



DO NOT DISTURB BUSINESS

# STAND ALONE RETAIL/OFFICE IN SOUTH NAPERVILLE

2575 PLAINFIELD-NAPERVILLE ROAD, NAPERVILLE, IL 60564

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Sale Price

**\$1,499,000**

### OFFERING SUMMARY

Building Size:	6,092 SF
Lot Size:	45,570 SF
Price / SF:	\$246.06
Zoning:	B2 PUD
Taxes (2023)	\$21,469.60

### PROPERTY HIGHLIGHTS

- Located on a major local thoroughfare in affluent area of south Naperville, surrounded by residences and popular area destinations
- Currently an active daycare with playground, this building is well suited for child-centric uses
- B-2 PUD zoning allows for many different business opportunities
- Versatile Structure easily converted for various uses
- Major recent upgrades include new roof, gutters and siding, paving of parking lot, new HVAC units, flooring, updated interior and playground
- **Active daycare on site. DO NOT DISTURB. All showings must be in the company of the listing agent when the center is not in operation.**

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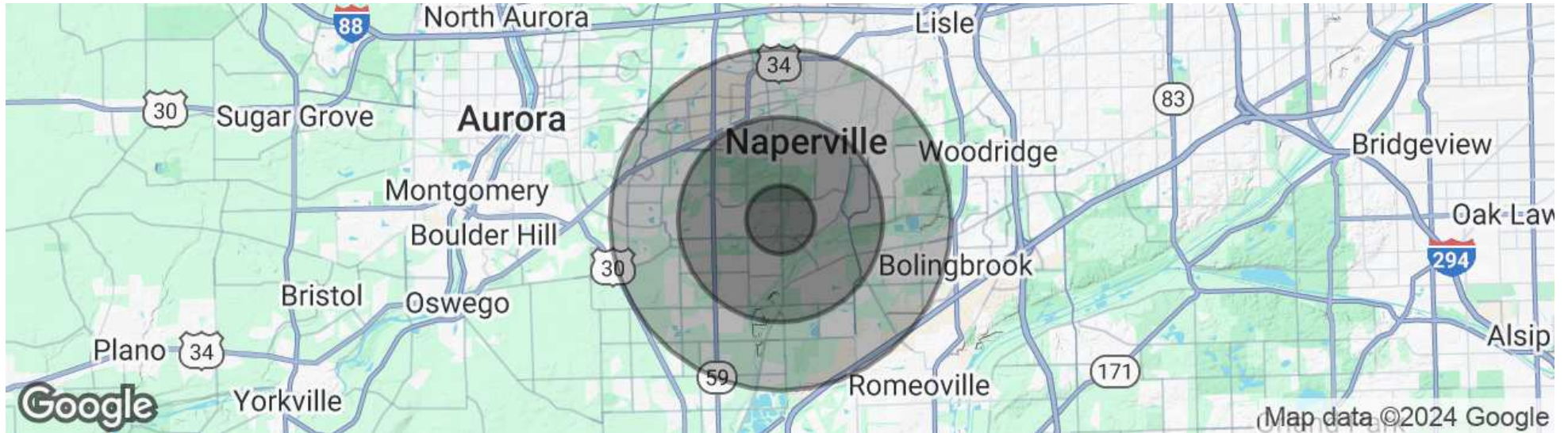
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,057	88,012	224,196
Average Age	40	40	39
Average Age (Male)	39	39	38
Average Age (Female)	40	41	39

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,479	29,913	75,885
# of Persons per HH	3.2	2.9	3
Average HH Income	\$242,664	\$207,467	\$185,721
Average House Value	\$582,751	\$517,610	\$481,617

Demographics data derived from AlphaMap