



# 4,477 SF AVAILABLE JOIN ADVOCATE & STARBUCKS

1528 N Aurora Avenue, Naperville, IL



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COMMERCIAL  
REAL ESTATE

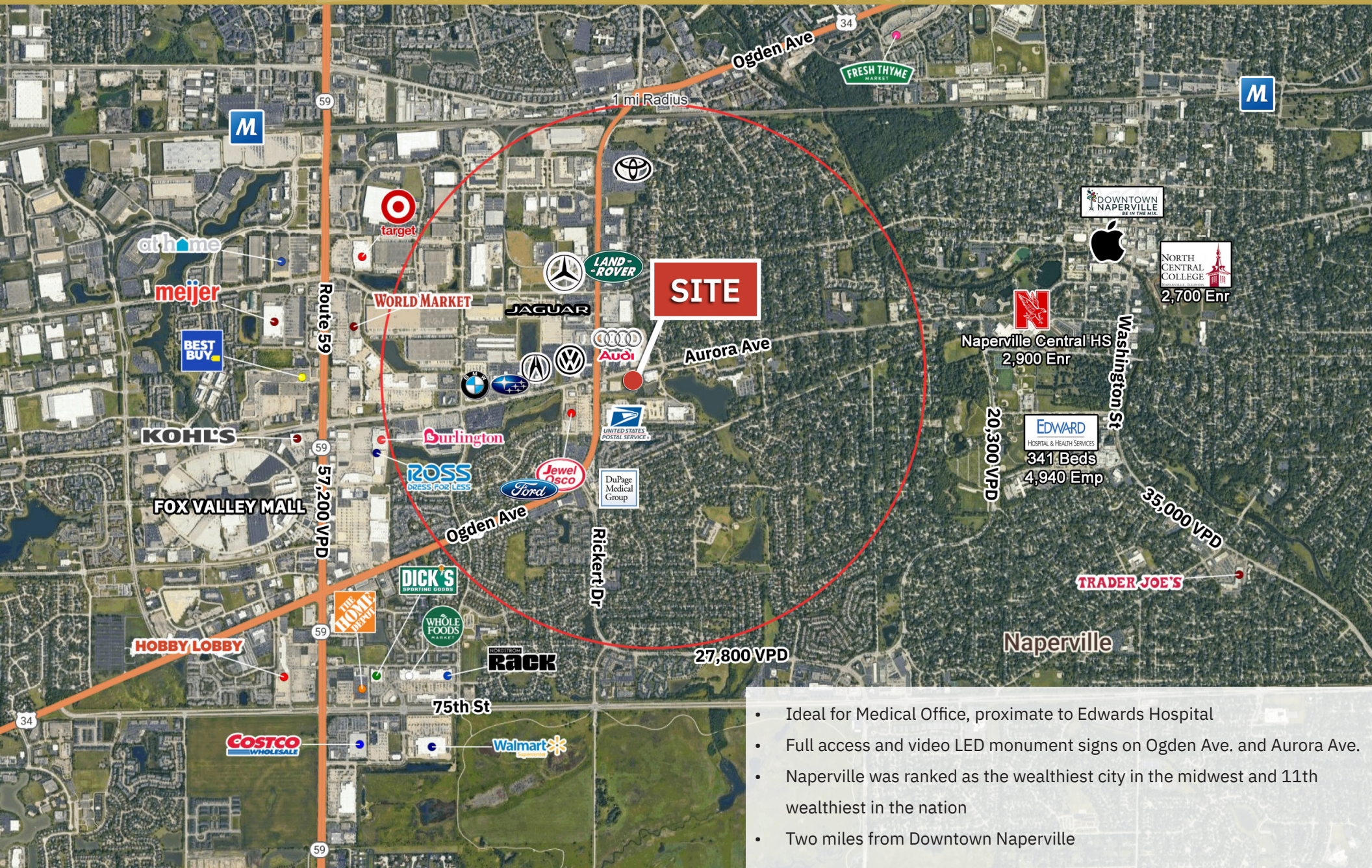
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AERIAL



- Ideal for Medical Office, proximate to Edwards Hospital
- Full access and video LED monument signs on Ogden Ave. and Aurora Ave.
- Naperville was ranked as the wealthiest city in the midwest and 11th wealthiest in the nation
- Two miles from Downtown Naperville



## SITE PLAN

### DEVELOPMENT SUMMARY

SITE AREA: 353,088 SF (8.1 AC)

TOTAL BUILDING AREA: 56,658 SF

EXISTING: 39,448 SF

PROPOSED: 17,210 SF  
MULTI TENANT A: 15,000 SF  
RESTAURANT B: 2,210 SF

F.A.R.: .16

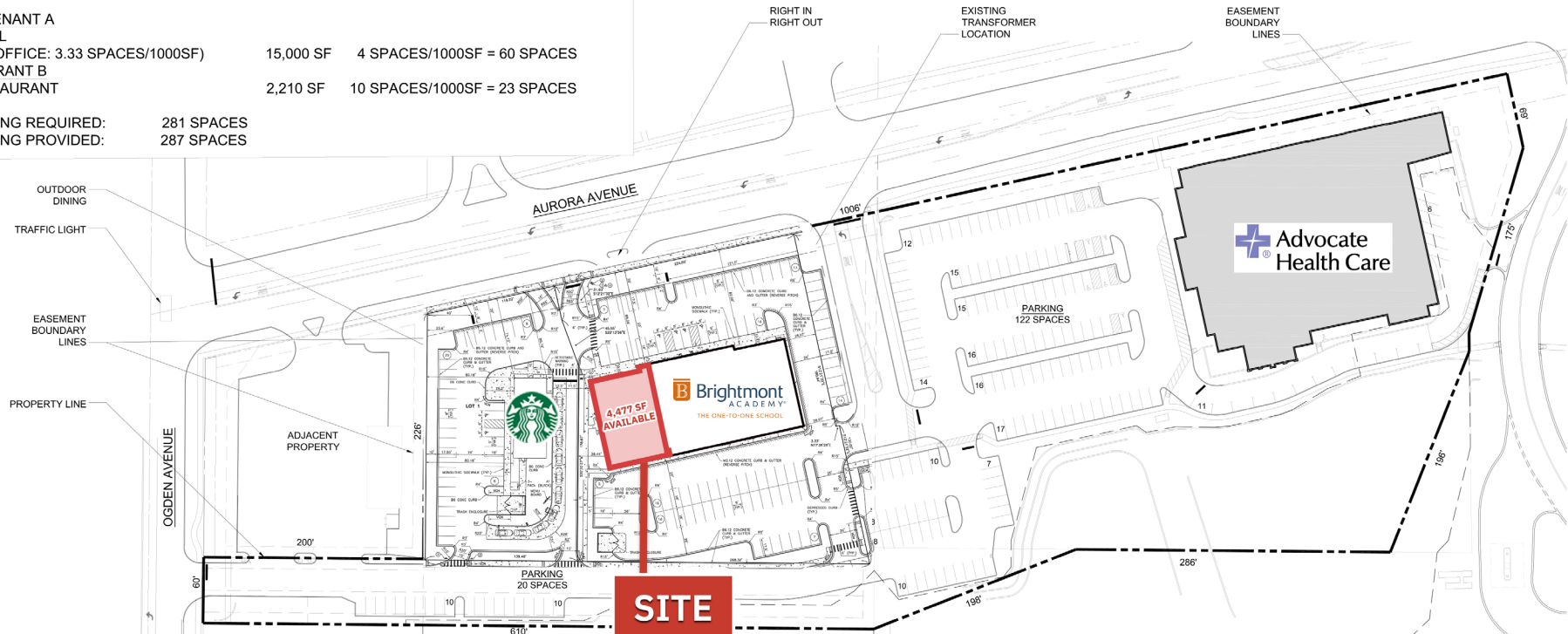
#### EXISTING STANDARD GROCERY OPTION

|                             |           |                              |
|-----------------------------|-----------|------------------------------|
| SUITE 1 (CLINIC/MED/DENTAL) | 34,553 SF | 5 SPACES/1000SF = 173 SPACES |
| SUITE 2 (CLINIC/MED/DENTAL) | 4,895 SF  | 5 SPACES/1000SF = 25 SPACES  |
| TOTAL GLA                   | 39,448 SF | 198 SPACES                   |

#### MULTI TENANT A

|  |           |                              |
|--|-----------|------------------------------|
| RETAIL<br>(TYP OFFICE: 3.33 SPACES/1000SF) | 15,000 SF | 4 SPACES/1000SF = 60 SPACES  |
| RESTAURANT B<br>RESTAURANT                 | 2,210 SF  | 10 SPACES/1000SF = 23 SPACES |

PARKING REQUIRED: 281 SPACES  
PARKING PROVIDED: 287 SPACES



### SITE PLAN OPTION B.1

SCALE: 1" = 100'



**OKW ARCHITECTS**  
600 W. Jackson, Suite 250  
Chicago, IL 60661



**NAPERVILLE**  
**SITE PLANNING**  
1508 AURORA AVE, NAPERVILLE IL

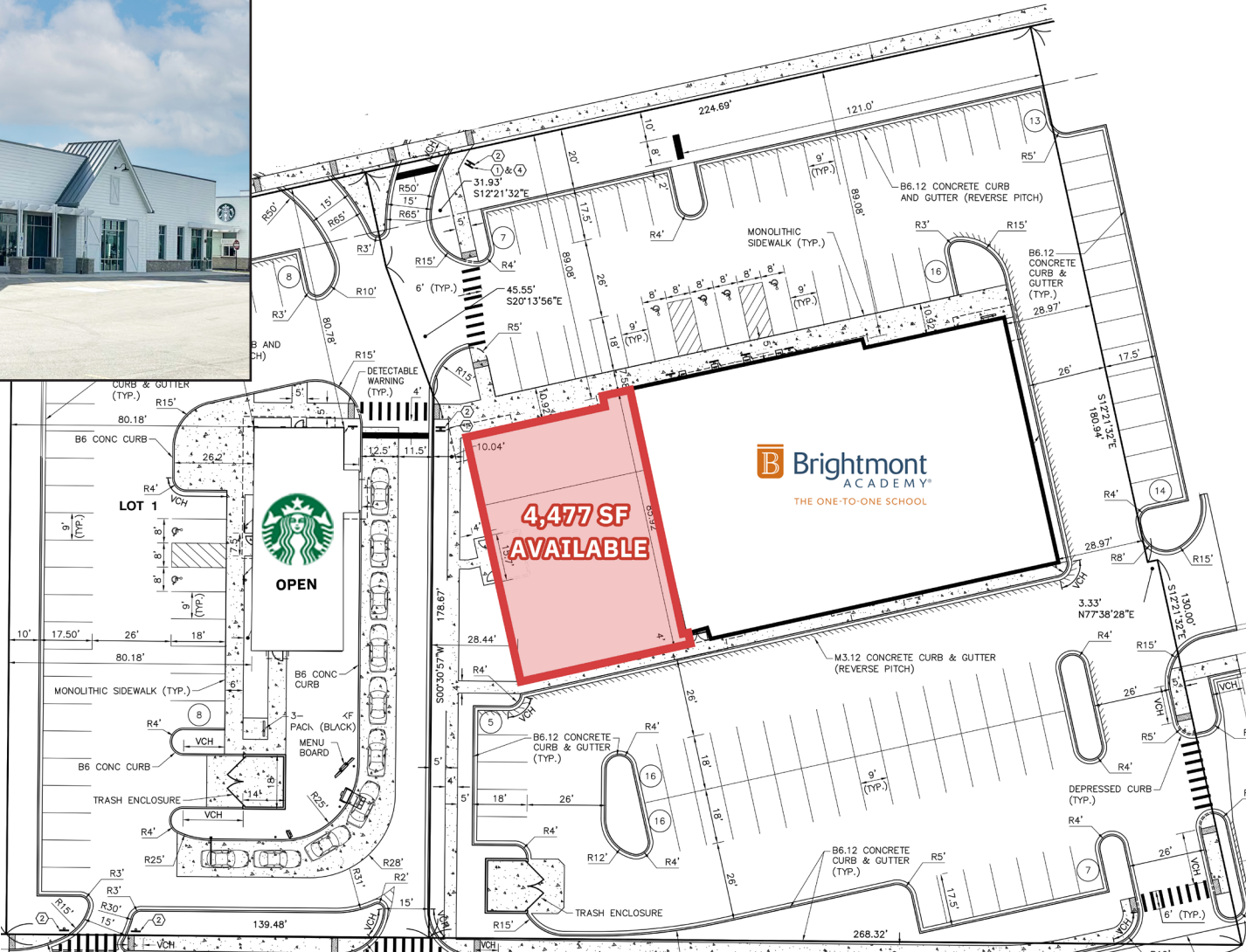
September 21, 2021 Project #: 21098

**B.1**

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SITE PLAN



DEMOGRAPHICS

|                       |        |           |
|-----------------------|--------|-----------|
| TOTAL<br>POPULATION   | 1 MILE | 11,231    |
|                       | 2 MILE | 41,312    |
|                       | 3 MILE | 88,984    |
| DAYTIME<br>POPULATION | 1 MILE | 5,573     |
|                       | 2 MILE | 50,885    |
|                       | 3 MILE | 84,664    |
| AVERAGE<br>HH INCOME  | 1 MILE | \$141,177 |
|                       | 2 MILE | \$131,480 |
|                       | 3 MILE | \$141,775 |

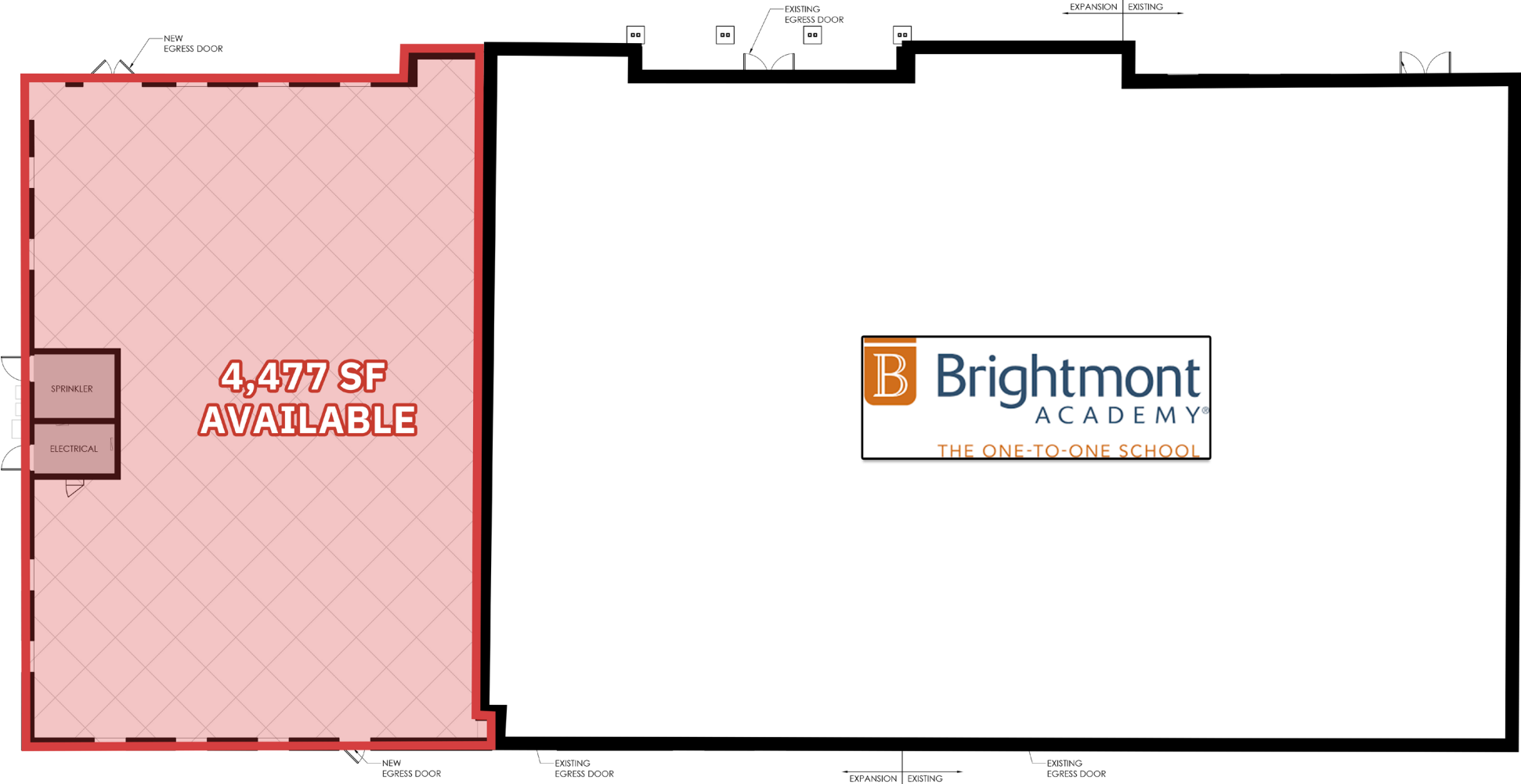
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FLOOR PLAN



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