

FOR LEASE

Boutique Class A Mixed-Use, Retail/Office Property



47 East

Chicago Avenue Naperville, IL

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AREA DEMOGRAPHICS



Daytime Population
1 Mile: 28,345
3 Miles: 99,396
5 Miles: 211,860



Total Population
1 Mile: 12,795
3 Miles: 95,035
5 Miles: 216,963



Households
1 Mile: 4,738
3 Miles: 35,904
5 Miles: 82,584



Average Household Income
1 Mile: \$132,376
3 Miles: \$130,588
5 Miles: \$129,349



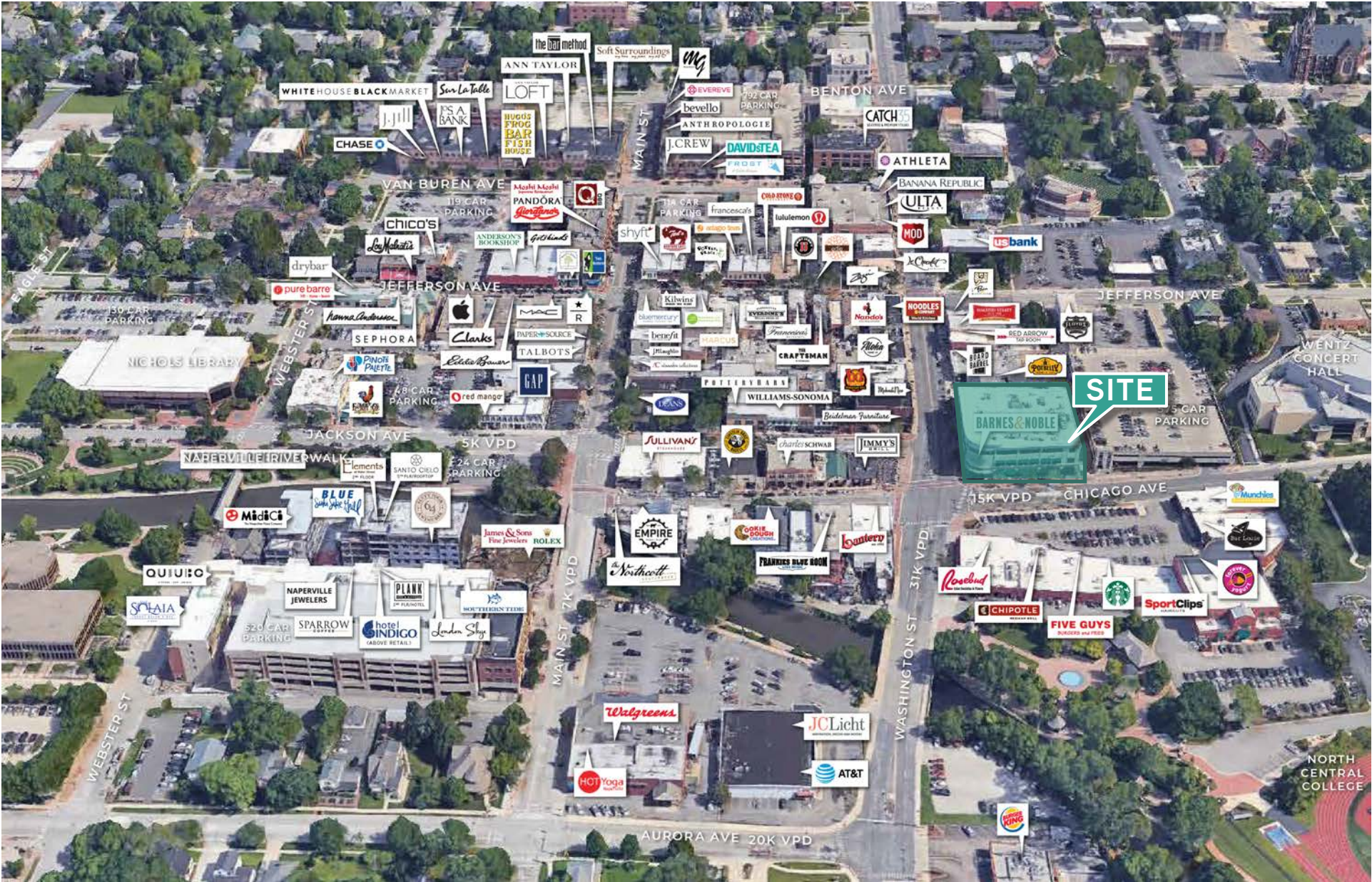
Traffic Counts
Chicago Ave : 15K VPD
Washington St : 31K VPD

LOCATION OVERVIEW

Washington Corners is located at the northeast corner of Washington Street and Chicago Avenue. This fully signalized intersection is one block north of the DuPage River and 0.7 miles from the Naperville METRA Station. The property is steps from over 125 retail stores, 40 restaurants, and over 100 service businesses.

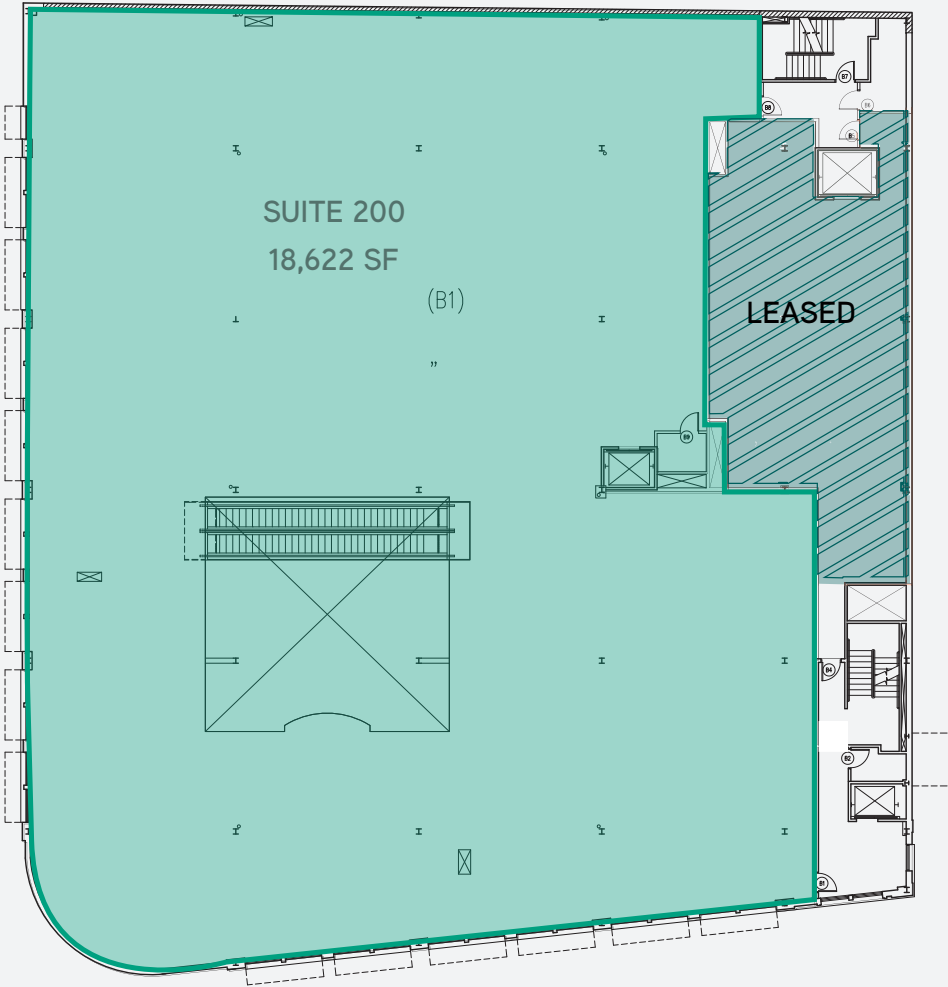
BUILDING SPECIFICATIONS

Overview	Three-story Class A Mixed-Use Retail/Office Property
Building Size	60,052 SF
Office	2nd & 3rd floors
Available Spaces	Suite 200: 18,622 SF (divisible) Suite 310: 1,586 SF Suite 314: 1,385 SF Suite 310/314: 2,971 SF (contiguous) Suite 324: 3,934 SF (contiguous with 310/314 for 6,905 SF) Suite 344: 3,039 SF Suite 360: 904 SF Suite 372: 1,678 SF
Parking	Adjacent to municipal owned multi-level 575 car parking structure
Year Built	1998
Amenities	Secured Entry On-site Retail & Restaurants Garage Parking



2ND FLOOR

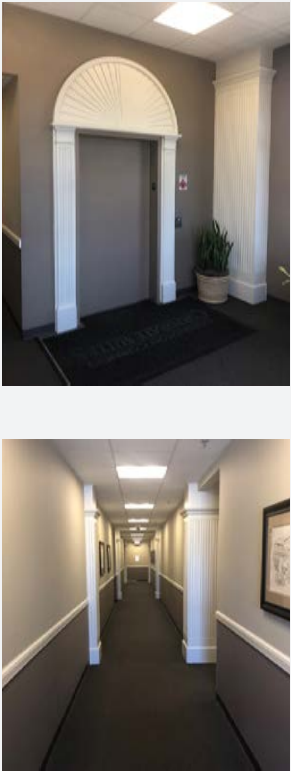
Suite 200: 18,622 SF



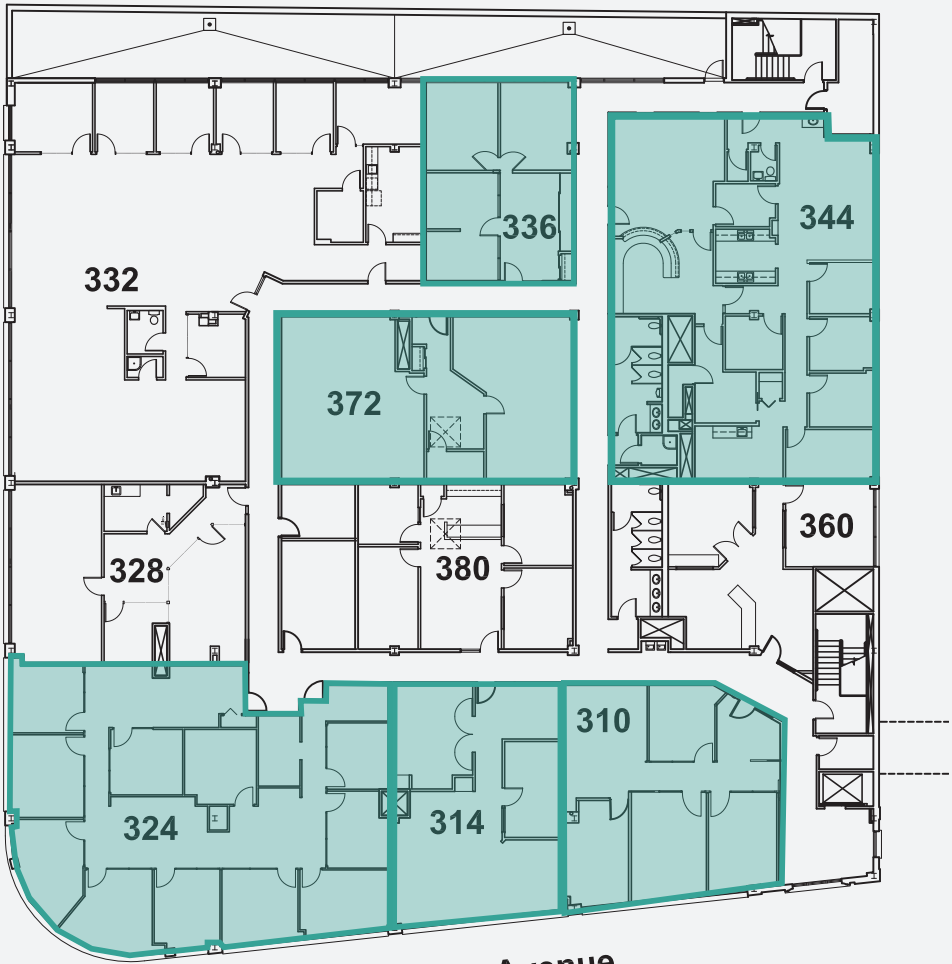
2ND FLOOR

Suite 200 18,622 SF

3RD FLOOR



Washington Street



Chicago Avenue

3RD FLOOR

Suite 310	1,586 SF
Suite 314	1,385 SF
Suite 310/314	2,971 SF (contiguous)
Suite 324	3,934 SF (contiguous with 310/314 for 6,905 SF)
Suite 336	1,037 SF
Suite 344	3,039 SF (medical space)
Suite 372	1,678 SF



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47 EAST



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