

# 115 West Jefferson Avenue

Naperville, IL 60540

DOWNTOWN NAPERVILLE SPACE FOR LEASE



john  
greene  
REAL ESTATE

# 115 West Jefferson Avenue | Naperville, IL 60540

## DOWNTOWN NAPERVILLE SPACE FOR LEASE

john greene Real Estate | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



### OFFERING SUMMARY

Lease Rate:	\$48.00 SF/yr (NNN)
Taxes:	\$7.04 psf
CAM/Utilities:	\$1.74 psf Includes insurance, electric, water and gas
Building Size:	12,038± SF
Available Space:	2,500± SF
Lot Size:	0.38 Acres
Year Built:	1962
Zoning:	B-4 Downtown Core District
Traffic Count:	8,924

### PROPERTY OVERVIEW

2,500± SF prime retail space zoned B-4 (Downtown Core District) is now available for lease. Located in the heart of downtown Naperville directly across from Apple Main Place and shares a building with Anderson's Bookstore. Steps to national retailers and restaurants such as Starbucks Reserve, Lou Malnatis, Hugo's Frog Bar, Ramsey Kitchen, Lululemon, Nike, and Padora. Enjoy easy access to local attractions like The Naperville Riverwalk, Nichols Library, and Centennial Beach. Ample parking options are available nearby, with multiple garages within a 5-block radius.

### PROPERTY HIGHLIGHTS

- 2,500± SF prime retail space
- Located in the heart of Downtown Naperville
- Walk to local attractions
- Ample parking options are available

#### Shamus Conneely

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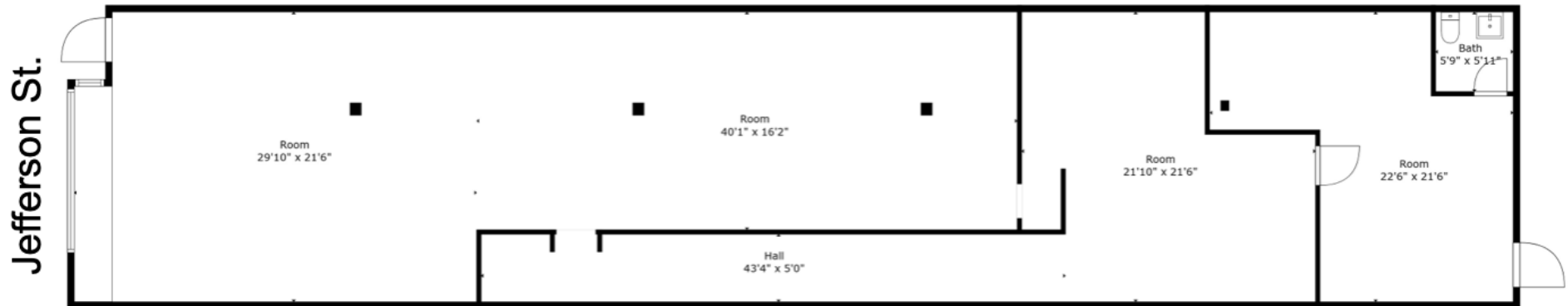
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## Naperville



150,245

Residents



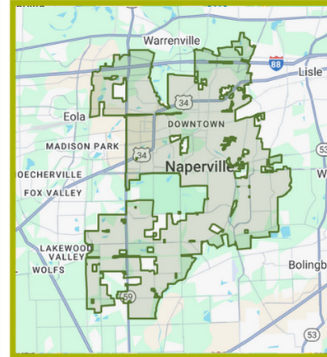
\$150,937

Median Household  
Income



2.71

Average  
Household Size



## EVENTS

The City of Naperville is excited to host a variety of community events throughout the year! Enjoy concerts at the Naperville Community Concert Center, the Naperville Jaycees Last Fling over Labor Day weekend, the Naperville Women's Half Marathon & 5K, Farmers Markets, Oktoberfest, and All Hallows Eve at Naper Settlement.

## LIVE + LEARN

District 203 ★★★★★  
District 204 ★★★★★  
SchoolDigger.com rating

Naperville continuously ranks as a top community in the United States in which to raise a family. Also known for the best public schools, Naperville offers two public school districts, Community Unit School District 203 and Indian Prairie School District 204. The city has one of the best public library system in the country, offering access to three public libraries. Downtown Naperville is known for its stores, restaurants, businesses, and the beautiful Riverwalk. There is an array of transportation options available, including Pace Bus, Metra, and Amtrak. Two commuter rail stations are available, one near downtown Naperville and one on Route 59.

## EXPLORE

Discover the charm of Downtown Naperville, where you can easily stroll around The Riverwalk, museums, historic landmarks, and shops—all within a short walk. Experience Centennial Beach, situated just west of downtown, where you can enjoy a unique outdoor swimming atmosphere throughout the summer. Don't miss the Naper Settlement, an acclaimed outdoor museum that spans 13 acres and hosts a variety of educational programs, exhibits, guided tours, and special events!

## PLAY

The Naperville Park District maintains 2,400 acres of parkland and the parks and facilities. Recreational activities include champion designed golf courses, indoor and outdoor tennis and racquetball courts, several fitness and aquatic facilities, skate park and disc golf course.

## EAT

Naperville features many dining options, including:

**Hugo's Frog Bar & Fish House :** Upscale seafood restaurant in a contemporary setting famous for its crab cakes, steaks & frog legs.  
**Santa Cielo:** Globally inspired menu with artistic presentations in a bright, modern space boasting city views!  
**Meson Sabika:** Charming historic mansion specializing in Spanish tapas and sangria, complete with a beautiful outdoor garden.  
**Allegory:** Casual dining, offering farm-to-table dishes with a Southern flair and craft cocktails.

## SHOP

Naperville's lively downtown area features a delightful mix of charming boutiques and popular national brands, making it a top shopping spot. Despite its growth, downtown Naperville has maintained its quaint charm, walkability, and inviting atmosphere. Explore local shops, enjoy delicious cuisine at cozy cafes, and soak in the beautiful scenery.

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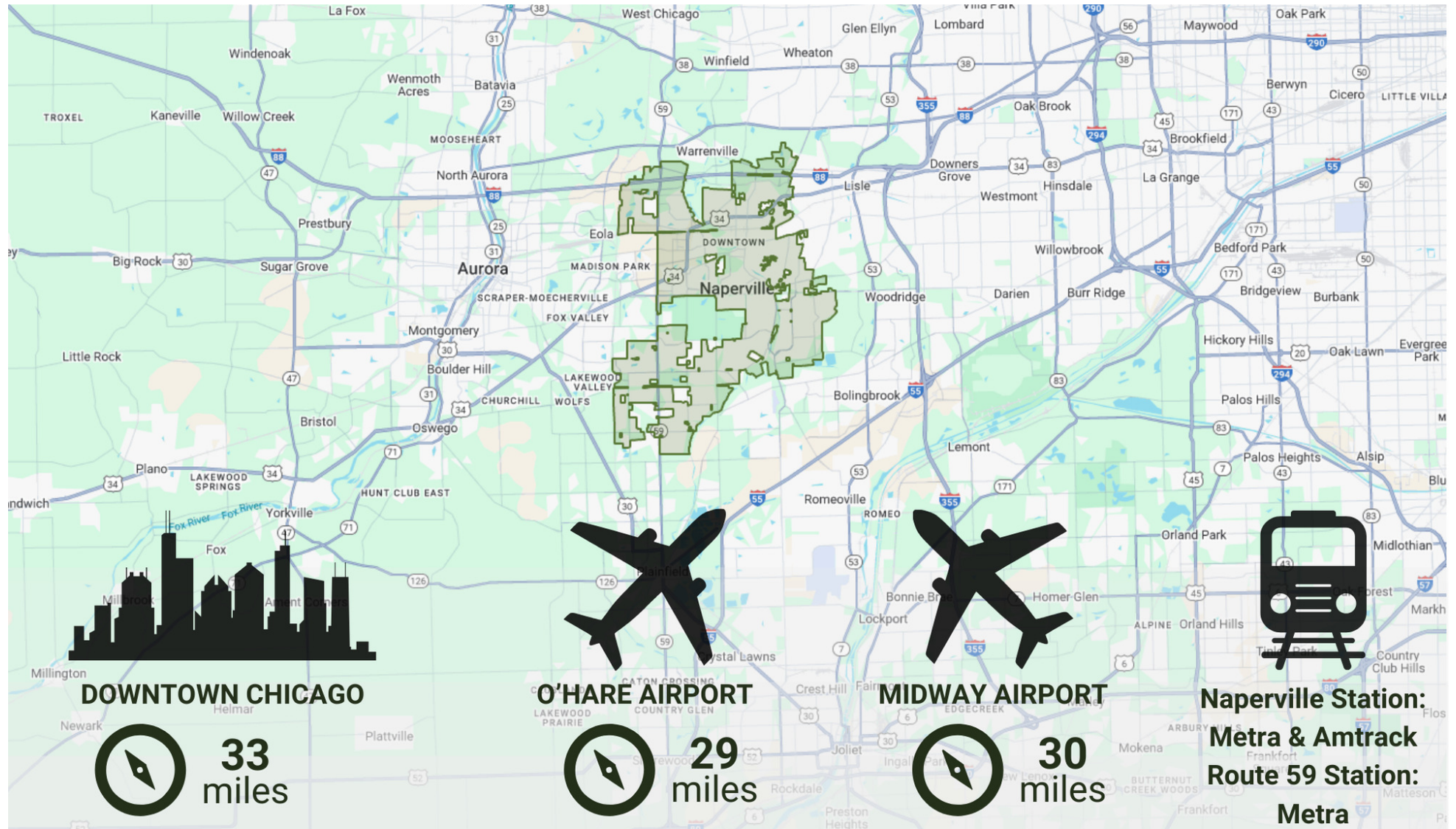
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