

FOR SALE

# *±2.09 ACRES COMMERCIAL DEVELOPMENT SITE ON ROUTE 59*

NEC of Audrey Avenue & Route 59, Naperville IL



[www.cbre.us/lsgoakbrook](http://www.cbre.us/lsgoakbrook)

**Tom Svoboda**  
Senior Vice President  
+1 312 935 1481  
[tom.svoboda@cbre.com](mailto:tom.svoboda@cbre.com)

**Tony Gange**  
Executive Vice President  
+1 630 573 7030  
[tony.gange@cbre.com](mailto:tony.gange@cbre.com)

**CBRE**



## DEVELOPMENT OPPORTUNITY

### PROPERTY HIGHLIGHTS

- + ±2.09 acres
- + Zoned B-2 Community Shopping District, making this site an excellent option for retail, restaurant, and residential/multi-family uses
- + Possible 5' setbacks on 3 sides except for RT. 59
- + The site benefits from close proximity to Home Depot, Whole Foods, Costco and Fox Valley Mall
- + In close proximity to Block59 - Naperville's exciting, new dining and entertainment destination
- + Within Indian Prairie School District 204
- + Metea Valley High School is ranked #26 Best High School in Illinois by US News
- + Traffic Counts:  
49,300 vehicles per day on Route 59  
22,500 vehicles per day on Audrey Avenue
- + Pin Numbers:  
07-27-103-008 & 07-27-104-087
- + Taxes: \$363.14
- + Pricing: Call brokers for details

### SITE AERIAL



## DEVELOPMENT OPPORTUNITY



## SITE DIMENSIONS





## DEVELOPMENT OPPORTUNITY

### DOWNTOWN NAPERVILLE

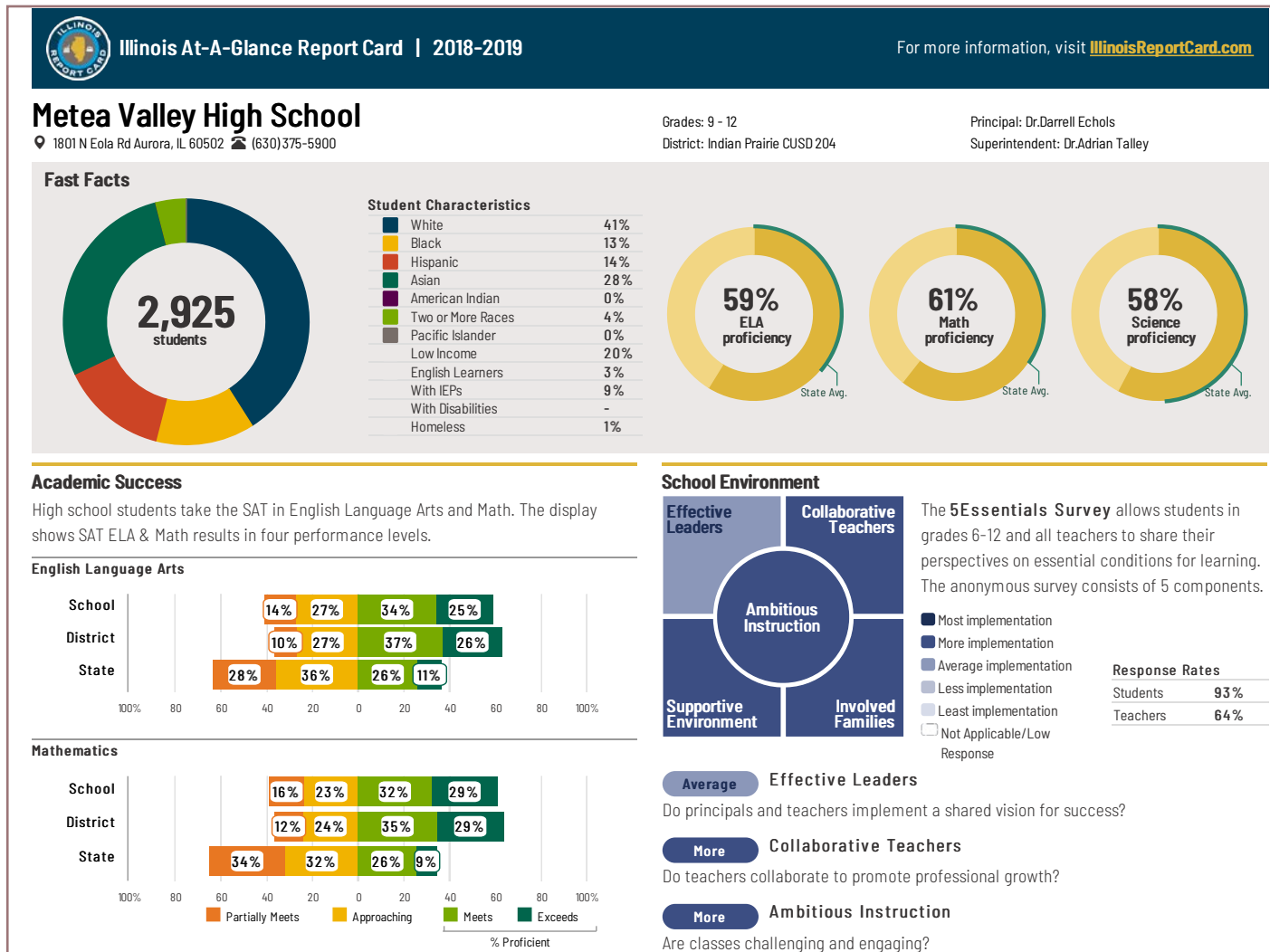
The property is only a 10 minute drive to the vibrant Downtown Naperville area. The downtown offers an abundance of shopping, dining, and entertainment for residents.

Explore here: <https://downtownnaperville.com>



# DEVELOPMENT OPPORTUNITY

## SCHOOL REPORT CARD









# DEVELOPMENT OPPORTUNITY

## DEMOGRAPHICS SNAPSHOT

DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Population	8,727	99,702	259,216
Average Household Income	\$145,084	\$152,364	\$159,366
Average Housing Value	\$344,520	\$396,944	\$409,968

## SITE AERIAL



# *INFILL NAPERVILLE DEVELOPMENT OPPORTUNITY*

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## PLEASE CONTACT:

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tom.svoboda@cbre.com

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tony.gange@cbre.com

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