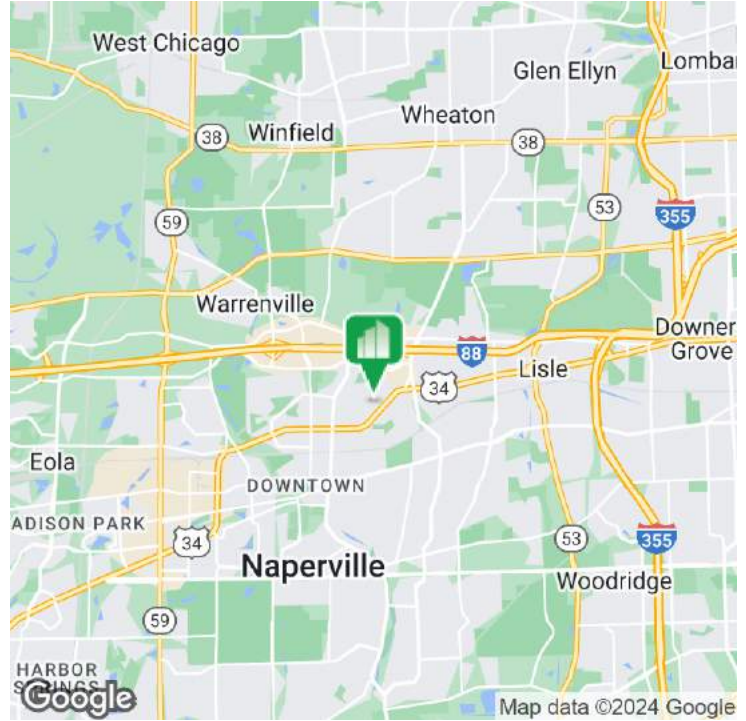




OGDEN AVENUE - RETAIL/MEDICAL/OFFICE

1001 E OGDEN AVE, NAPERVILLE, IL 60563

OGDEN AVENUE - RETAIL/MEDICAL/OFFICE



OFFERING SUMMARY

Available SF:	1,900 SF
Lease Rate:	\$20.44 SF/yr (MG)
Parking Ratio:	5/1,000 SF
Parking:	40 Private Spaces
Building Size:	7,800 SF
Zoning:	B-2

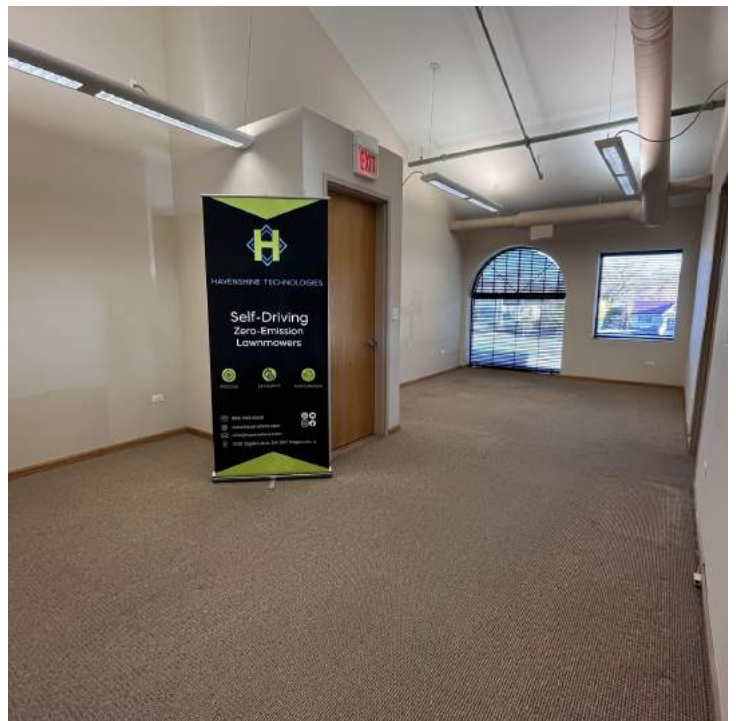
PROPERTY HIGHLIGHTS

- Prime second floor space available, with elevator access
- There is only one remaining suite available, which would be suitable for a medical tenant, retail or a traditional office user
- 1,900 SF open concept layout with windowed offices
- The building is situated on a 1.27-acre lot with frontage and access from both Vest St and E Case St off of Ogden Ave, which maintains a high traffic count of 27,000 vehicles per day
- There is also excellent monument signage and ample private parking

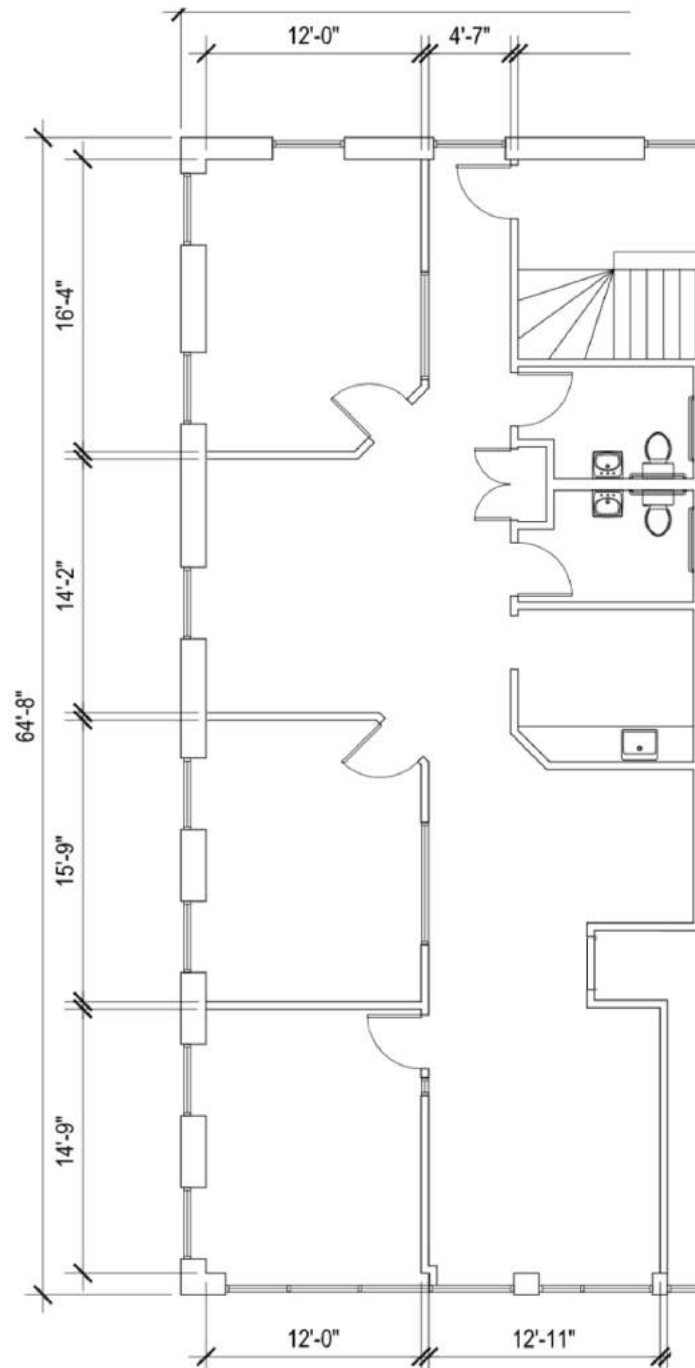
LOCATION OVERVIEW

Space for lease on busy Ogden Avenue a main thoroughfare in Naperville, IL. Edwards Hospital (3 miles). Near national stores (Costco 0.7 miles, Amazon Fresh 0.9 miles, Starbucks 1.2 miles) and restaurants

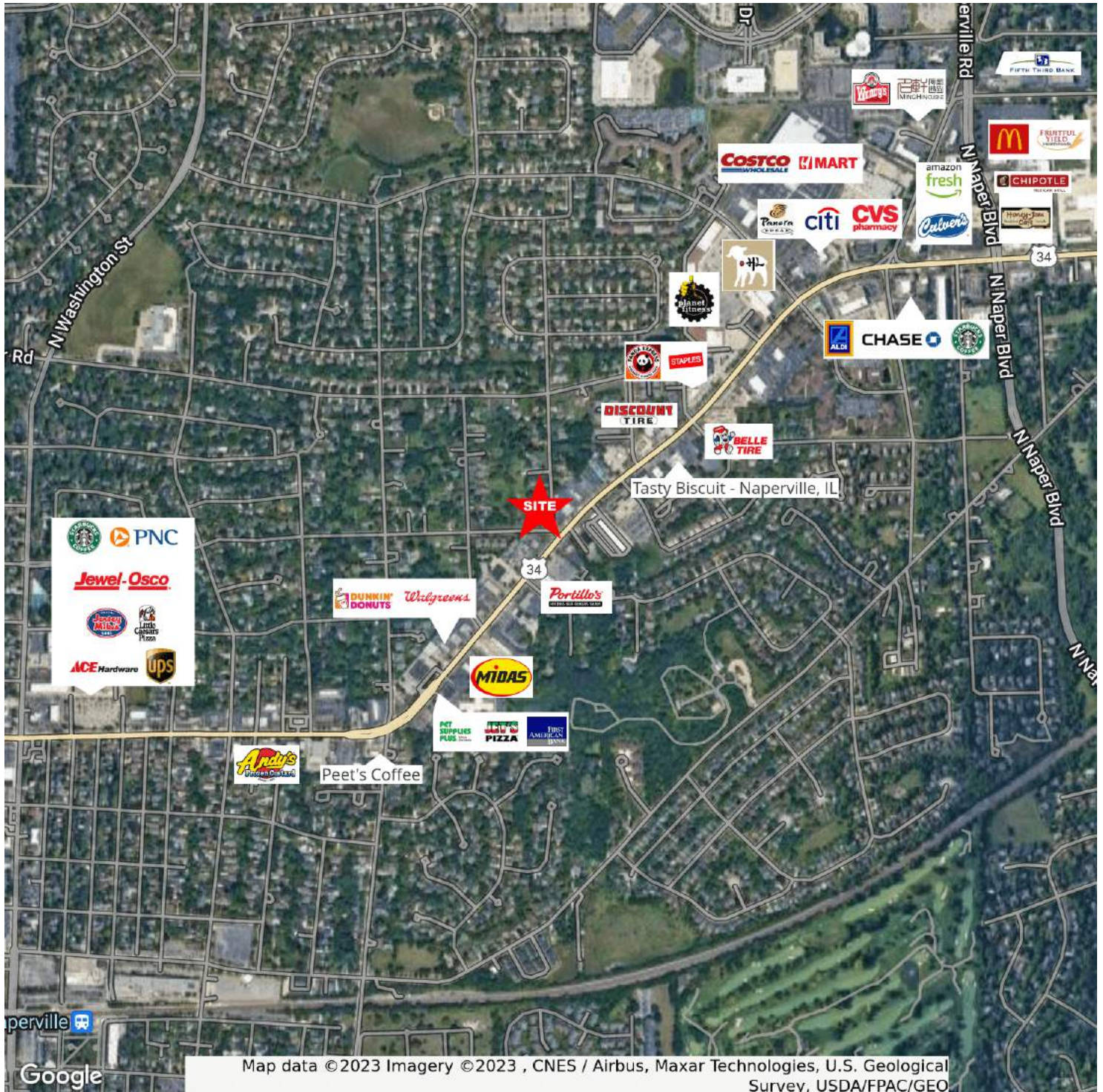
OGDEN AVENUE - RETAIL/MEDICAL/OFFICE



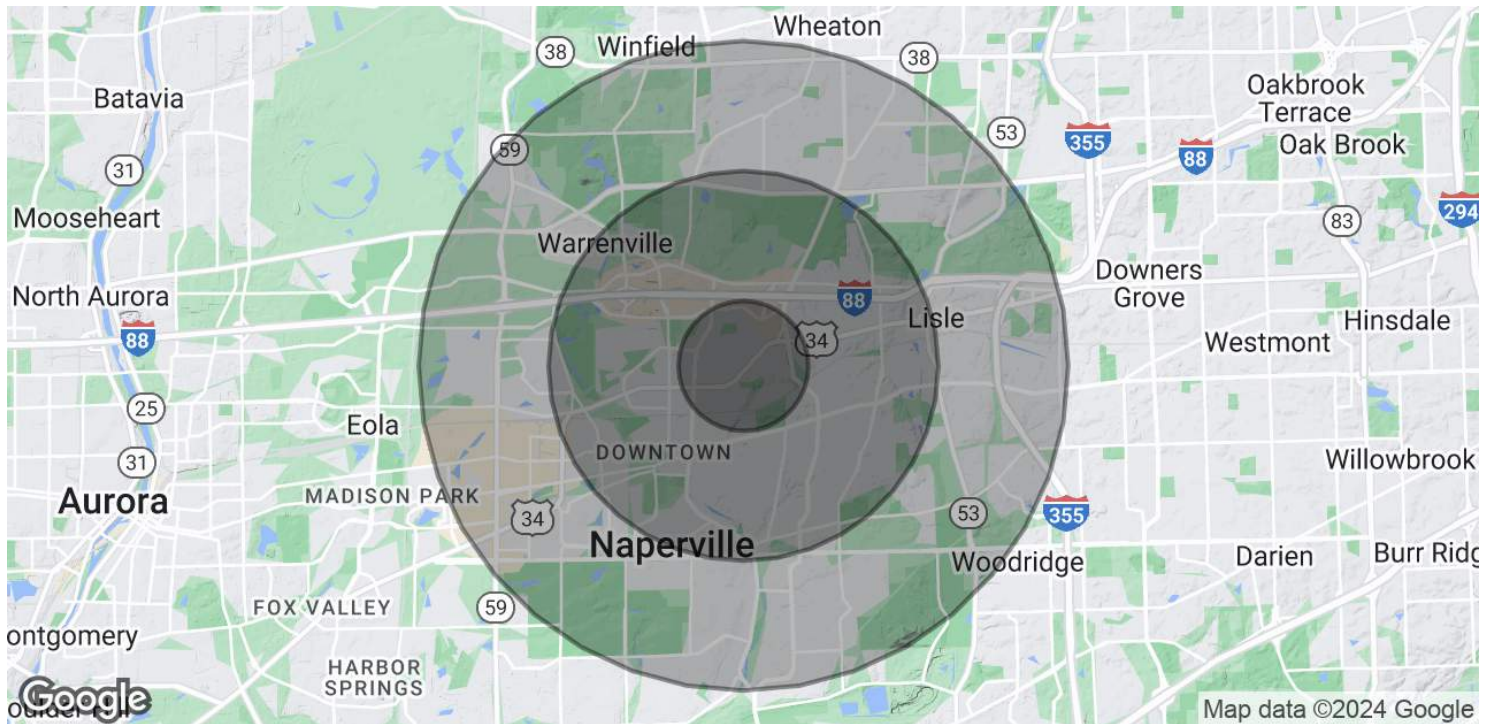
OGDEN AVENUE - RETAIL/MEDICAL/OFFICE



OGDEN AVENUE - RETAIL/MEDICAL/OFFICE



OGDEN AVENUE - RETAIL/MEDICAL/OFFICE



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,403	80,933	209,626
Average Age	38.6	40.4	40.6
Average Age (Male)	37.4	39.3	39.4
Average Age (Female)	39.3	41.5	41.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,977	33,383	86,632
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$148,809	\$135,803	\$128,312
Average House Value	\$399,758	\$389,778	\$350,249

* Demographic data derived from 2020 ACS - US Census