

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



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



**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



**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

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

### Available Spaces

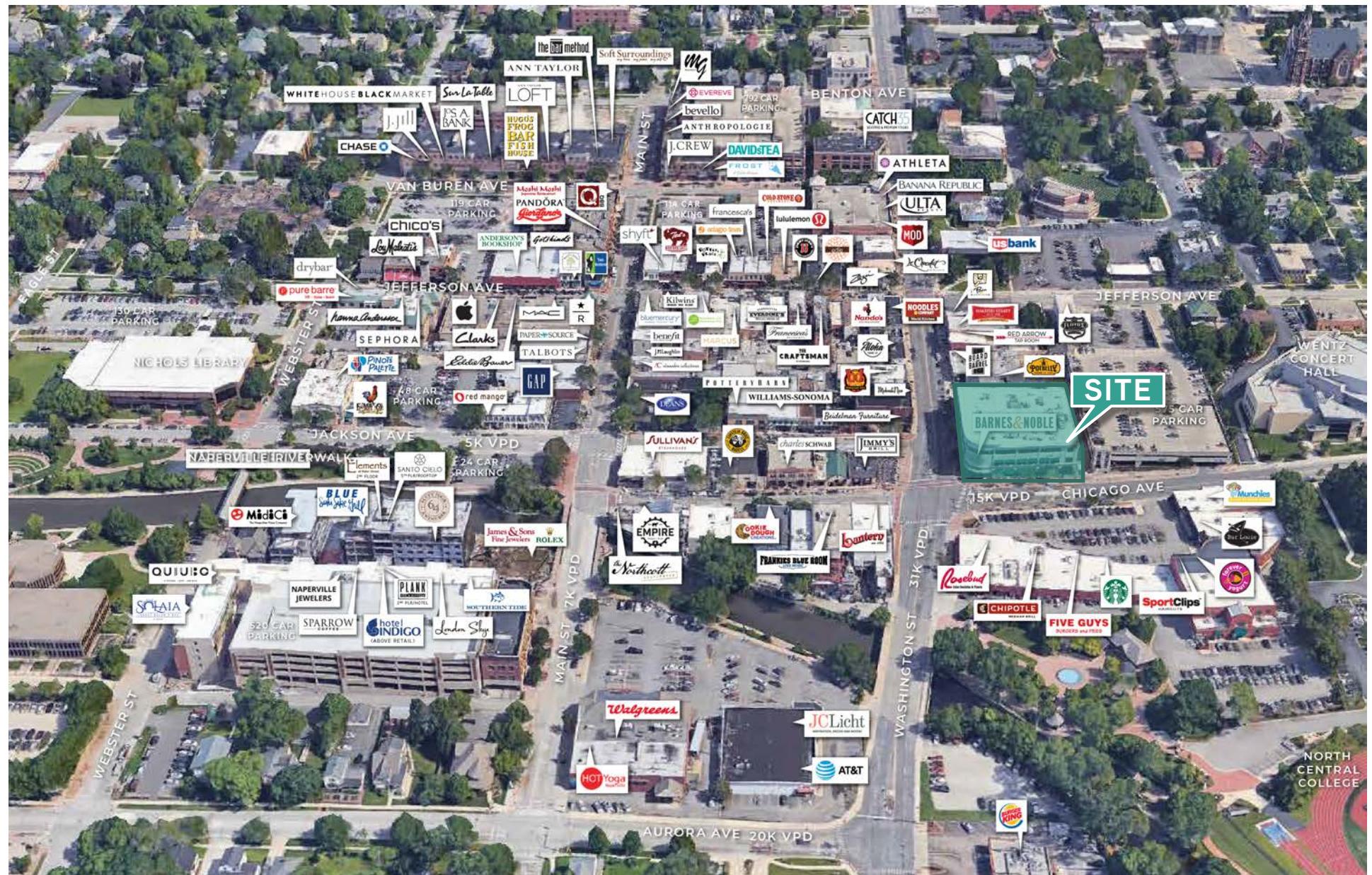
Adjacent to municipal owned multi-level 575 car parking structure

### Year Built

1998

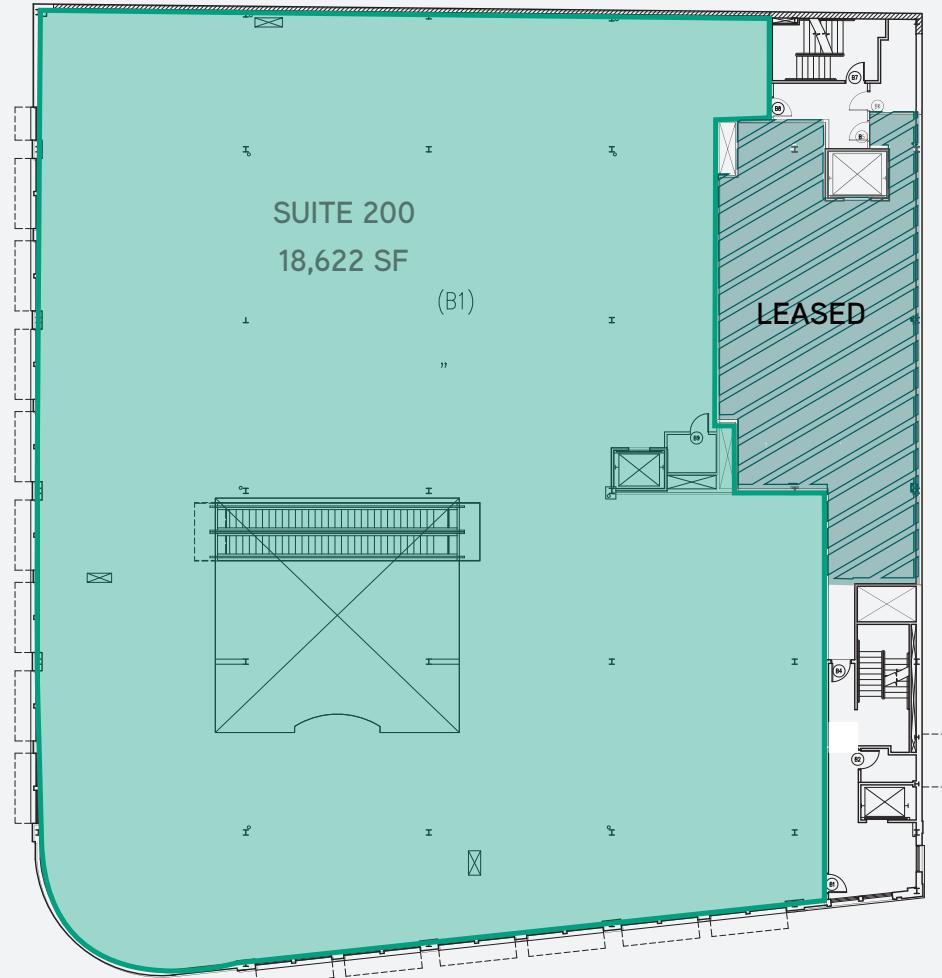
### Amenities

Secured Entry  
On-site Retail & Restaurants  
Garage Parking



2ND FLOOR

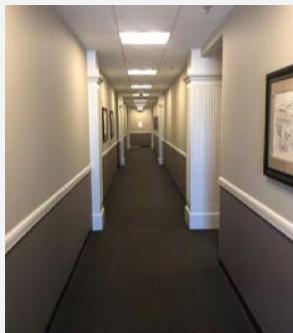
Suite 200: 18,622 SF



2ND FLOOR

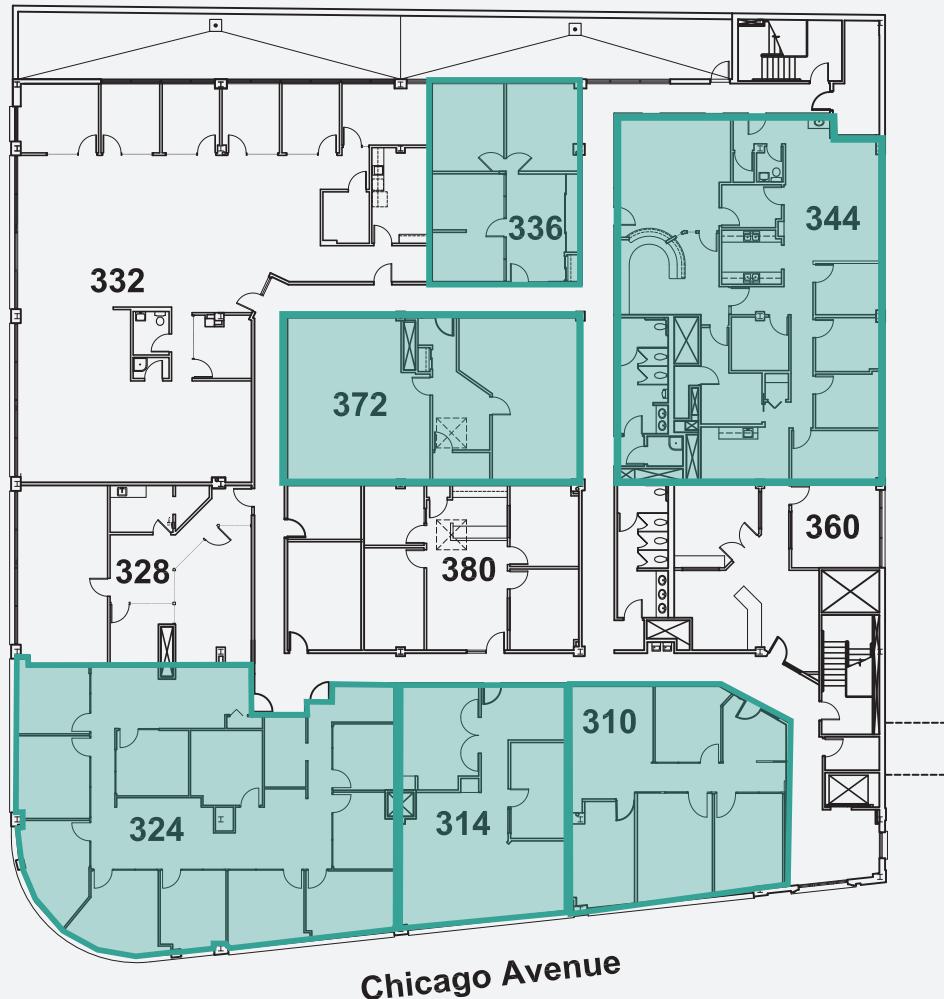
Suite 200 18,622 SF

47 EAST



3RD FLOOR

Washington Street



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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EAST



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