

DOWNTOWN NAPERVILLE

RARE OPPORTUNITY READY FOR TRANSFORMATION

507 S. WASHINGTON STREET, NAPERVILLE, IL 60540



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507 S. Washington St.

Shop | Dine | Work | Play

CONCEPT SIZE RANGE: 1,200 SF TO 2,100 SF

- Rare opportunity to lease with onsite parking and outdoor seating in downtown Naperville
- Free-Standing building
- Three options of building size and layout available
- Approximately half-acre lot with onsite parking
- Hard signalized corner with 166 ft of frontage on Washington St. and 127 ft. of frontage on Aurora Ave., access to both roadways
- All concepts include bonus 1,200 SF built-out basement

Located in highly desirable downtown Naperville, on two of the main thoroughfares, Washington St and Aurora Ave. Excellent visibility, easy access, and high traffic counts.

Situated in the mix of national and local tenants, amenities out your front door including Apple, Lou Malnati's, Anderson Book and Toy stores, Starbucks, MAC, Eddie Bauer, Sweet Green, Gordan Ramsay's Kitchen, Anthropologie, lululemon, Nike and more.

Downtown Naperville is nestled among numerous parks and entertainment venues, and steps from North Central College and Wentz Concert Hall, drawing hundreds of thousands of attendees and visitors each year.

TRAFFIC COUNTS:

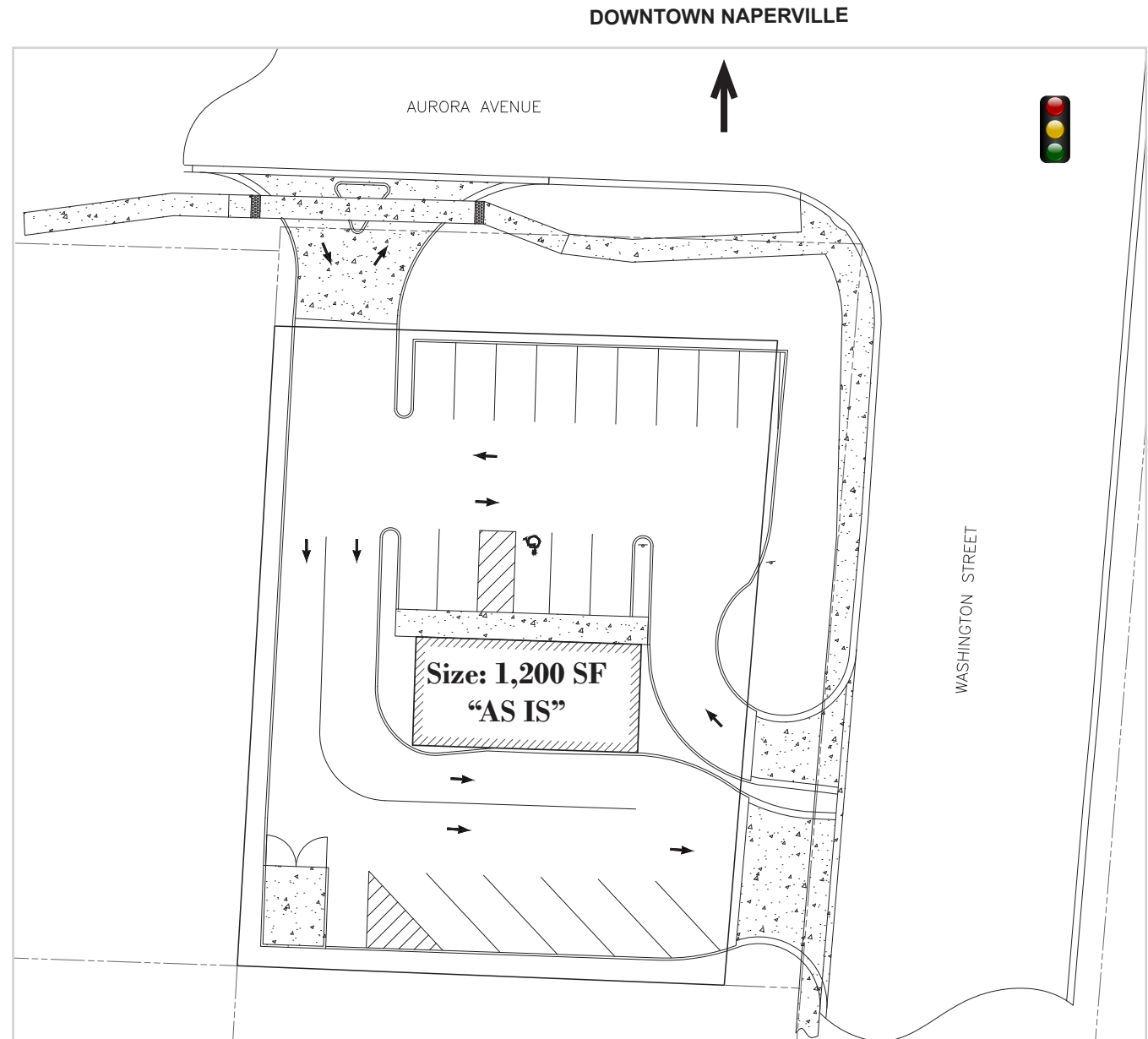
Washington St.: 16,800 vpd

Aurora Ave.: 10,150 vpd



CONCEPT 1 - EXISTING FOOTPRINT “AS-IS”

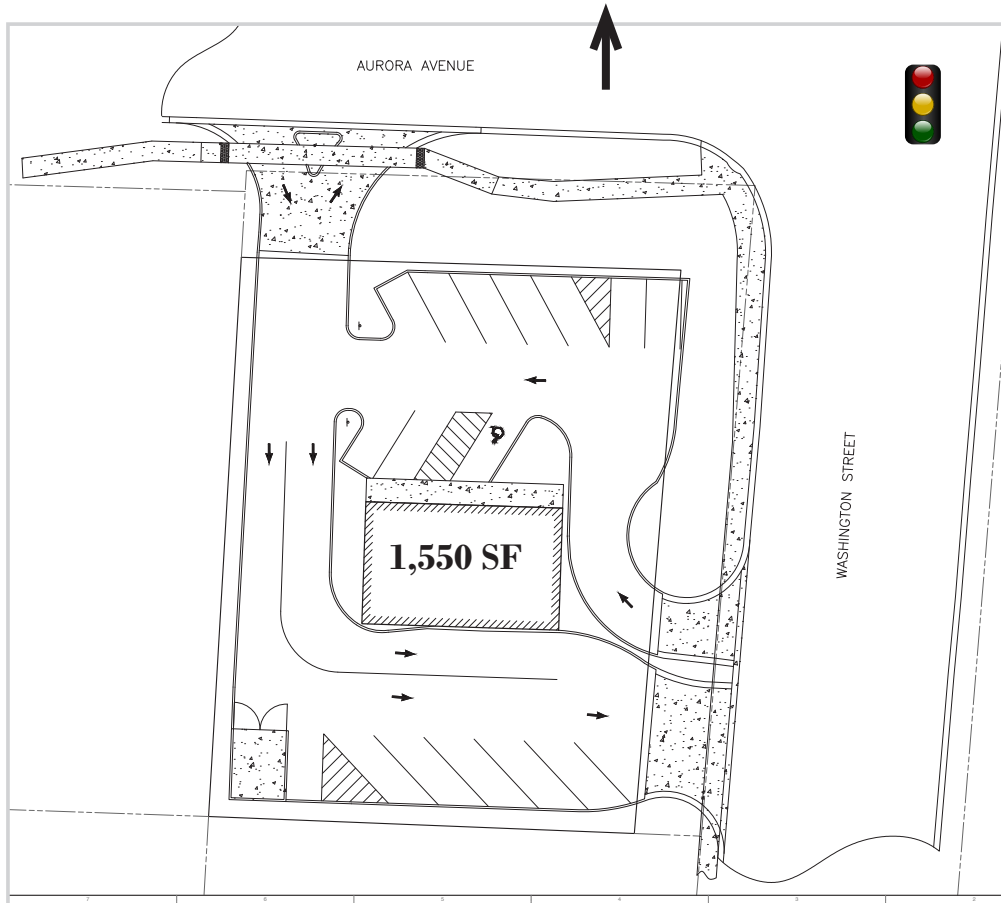
- 1,200 SF “AS-IS”
- Free-Standing building
- Parking: 16.7 spaces/1,000 SF
- Approximately half-acre lot with onsite parking
- Hard signalized corner
- 166 ft of frontage on Washington St.
- 127 ft. of frontage on Aurora Ave.
- Access to both roadways
- Bonus 1,200 SF built-out basement



CONCEPT 2 & 3

PRIME LOCATION - FOR LEASE
DOWNTOWN NAPERVILLE

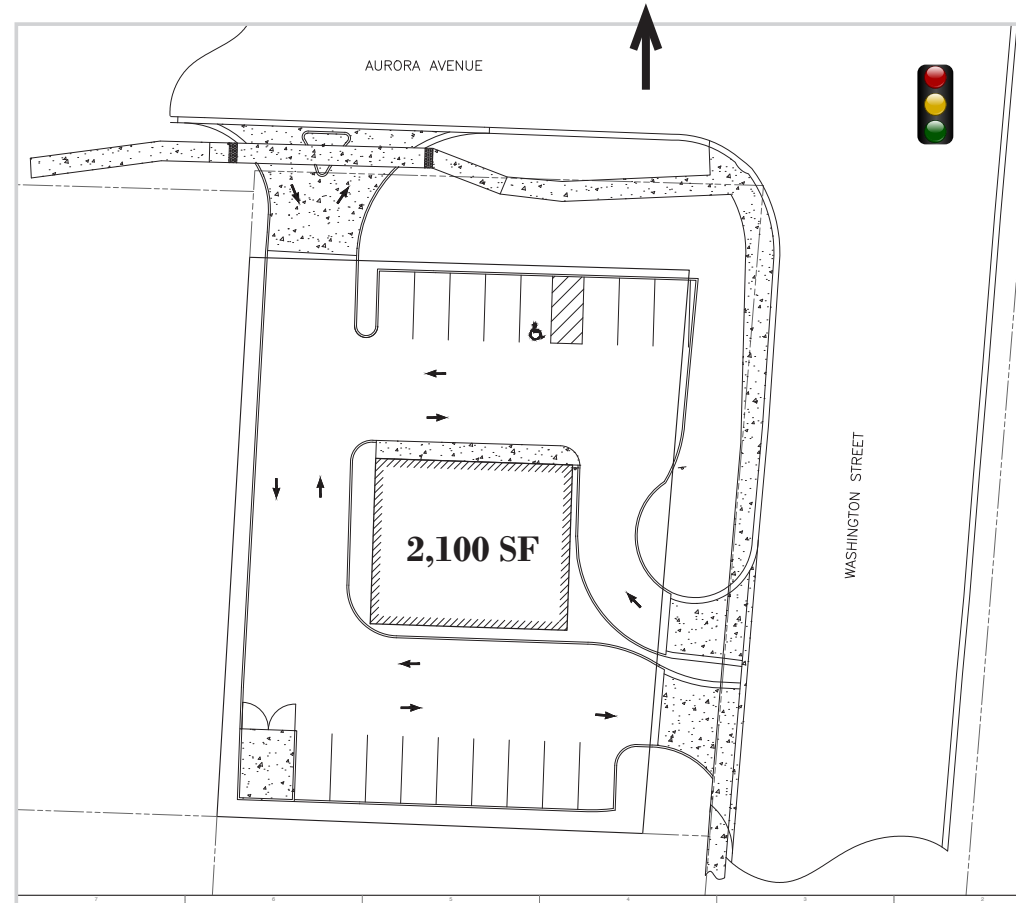
DOWNTOWN NAPERVILLE



2

- 1,550 SF; Free-Standing building
- Parking: 10.3 spaces/1,000 SF
- Approximately half-acre lot with onsite parking
- Bonus 1,200 SF built-out basement

DOWNTOWN NAPERVILLE

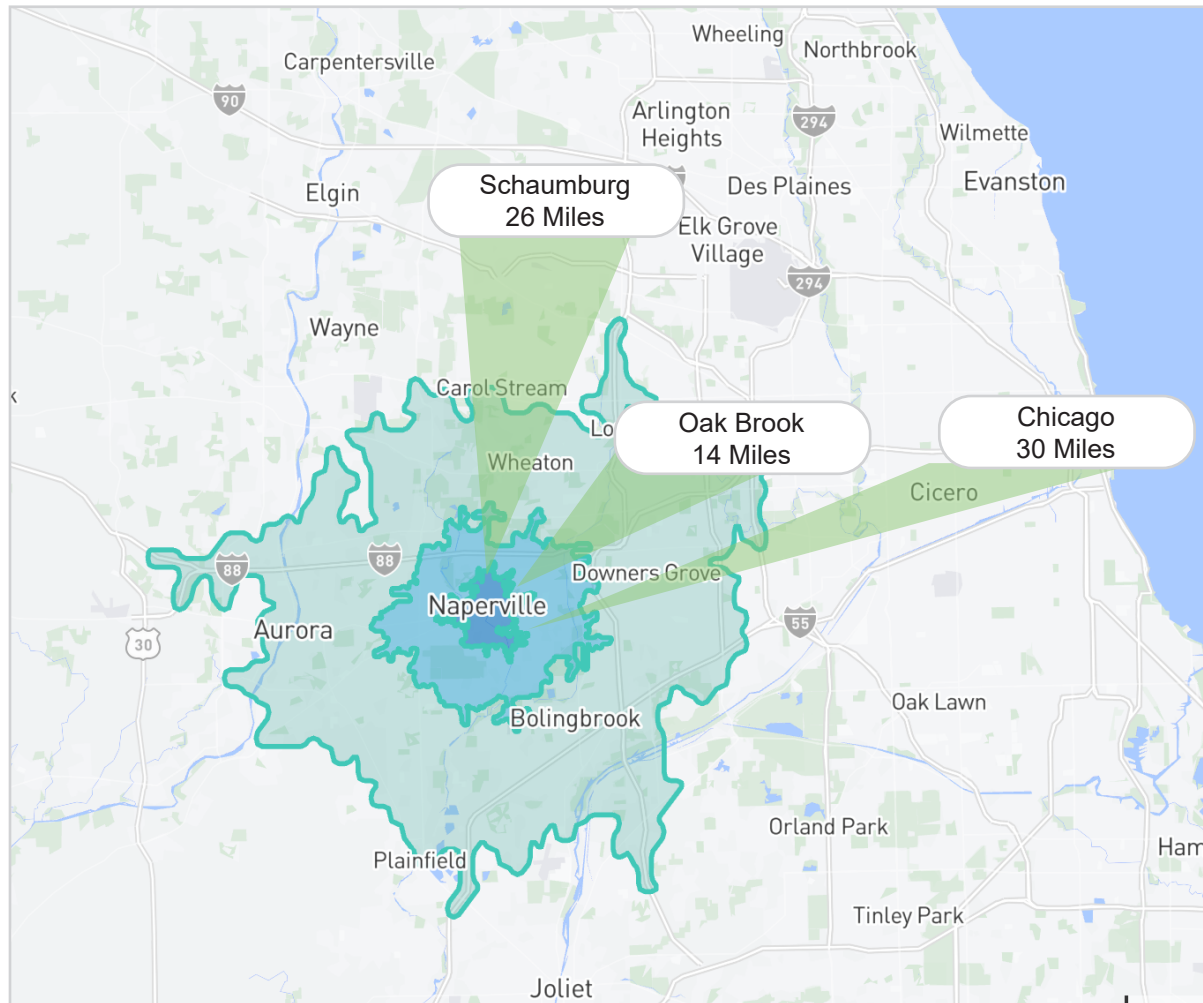


3

- 2,100 SF; Free-Standing building
- Parking: 8.1 spaces/1,000 SF
- Approximately half-acre lot with onsite parking
- Bonus 1,200 SF built-out basement



REGIONAL MAP



Drive Time

5 Miles 10 Miles 20 Miles

HIGHLIGHTS

- Centrally located in the Midwest
- Naperville is the fifth largest city in Illinois
- Adjacent to Interstate 88, easy access to Interstates 55, 355, and 290
- Chicago O'Hare International Airport (ORD), 28 miles northeast
- Chicago Midway Airport (MDW), 30 miles east
- Two Metra commuter train stations
- North Central College consistently ranks as one of "America's Best Colleges" by U. S. News and World Report
- Edward Hospital & Health Services is located in the heart of the city

DEMOGRAPHICS

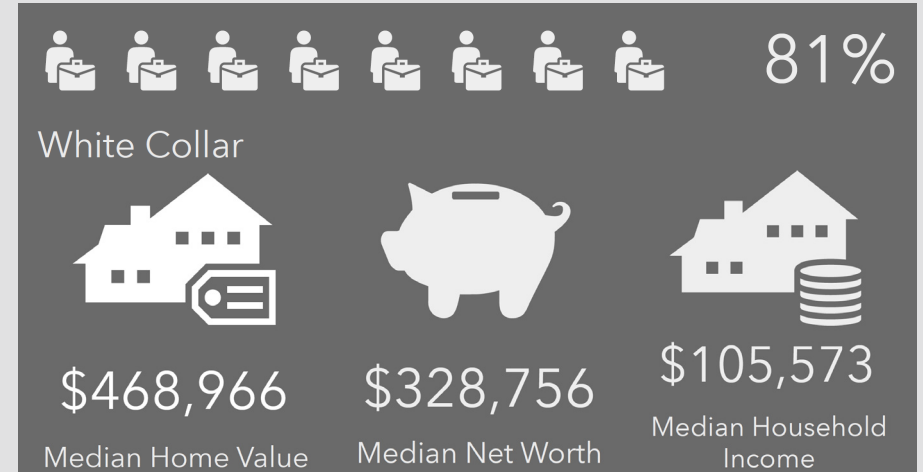
	1 MILE	3 MILES	5 MILES
Total Pop.	11,454	93,014	218,674
Average Age	37.7	40.7	39.9
Ave. HH Income	\$133,177	\$134,213	\$124,691
Ave. House Value	\$503,732	\$403,170	\$358,140

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 EVERY YEAR since 2016
- Best City to Live in America (Niche, 2024)
- Best City to Live in Illinois (24/7 Wall Street, 2018)
- Best City to Raise a Family in America (Niche, 2021)
- Cities Where Millennials are Purchasing Homes (SmartAsset's, 2019)
- One of America's "Coolest Suburbs" (Apartment Therapy, 2019)
- 3rd Best Place to Visit (Livability, 2018)
- No. 1 Safest Cities to Raise a Child (SafeWise, 2020)
- City with Best Public Schools in America (Niche, 2021)
- 3rd Best Place in the Nation to Live if You Work from Home (Money Magazine, 2021)
- Named in "Top Earning Towns" (Money Magazine)



NAPERVILLE ACHIEVES RECORD \$4.6 BILLION IN RETAIL SALES, BEATING OUT ALL OTHER SUBURBS WITH THE HIGHEST CUMULATIVE RETAIL SALES EVERY YEAR SINCE 2016.



CONTACTS



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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
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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.