

BUILDING FOR SALE



DOWNTOWN NAPERVILLE OFFICE

30 W JEFFERSON, NAPERVILLE, IL 60540



OFFERING SUMMARY

SALE PRICE:	\$3,000,000
CAP RATE:	5.4%
BUILDING SIZE:	4,414 SF
PROPERTY TAXES:	\$38,000.00

PROPERTY HIGHLIGHTS

IN THE HEART OF DOWNTOWN NAPERVILLE AND JUST STEPS TO THE NAPERVILLE RIVERWALK AS WELL AS NATIONAL RETAILERS SUCH AS STARBUCKS RESERVE, APPLE STORE, LULULEMON AND MULTIPLE RESTAURANTS.

LOCATED WITH AMPLE PARKING OPPORTUNITIES NEARBY INCLUDING MULTIPLE PARKING GARAGES AND LOTS WHICH OFFER APPROXIMATELY 4,000 FREE PARKING SPACES WITHIN A 5 BLOCK RADIUS FOR EMPLOYEES AND CUSTOMERS. TWO TANDEM PARKING SPACES IN THE REAR OF THE BUILDING FOR EMPLOYEES.

BUILDING OWNER ALSO OWNER OF FIRST FLOOR BUSINESS AND WILLING TO RELOCATE AT NEW OWNERSHIP REQUEST

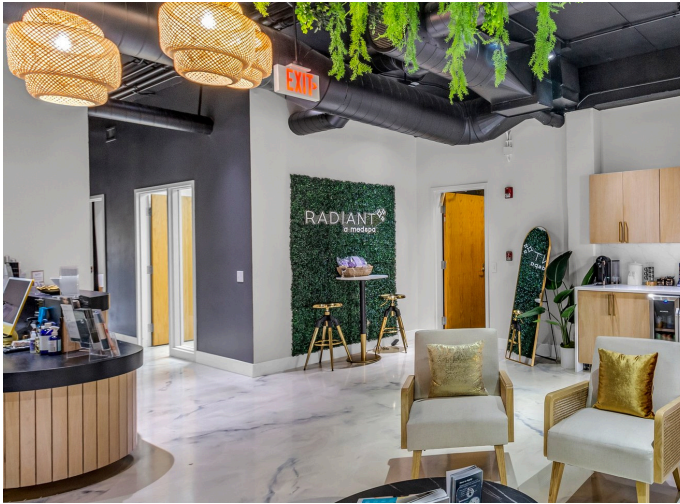
NEARBY BUSINESSES

LULULEMON
APPLE STORE
STARBUCKS RESERVE
JOJO'S SHAKEBAR
SWEETGREEN

PURE BARRE
LUSH COSMETICS
SUNGLASS HUT
MAC COSMETICS
ANTHROPOLOGIE

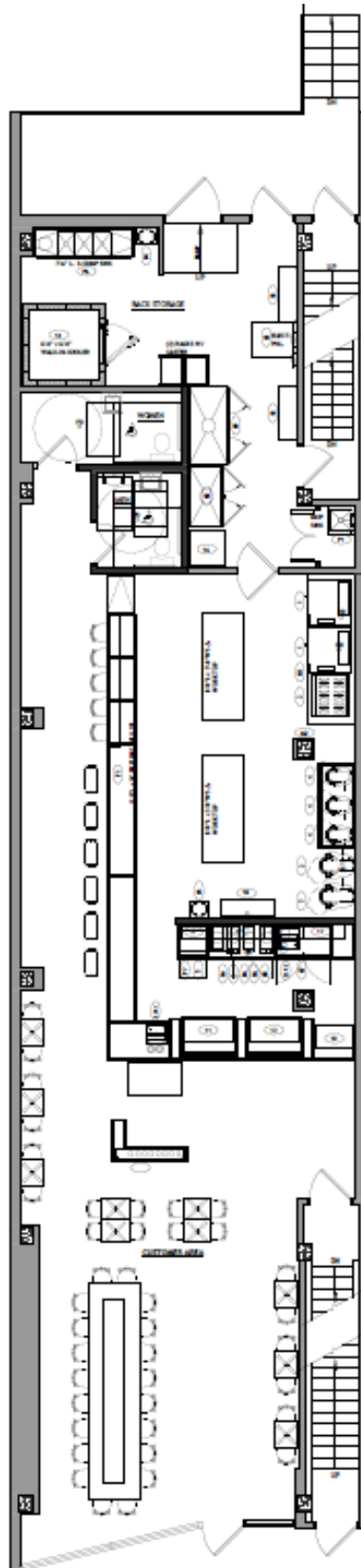
ARHAUS
KENDRA SCOTT
SUR LA TABLE
PAPER SOURCE
HUGOS FROG BAR

LOU MALNATIS
BLUE SUSHI SAKE
NANDOS PERI PERI
SEPHORA
AERIE

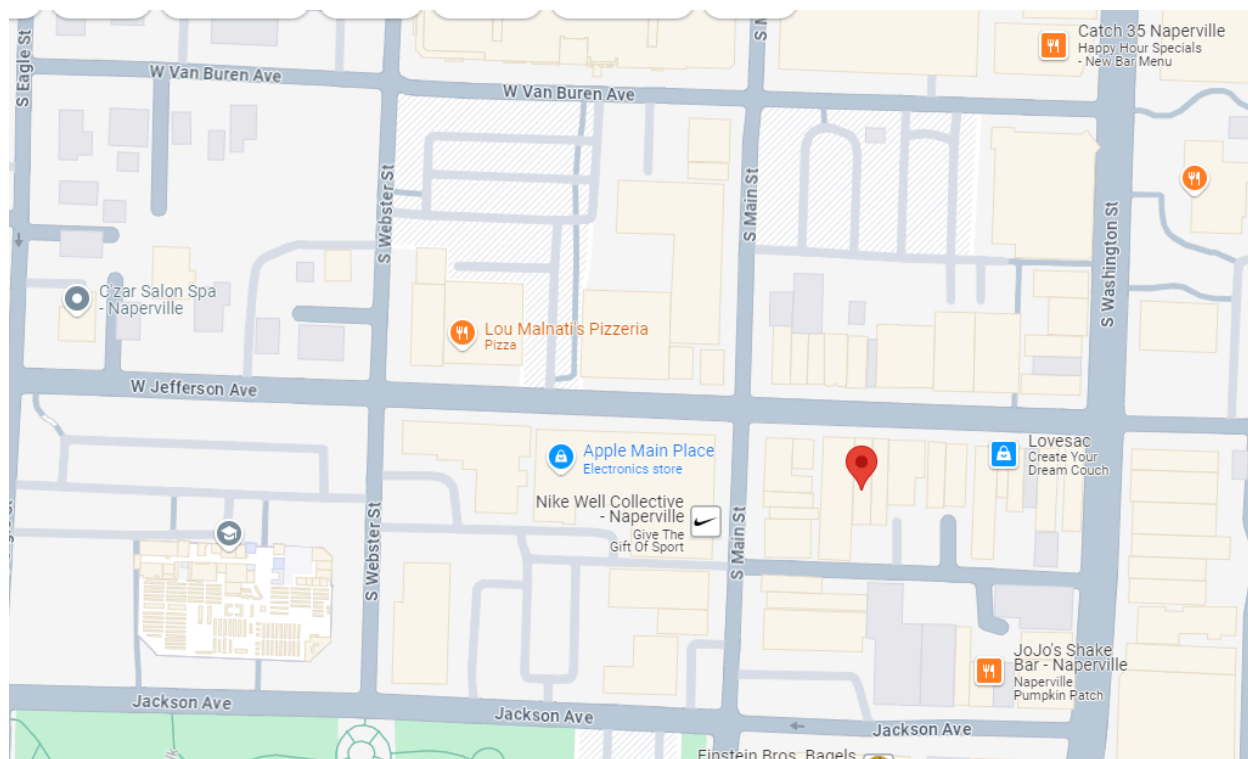


FIRST FLOOR FLOORPLAN

FIRST FLOOR BUSINESS WILLING TO
RELOCATE



MAP



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION:	13,796	92,744	215,064
AVERAGE AGE:	36.2	40	39.9
AVERAGE HOUSEHOLD INCOME:	\$149,557	\$141,141	\$133,583
AVERAGE HOME VALUE:	\$503,732	\$403,170	\$358,140