



UNIQUE OPPORTUNITY

~ DOWNTOWN NAPERVILLE ~

FOR SALE
Free-Standing
Building with
Rare Zoning

Downtown
Naperville

Eagle Street

Jefferson Avenue

237 W. Jefferson Ave. | Naperville, IL

FOR SALE

SALE PRICE: \$1,470,000

BUILDING SIZE: 3,252 SF plus 1,422 SF basement

TAXES (2023-payable 2024): \$20,150.92

ZONING ADVANTAGES

- » Transitional Use Zoning presents a **UNIQUE OPPORTUNITY** just outside the Central Business District to serve a wide range of businesses
- » This free-standing building **permits service businesses, offices, salons, mental health practices, or retail, uses on the first floor**



LOCATION ADVANTAGES

- » Prime **Downtown Naperville corner**
82' of frontage on Jefferson Ave./121' of frontage on Eagle Street
- » **5 private parking spaces on lot**
- » Access to **4,000 free public parking spaces** within a 5-block radius
- » Directly across from the **Naperville Public Library**

BUILDING FEATURES

FIRST FLOOR

- » 1,422 SF
- » **Lobby/reception, open salon with 6 stations, shampoo room, spa room, break room, and restroom**

SECOND FLOOR/THIRD FLOOR

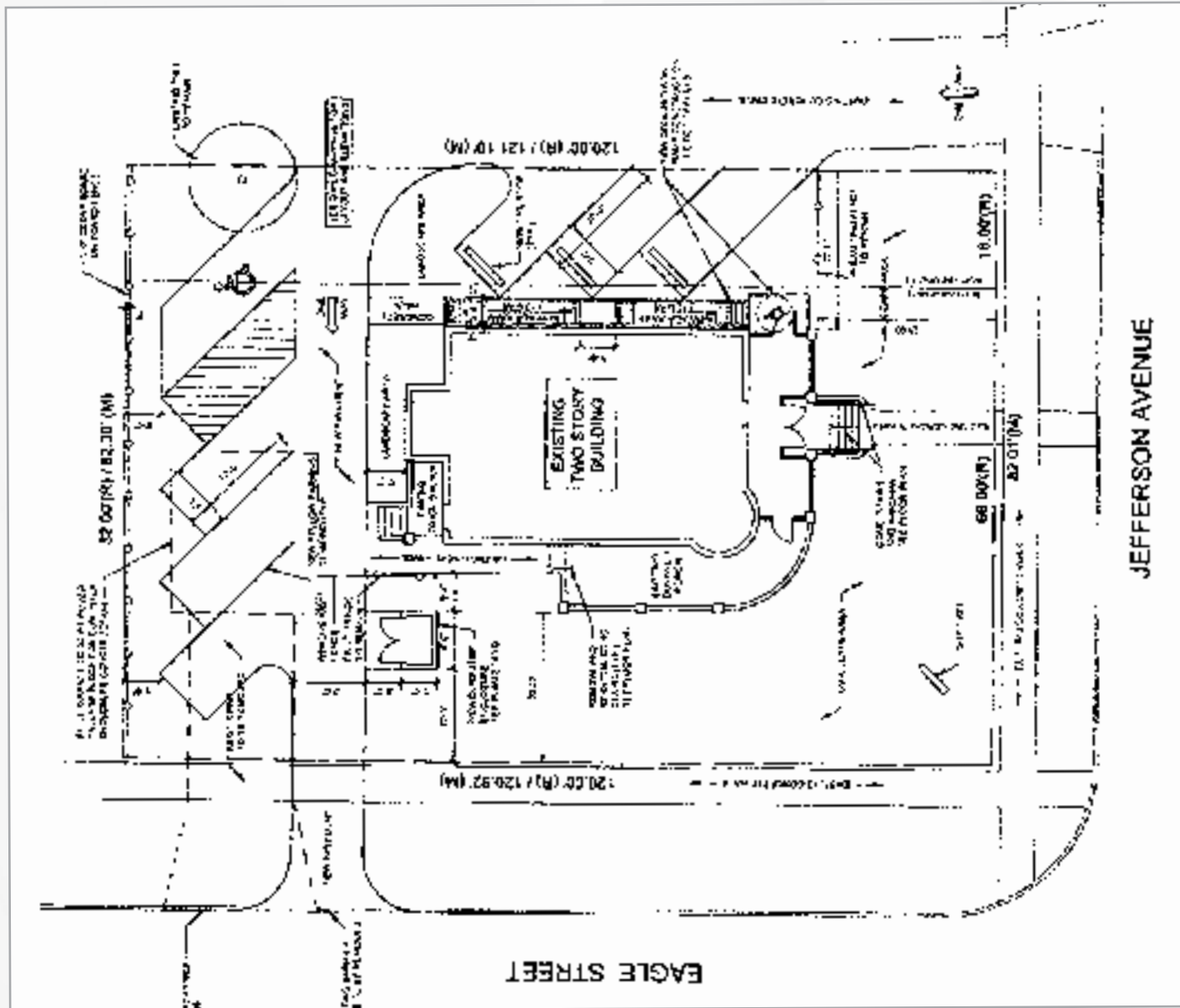
- » 1,260 SF
- » **SEPARATE ENTRANCE** — can accommodate a second business for additional income
- » Private rooms for manicure-pedicure, barbershop, nursery, spray tan, estheticians, and restroom
- » **570 SF on Third Floor - great for office space or storage**

PARTIALLY FINISHED BASEMENT

- » 1,422 SF
- » **Office, classroom, kitchenette/laundry, and restroom**



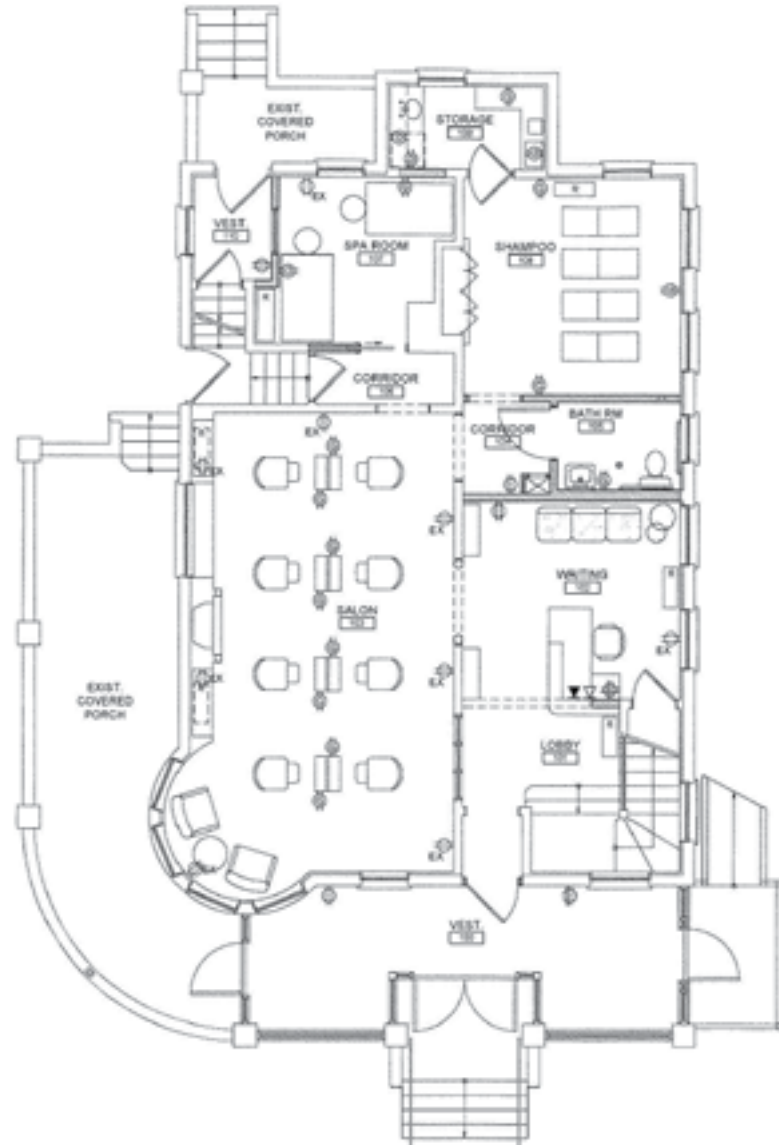
SITE PLAN



FLOOR PLANS

FIRST FLOOR

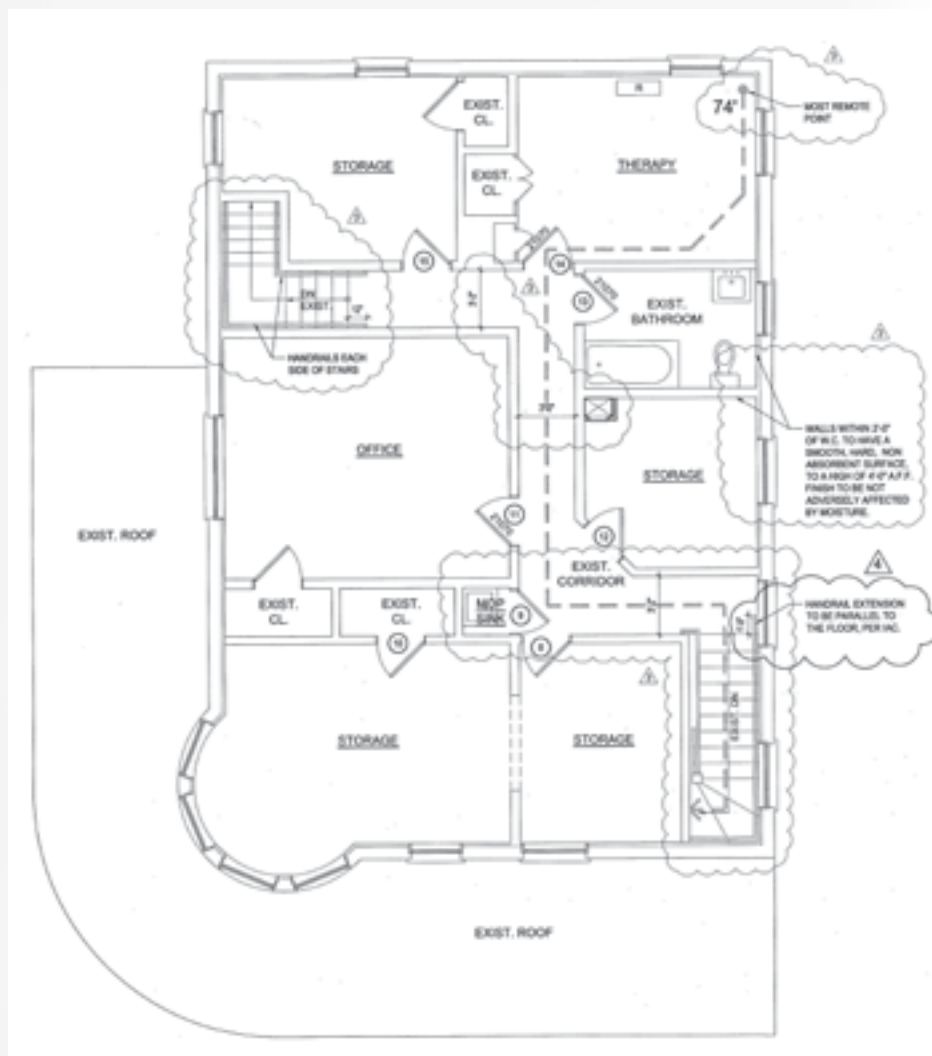
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FLOOR PLANS

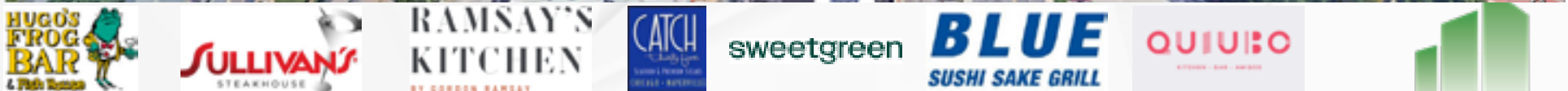
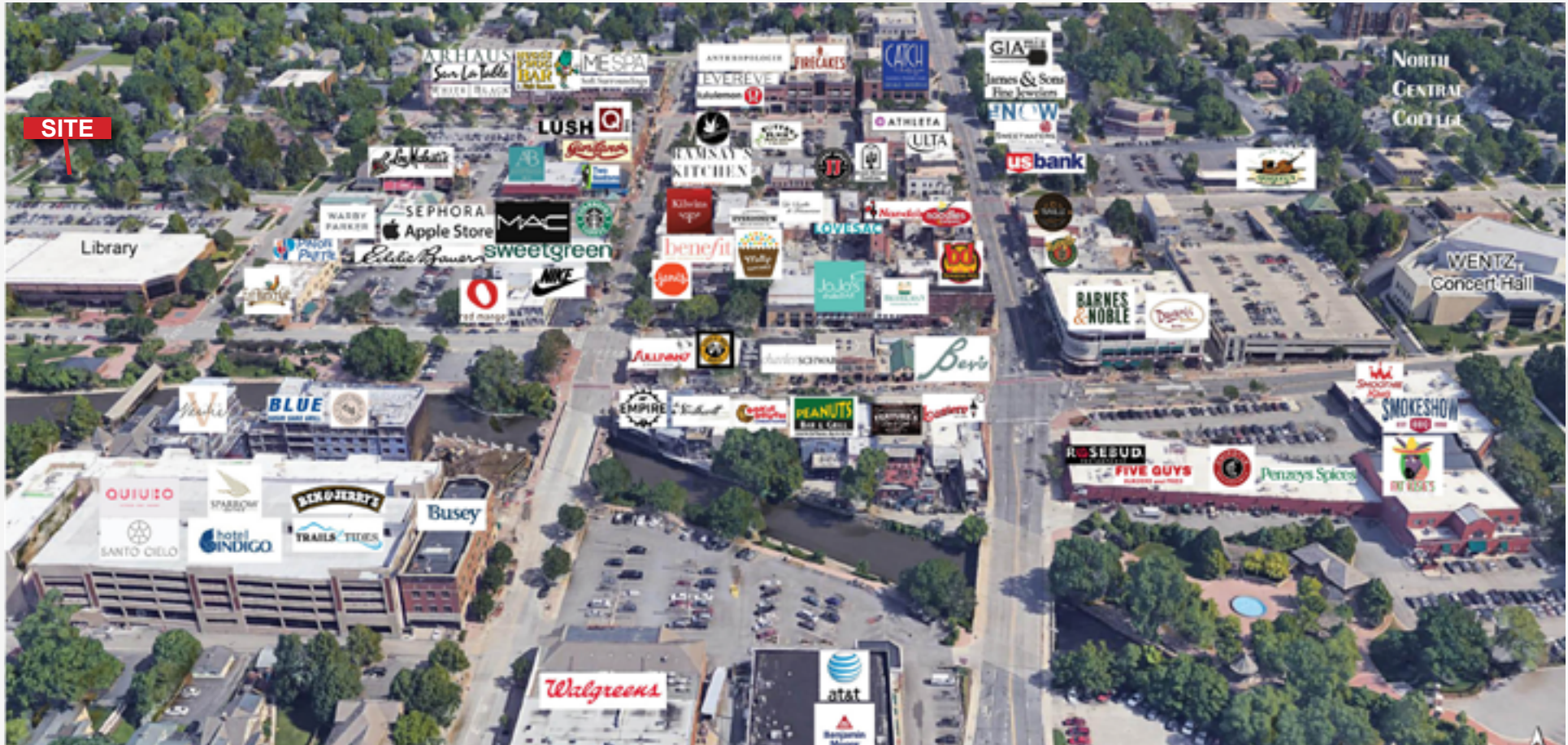
SECOND FLOOR

- » 1,260 SF
- » Private rooms for manicure-pedicure, barbershop, nursery, spray tan, estheticians, and restroom



DOWNTOWN NAPERVILLE

Over 100 stores and 70 restaurants, from local boutiques and eateries to national favorites downtown Naperville is a shopper's paradise and dining destination.



DOWNTOWN PARKING

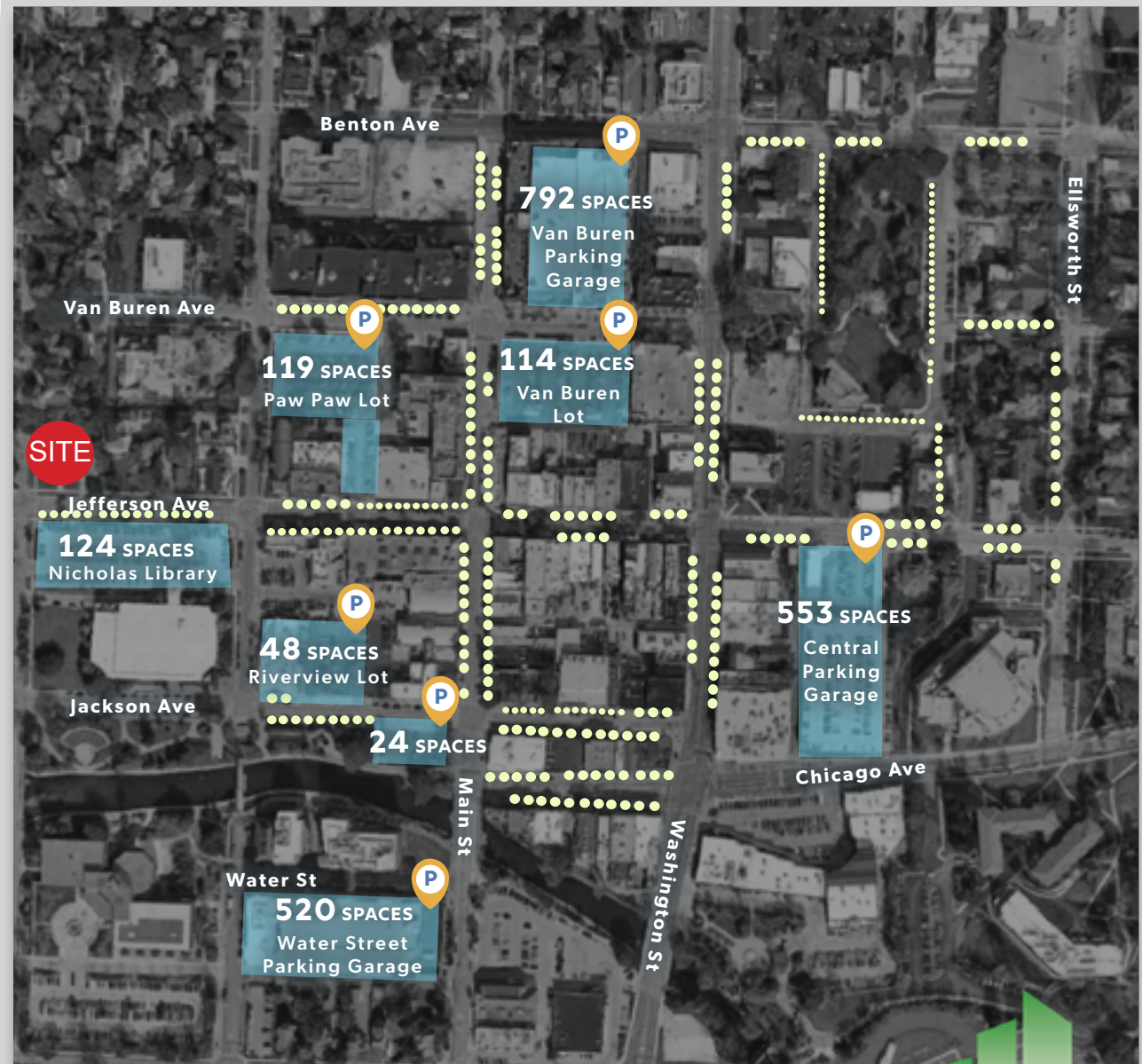
Multiple parking garages and lots offer approximately 4,000 free parking spaces within a five block radius for employees and customers.

119 public parking spaces immediately adjacent to the property at the Paw Paw lot, in addition to 124 spaces across the street at the Nicholas Public Library

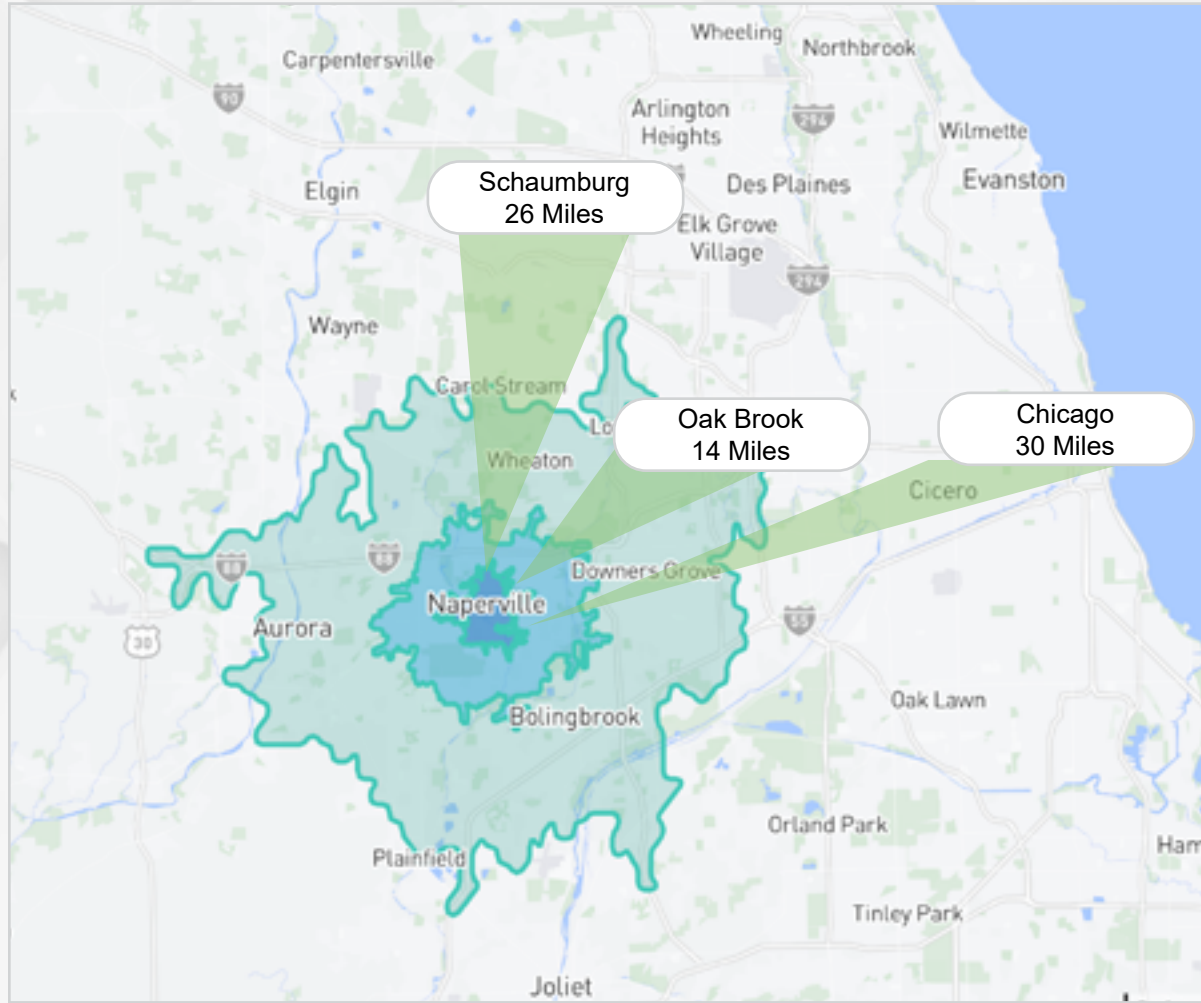
Parking

 Street Parking Space

 Parking Lot/Garage



REGIONAL MAP



Drive Time

5 Miles 10 Miles 20 Miles

HIGHLIGHTS

- Centrally located in the Midwest
- Naperville is the fifth largest city in Illinois
- Adjacent to Interstate 88, easy access to Interstates 55, 355, and 290
- Chicago O'Hare International Airport (ORD), 28 miles northeast
- Chicago Midway Airport (MDW), 30 miles east
- Two Metra commuter train stations
- North Central College consistently ranks as one of "America's Best Colleges" by U. S. News and World Report
- Edward Hospital & Health Services is located in the heart of the city

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Pop.	11,454	93,014	218,674
Average Age	37.7	40.7	39.9
Ave. HH Income	\$133,177	\$134,213	\$124,691
Ave. House Value	\$503,732	\$403,170	\$358,140

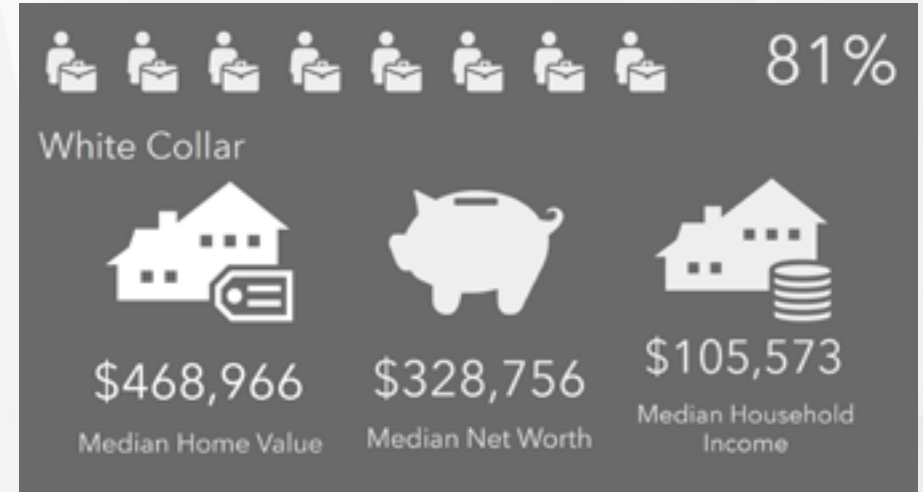


BUILDING FEATURES

AN AWARD WINNING COMMUNITY

Naperville combines values and charm with the vibrancy of a modern thriving economy making it a powerhouse in the Chicago area. The City is recognized nationally and internationally; making headlines often. Most recently but also historically and consistently, Naperville is the highest ranking suburb in retail sales in the restaurant and bar, automotive and gas, grocery and home improvement industries.

- Top IL Suburb in Retail, Restaurant Sales EVERY YEAR since 2016
- Best City to Live in America (Niche, 2024)
- Best City to Live in Illinois (24/7 Wall Street, 2018)
- Best City to Raise a Family in America (Niche, 2021)
- Cities Where Millennials are Purchasing Homes (SmartAsset's, 2019)
- One of America's "Coolest Suburbs" (Apartment Therapy, 2019)
- 3rd Best Place to Visit (Livability, 2018)
- No. 1 Safest Cities to Raise a Child (SafeWise, 2020)
- City with Best Public Schools in America (Niche, 2021)
- 3rd Best Place in the Nation to Live if You Work from Home (Money Magazine, 2021)
- Named in "Top Earning Towns" (Money Magazine)



NAPERVILLE ACHIEVES RECORD \$4.6 BILLION IN RETAIL SALES, BEATING OUT ALL OTHER SUBURBS WITH THE HIGHEST CUMULATIVE RETAIL SALES EVERY YEAR SINCE 2016.



CONTACTS



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Christina Caton Kitchel is the CEO of Caton Commercial Real Estate Group, with over 15 years of experience in commercial real estate, retail leasing, investment sales, and ground-up, multi-use commercial property development; including navigation of municipal approvals. Christina is actively involved in site selection, evaluation of product, and lead generation for the brokerage team. Christina is an active member of the International Council of Shopping Centers (ICSC), a Certified Commercial Investment Member (CCIM) candidate, and participates in many national industry conferences and events.

Christina served as Chair of the Board of Directors for the Naperville Area Chamber of Commerce from 2020 to 2022, and is active in NACC B2B, NACC Political Action Committee, Family Business RoundTable, Legacy Circle, and sits on the steering committee for the NACC Legislative Forum.



Autumn Psaros
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Autumn Psaros is a Senior Vice President at Caton Commercial, with an extensive and successful history of managing relationships and executing transactions for national, regional, and local clients. Autumn has worked as a securitization analyst for a financial institution within the capital equipment financing division.

Autumn specializes in tenant and landlord representation, with a focus on new business development, lease negotiation, and financial analysis. Autumn has a successful history of managing client relationships and executing real estate transactions. She works with her clients through all facets of the lease, purchase, and disposition process from full-market analysis, to negotiation and execution.



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