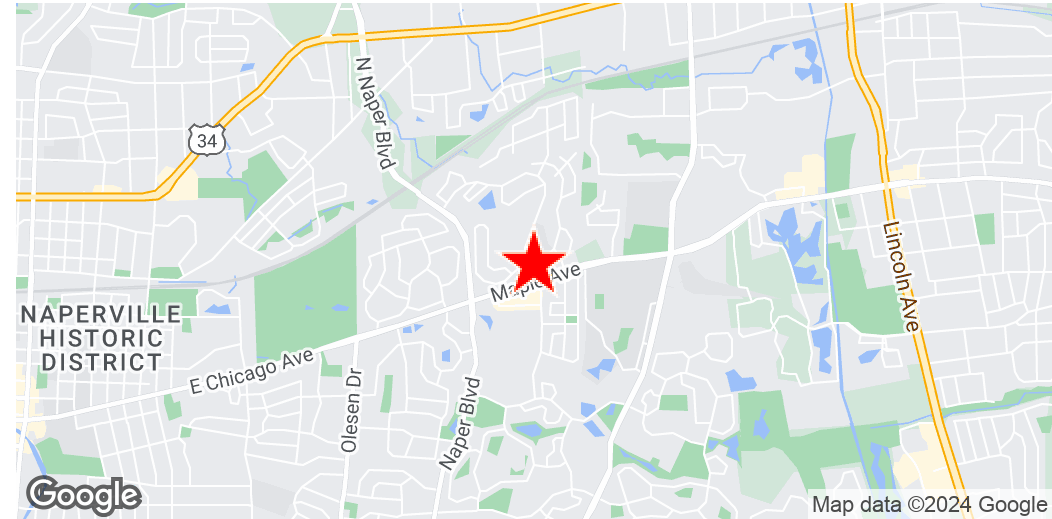


2701-2799 MAPLE AVENUE, LISLE, IL

Retail | For Lease



OFFERING SUMMARY

Lease Rate:	\$20.00-\$27.00/SF NNN
Building Size:	90,000 SF
Available SF:	800 - 8,044 SF
Parking:	410 surface spaces--4.3/1000

PROPERTY OVERVIEW

This Bustling Shopping Center in Lisle Illinois has space available immediately. Perfect for your service business, specialty retail or office location. Just minutes from Benedictine University, Benet Academy, North Central College, downtown Naperville and Morton Arboretum. A dense population of diverse and affluent people surround this center. Maple Avenue, a major east-west thoroughfare, offers a traffic count of nearly 20,000 cars per day. Lease rates \$20.00-\$27.00/per square foot NNN.

PROPERTY HIGHLIGHTS

- - Affluent, dense Lisle/Naperville demographics
- - 850 feet of frontage along busy Maple Avenue
- - Convenient access from Naper Blvd, Ogden Ave, Rte 53 and I-355



Above information is from sources believed reliable. No responsibility is taken for errors or omissions. Property is offered subject to change in status or withdrawal without notice.

CTK CHICAGO PARTNERS-CITY PROPERTIES | 1659 West Hubbard, Chicago, IL 60622 | 312.337.1010 | ctkchicagopartners.com

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2733 Maple	Available	1,600 SF	NNN	\$21 PSF	-
2735 Maple	Available	800 SF	NNN	\$22 PSF	-
2771 Maple	Available	1,200 SF	NNN	\$20 PSF	-
2745 Maple	Available	5,130 SF	NNN	\$27 PSF	-
2793 Maple	Available	8,044 SF	NNN	Negotiable	Available Fall 2024
2733-35 Maple	Available	2,400 SF	NNN	Negotiable	Potential combination of adjacent suites



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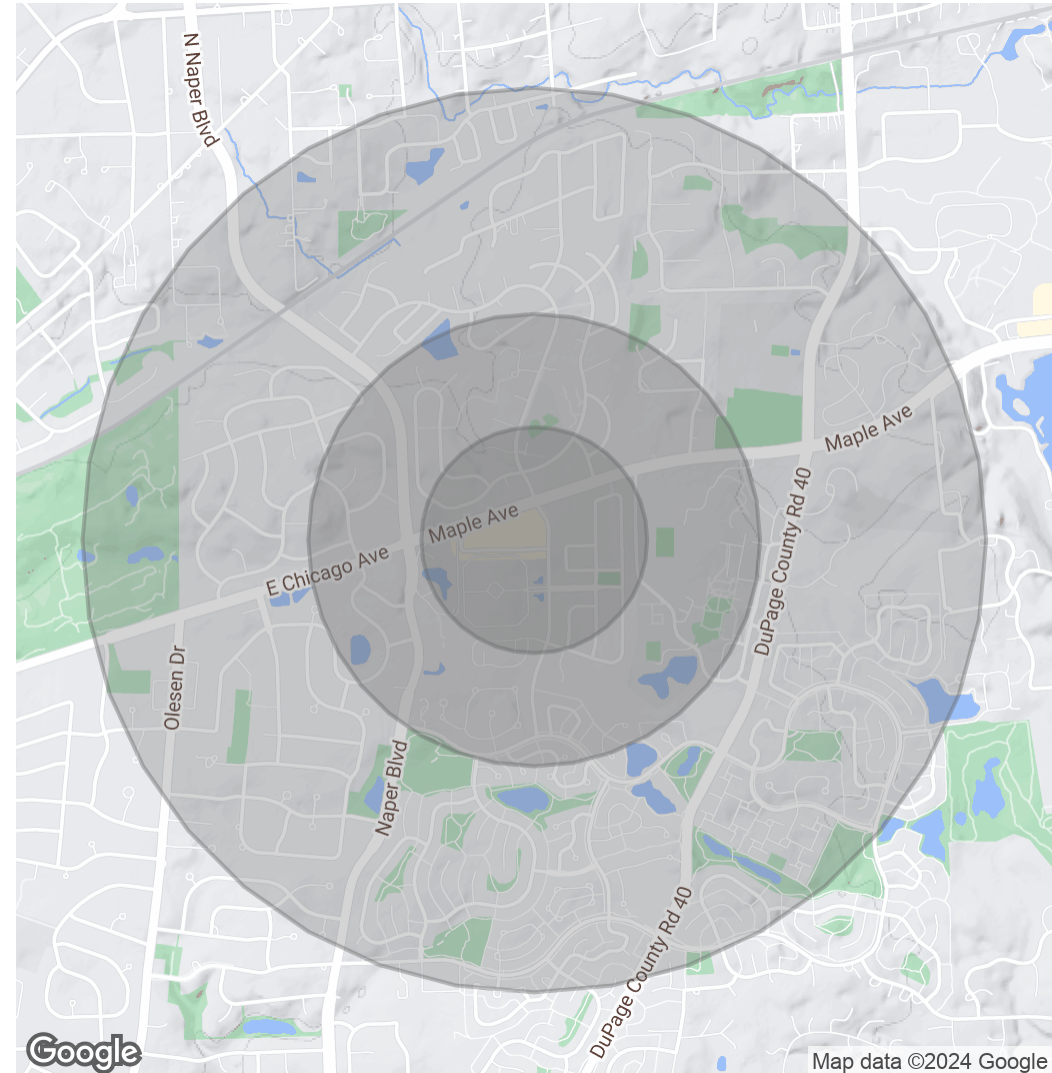
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,190	3,988	13,618
Average Age	30.1	31.5	37.7
Average Age (Male)	30.0	31.1	37.1
Average Age (Female)	30.5	32.4	38.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	589	1,710	5,374
# of Persons per HH	2.0	2.3	2.5
Average HH Income	\$108,748	\$121,483	\$141,338
Average House Value	\$264,929	\$316,262	\$359,300

2020 American Community Survey (ACS)



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