



W 10th Ave



Land For Sale



Ogden Ave - 37,300 vpd



Washington St - 26,900 vpd



N Main St

W 8th Ave

W 8th Ave

E 8th St

E 8th Ave

Center St

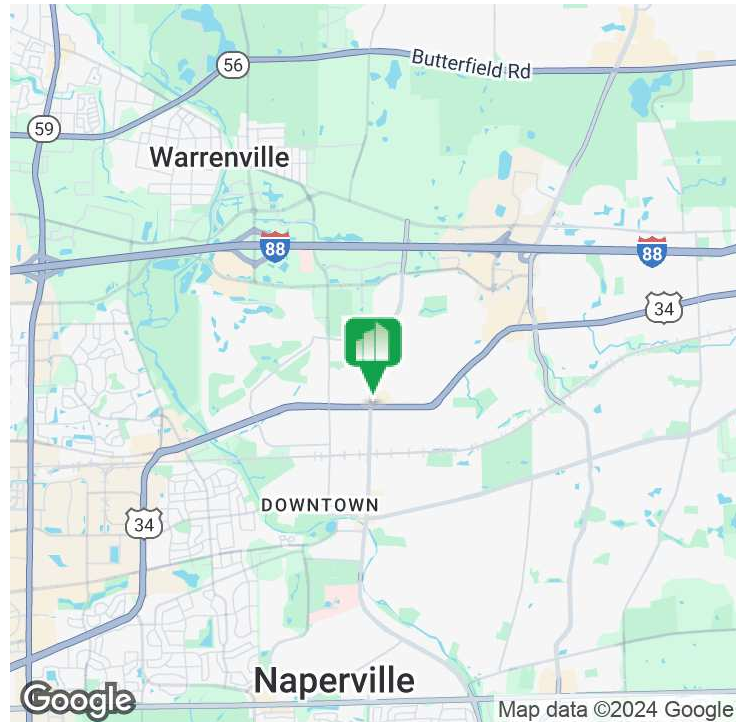
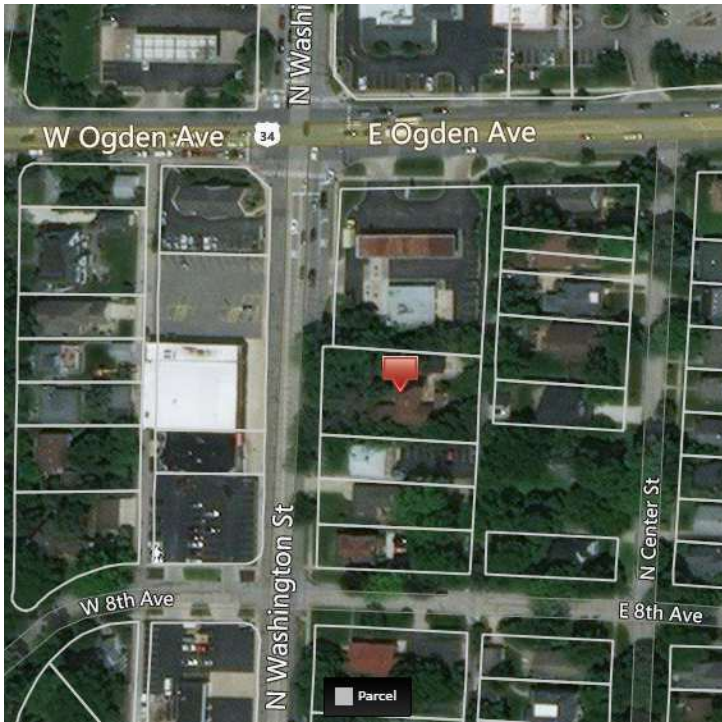
E 8th Ave



PRIME COMMERCIAL DEVELOPMENT SITE

822 N. WASHINGTON ST, NAPERVILLE, IL 60563

PRIME COMMERCIAL DEVELOPMENT SITE



OFFERING SUMMARY

Sale Price: \$625,000

Lot Size: 0.42 Acres

Price / SF: \$34.16

PROPERTY HIGHLIGHTS

- Approximately half acre site on main thoroughfare in Naperville
- 100 ft of Frontage on Washington St with 26,900 vehicles per day
- High profile location conveniently located near downtown Naperville, Metra train station, I-88 interchange and much more

LOCATION OVERVIEW

Naperville is the top suburb in the state for the 2nd consecutive year in retail and restaurant sales. Located in North Naperville the site is surrounded by shopping, dining, and entertainment as well as The Naper Settlement, Naperville Riverwalk, Centennial Beach and the DuPage Children's Museum.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,336	32,319	79,926
Total Population	13,891	84,577	206,904
Average HH Income	\$183,077	\$177,958	\$170,065

PRIME COMMERCIAL DEVELOPMENT SITE

