



Advocate Health Care

# 15,000 SF AVAILABLE

## JOIN ADVOCATE & STARBUCKS

1528 N Aurora Avenue, Naperville, IL



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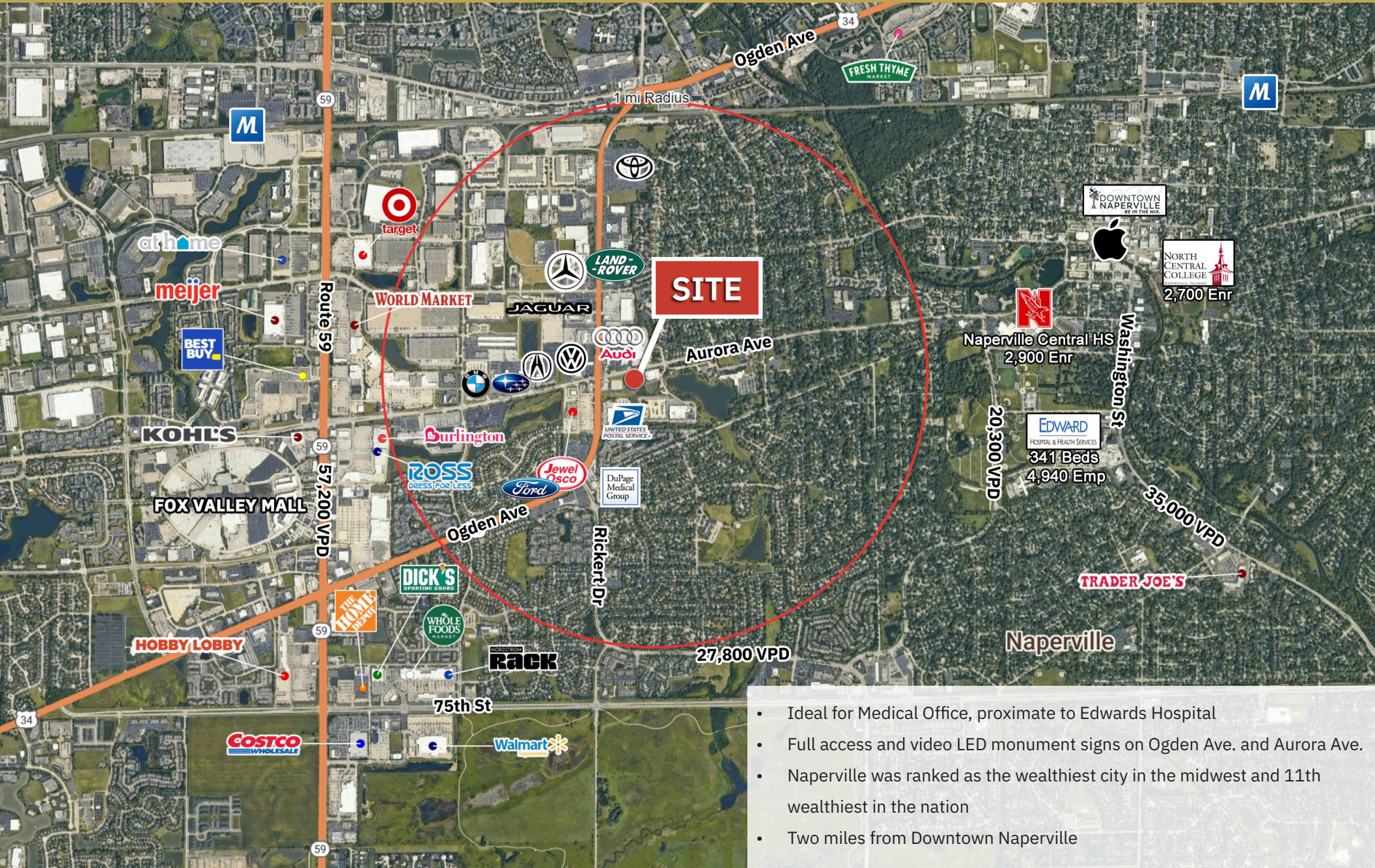
**MIKE SCHERTLER**  
312.718.2157  
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AERIAL



- Ideal for Medical Office, proximate to Edwards Hospital
- Full access and video LED monument signs on Ogden Ave. and Aurora Ave.
- Naperville was ranked as the wealthiest city in the midwest and 11th wealthiest in the nation
- Two miles from Downtown Naperville

The information provided herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. You should conduct a careful, independent investigation on the property and verify all information. Any reliance on this information is solely at your own risk.

**SITE PLAN**

**DEVELOPMENT SUMMARY**

SITE AREA: 353,088 SF (8.1 AC)  
 TOTAL BUILDING AREA: 56,658 SF  
 EXISTING: 39,448 SF  
 PROPOSED: 17,210 SF  
 MULTI TENANT A: 15,000 SF  
 RESTAURANT B: 2,210 SF  
 F.A.R.: .16

EXISTING STANDARD GROCERY OPTION  
 SUITE 1 (CLINIC/MED/DENTAL) 34,553 SF 5 SPACES/1000SF = 173 SPACES  
 SUITE 2 (CLINIC/MED/DENTAL) 4,895 SF 5 SPACES/1000SF = 25 SPACES  
 TOTAL GLA 39,448 SF 198 SPACES

MULTI TENANT A  
 RETAIL (TYP OFFICE: 3.33 SPACES/1000SF) 15,000 SF 4 SPACES/1000SF = 60 SPACES  
 RESTAURANT B RESTAURANT 2,210 SF 10 SPACES/1000SF = 23 SPACES

PARKING REQUIRED: 281 SPACES  
 PARKING PROVIDED: 287 SPACES



**SITE PLAN OPTION B.1**  
 SCALE: 1" = 100'



**OKW ARCHITECTS**  
 600 W. Jackson, Suite 250  
 Chicago, IL 60661



**NAPERVILLE**  
**SITE PLANNING**  
 1508 AURORA AVE, NAPERVILLE IL

September 21, 2021 Project #: 21098

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**FLOOR PLAN**



DEMOGRAPHICS		
<b>TOTAL POPULATION</b>	1 MILE	11,231
	2 MILE	41,312
	3 MILE	88,984
<b>DAYTIME POPULATION</b>	1 MILE	5,573
	2 MILE	50,885
	3 MILE	84,664
<b>AVERAGE HH INCOME</b>	1 MILE	\$141,177
	2 MILE	\$131,480
	3 MILE	\$141,775

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