

WATER STREET RETAIL SPACE

120 Water St, Suite 100, Downtown Naperville



Christina Caton Kitchel
312-545-1035
Christina@CatonCommercial.com

Autumn Psaros
574-707-5434
Autumn@CatonCommercial.com



PROPERTY SUMMARY

Lease Price: Contact Broker

Available Space: 2,118 SF



HIGHLIGHTS

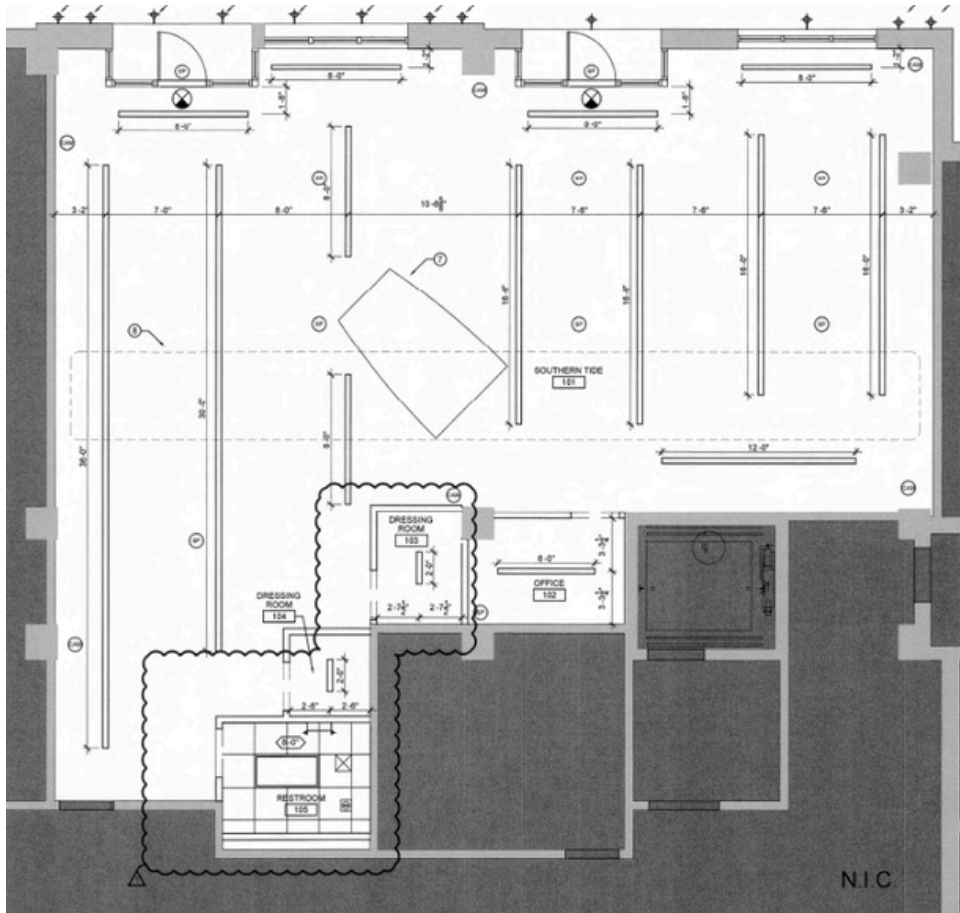
Over 54' of retail store frontage, high, open ceiling, perfect for a myriad of uses.

Located just off the corner of Main St and Water St downtown Naperville.

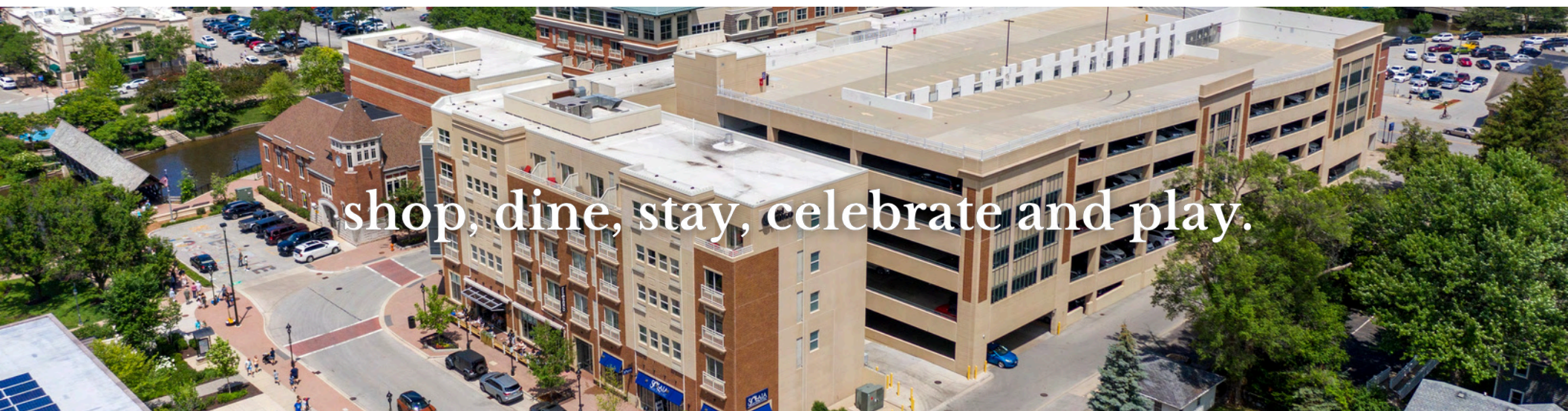
Join the shops, restaurants, spas and hotel in this riverfront mixed use development.



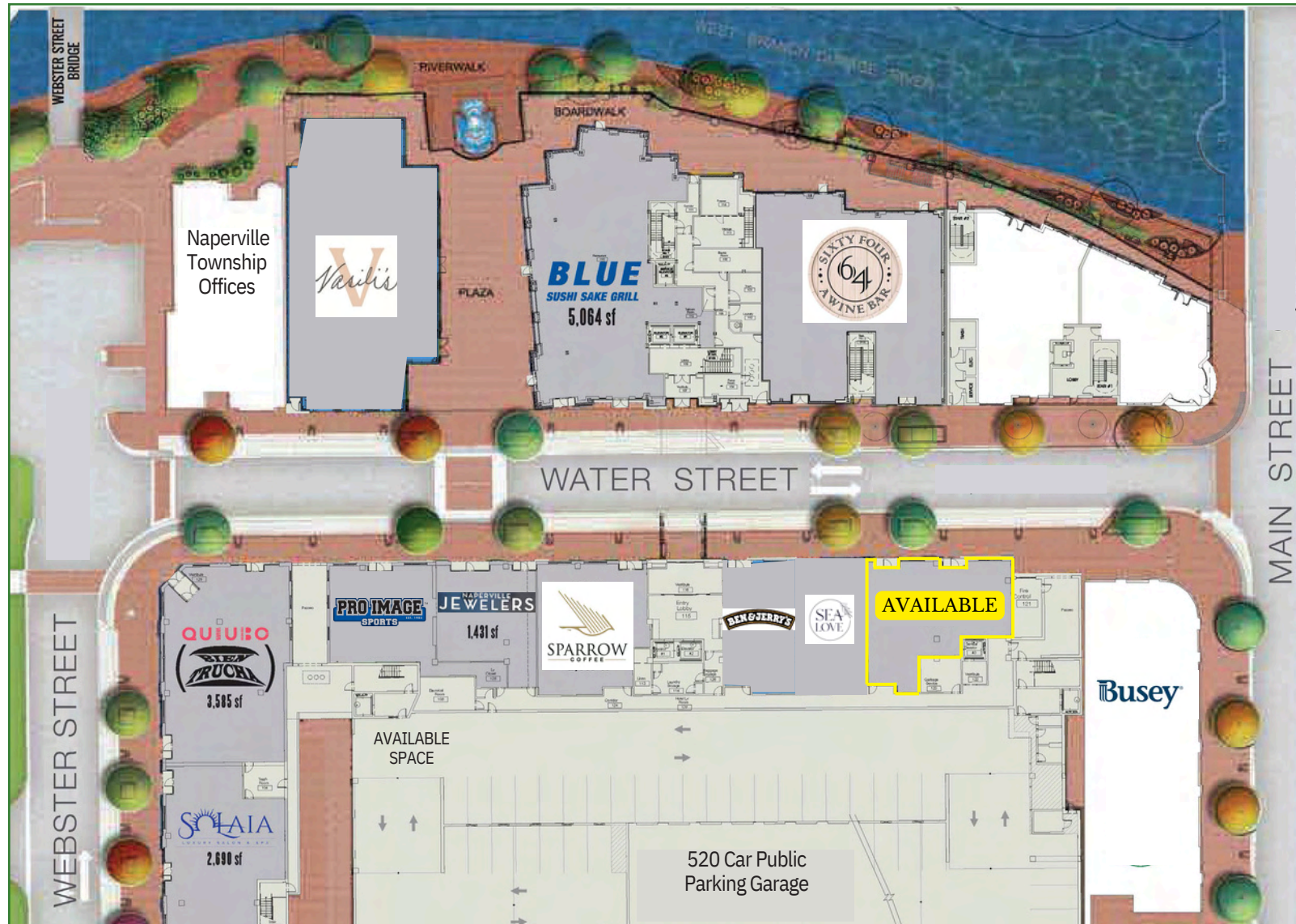
FLOOR PLAN



LOCATION OVERVIEW



SITE PLAN



DOWNTOWN NAPERVILLE RETAILERS/RESTAURANTS



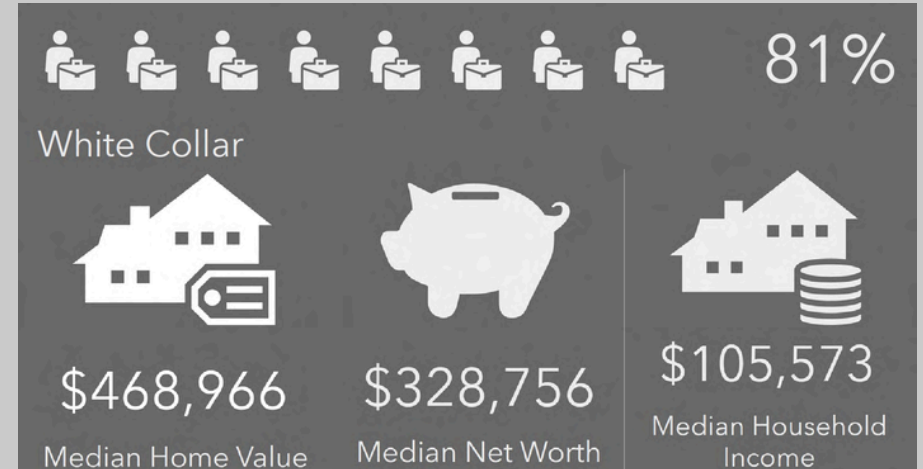
With over 100 stores, from local boutiques to national favorites, downtown Naperville is a shopper's paradise.

THE CITY OF NAPERVILLE

AN AWARD WINNING COMMUNITY

Naperville combines values and charm with the vibrancy of a modern thriving economy making it a powerhouse in the Chicago area. The City is recognized nationally and internationally; making headlines often. *Most recently but also historically and consistently, Naperville is the highest ranking suburb in retail sales in the restaurant and bar, automotive and gas, grocery and home improvement industries.

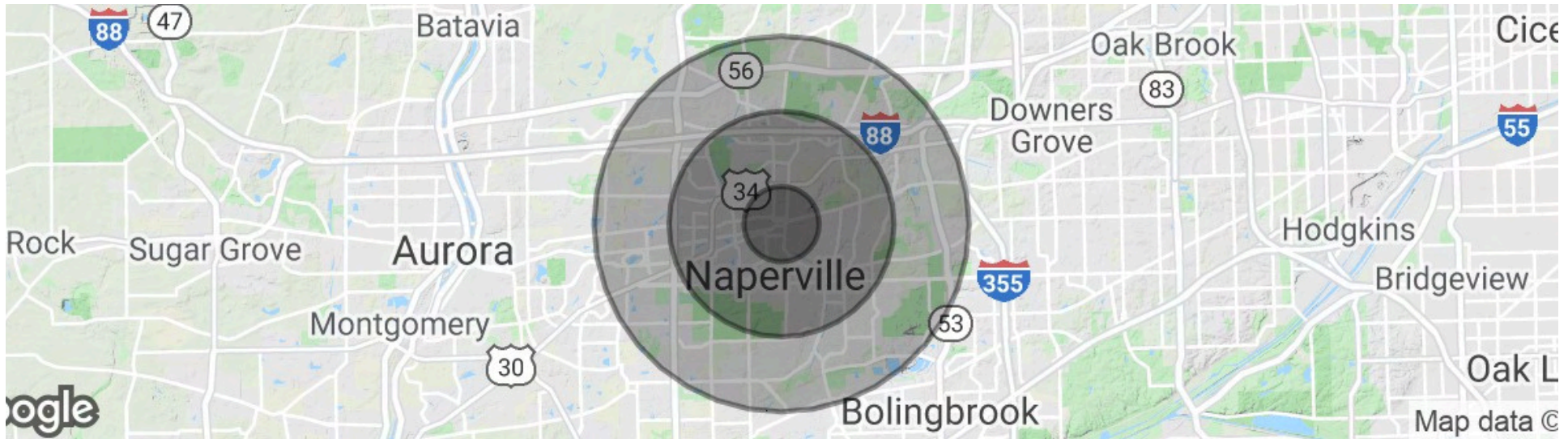
- Top IL Suburb in Retail, Restaurant Sales (2021, 2022)
- No. 1 Best Cities to Live in America (Niche, 2024)
- No. 1 Best City to Raise a Family in America (Niche, 2024)
- No. 3 Best City to Buy a House in America (Niche, 2024)
- No. 5 Best Place to Live in the U.S. (Livability, 2024)
- No. 1 Safest Cities to Raise a Child (SafeWise, 2020)
- City with Best Public Schools in America (Niche, 2024)
- 3rd Best Place in the Nation to Live if You Work from Home (Money Magazine, 2021)
- Named in “Top Earning Towns” (Money Magazine)



***Naperville reaches record \$4.6 billion in retail sales, beating out all other suburbs with the highest cumulative retail sales since 2016.**



DEMOGRAPHICS



		1 MILE	3 MILES	5 MILES
POPULATION	Total Population	12,155	91,976	219,261
	Average Age	37.7	40.6	40.2
	Average Age (Male)	37.2	37.6	36.3
	Average Age (Female)	40.2	40.3	38.2
HOUSEHOLDS	Total Households	4,328	35,007	83,792
	# of Persons per HH	2.7	2.8	2.7
	Average HH Income	\$126,014	\$131,965	\$124,376
	Average HH Value	\$560,544	\$500,000	\$569,472

CONTACTS



Christina Caton Kitchel

312-545-1035

Christina@CatonCommercial.com

Christina Caton Kitchel is the CEO of Caton Commercial Real Estate Group, with over 15 years of experience in commercial real estate, retail leasing, investment sales, and ground-up, multi-use commercial property development; including navigation of municipal approvals. Christina is actively involved in site selection, evaluation of product, and lead generation for the brokerage team. Christina is an active member of the International Council of Shopping Centers (ICSC), a Certified Commercial Investment Member (CCIM) candidate, and participates in many national industry conferences and events.

Christina served as Chair of the Board of Directors for the Naperville Area Chamber of Commerce from 2020 to 2022, and is active in NACC B2B, Naperville Development Partnership (NDP) Executive Board Member, Family Business RoundTable, Legacy Circle, and sits on the steering committee for the NACC Legislative Forum.

With her primary specialty in retail leasing and investment sales, Christina has experience in both landlord and tenant representation allowing for a deep understanding of the deal points from both sides of the table. Some of her clients include Two Bostons, Avram Builders, T2 Capital Management Group, Village of Winfield, Paramount Theater, City of Aurora, Millennium Pediatrics, Nothing Bundt Cakes, Loaves & Fishes, Molly's Cupcakes, Dunkin' Donuts, Shyft Pilates, Ben & Jerry's, Sweetwater Coffee & Tea, and Tapville Social, as well as several medical practice expansions.



Autumn Psaros

574-707-5434

Autumn@CatonCommercial.com

Autumn Psaros is an experienced commercial real estate broker with an extensive and successful history of managing relationships and executing transactions for national, regional, and local clients. After graduating from Michigan State University with a degree in Finance, Autumn Psaros worked as a securitization analyst for a financial institution in the capital equipment financing division.

Autumn is responsible for leasing, sales, and development consulting. She specializes in both Landlord/Seller and Tenant/Buyer representation, with a focus on new business development, lease negotiation, and financial analysis. She works with her clients through all facets of the lease, purchase, and disposition process from full-market analysis to negotiation and execution.

Prior to Caton Commercial, Autumn spent 13 years at CBRE. She built the dedicated agency representation team and more than tripled retail agency representation work in northern Indiana in less than two years. She was consistently in the top five producers during her tenure at CBRE South Bend. She is proficient in all facets of the lease, purchase and disposition process, from the development of merchandising plan and prospecting to lease negotiation and execution. Autumn's practical and strategic understanding and management of client assets consistently produces increases in her clients' returns and overall portfolio value.

As a member of the Caton Commercial Real Estate team, Autumn continues to utilize her 20+ years of retail leasing, disposition/acquisition and consulting experience coupled with her background in banking and finance to help clients meet and exceed their property and portfolio objectives.