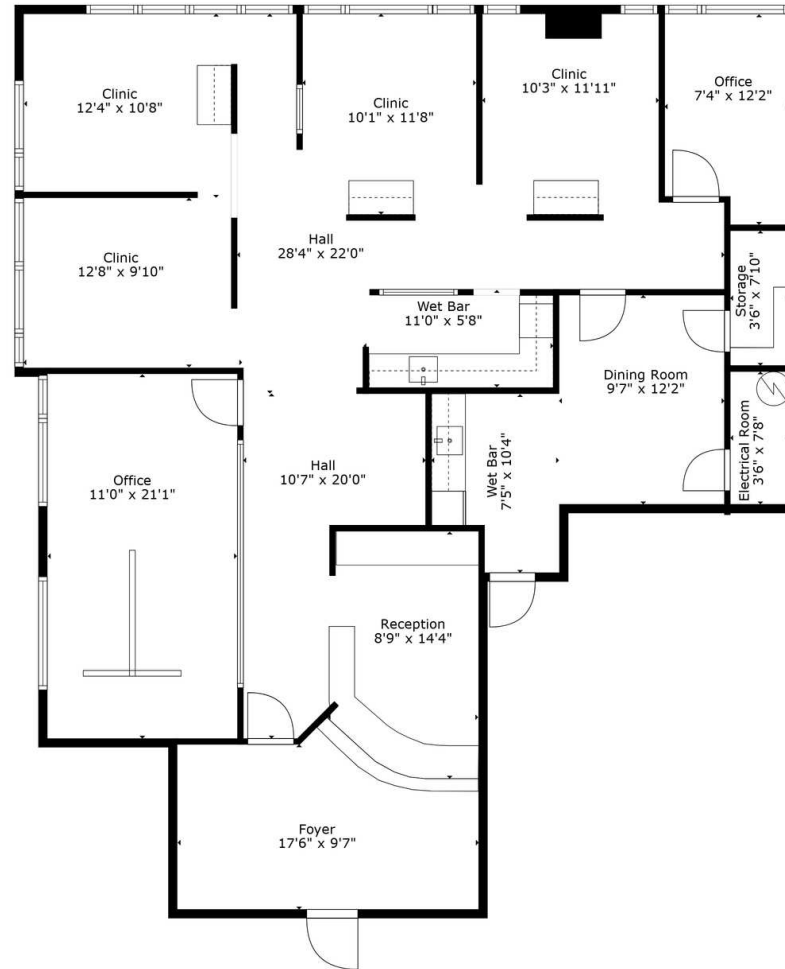
* Demographic data derived from 2020 ACS - US Census



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FLOOR PLANS



TOTAL: 1734 sq. ft

FLOOR 1: 1734 sq. ft

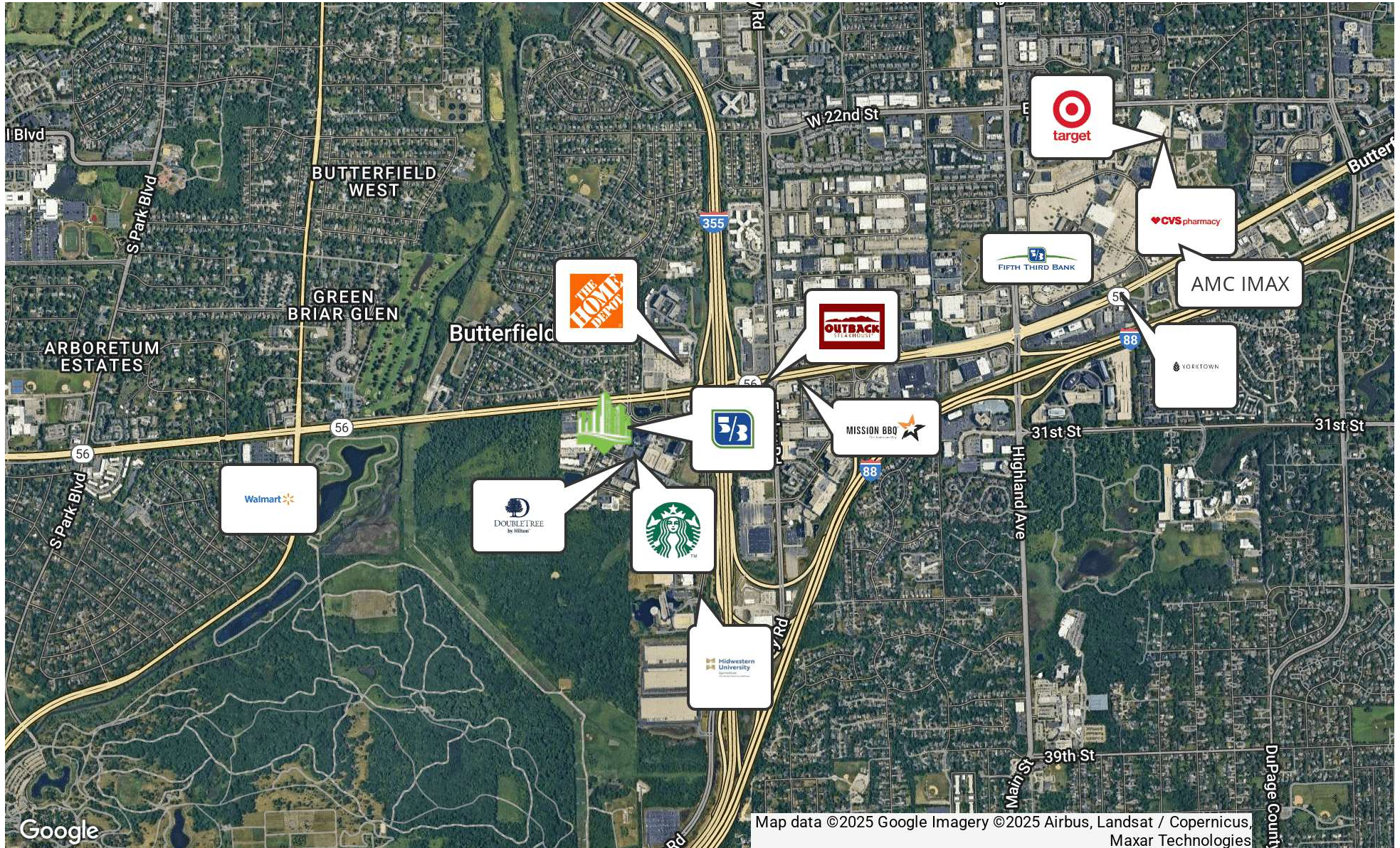
EXCLUDED AREAS: ELECTRICAL ROOM: 28 sq. ft, STORAGE: 27 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies