

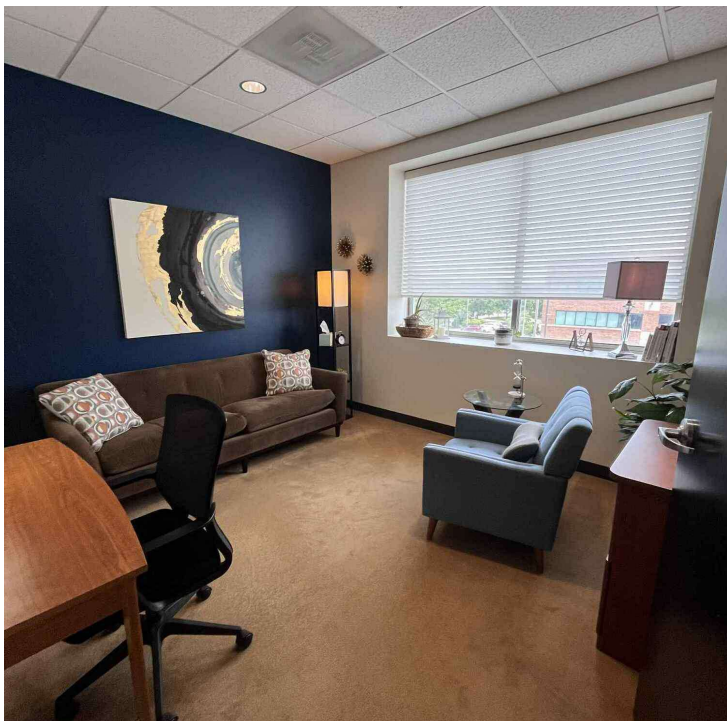
Office Condo For Sale



NAPERVILLE NEUQUA PROFESSIONAL OFFICE CONDO

2272 95TH STREET, SUITE 305, NAPERVILLE, IL 60564

NAPERVILLE NEUQUA PROFESSIONAL OFFICE CONDO



OFFERING SUMMARY

Sale Price: \$450,000

Available SF: 2,000 SF

Zoning: OCI

PROPERTY OVERVIEW

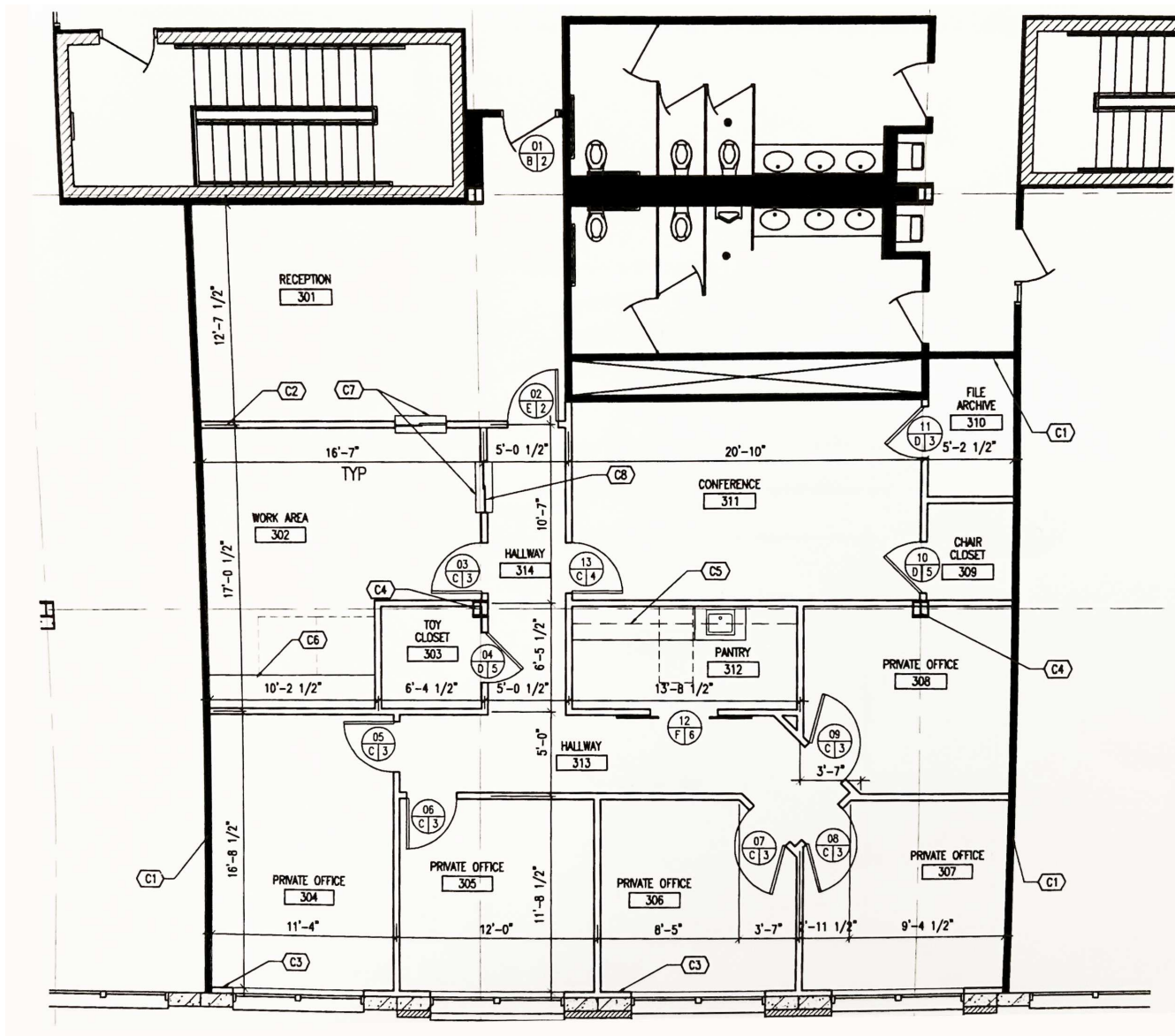
Freshly renovated professional suite featuring new flooring and paint. This move-in-ready space offers:

- Five private offices (4-with large windows)
- Spacious conference room
- Dedicated work station area
- Welcoming reception area
- Kitchenette
- Elevator access
- Shared restrooms

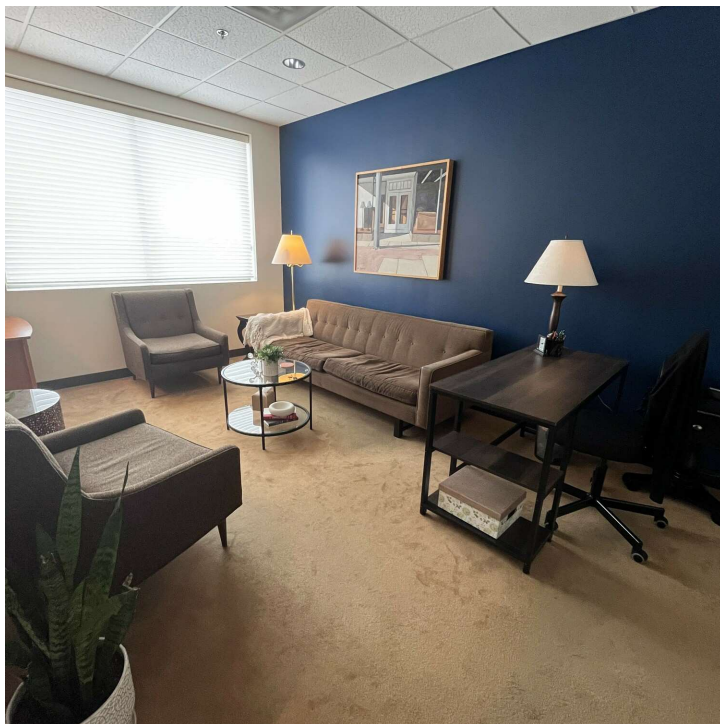
Located in the Neuqua Professional Building with excellent visibility and accessibility, this suite is ideal for a variety of office or medical users seeking a high-traffic, well-connected Naperville location.

PROPERTY HIGHLIGHTS

- Easy access and excellent visibility from Route 59 and 95th Street
- 1 mile from Naperville Crossings
- .7 miles from the Naperville Public Library (95th Street Branch)
- 6.6 miles from downtown Naperville
- Surrounded by a variety of retailers, restaurants, and professional services



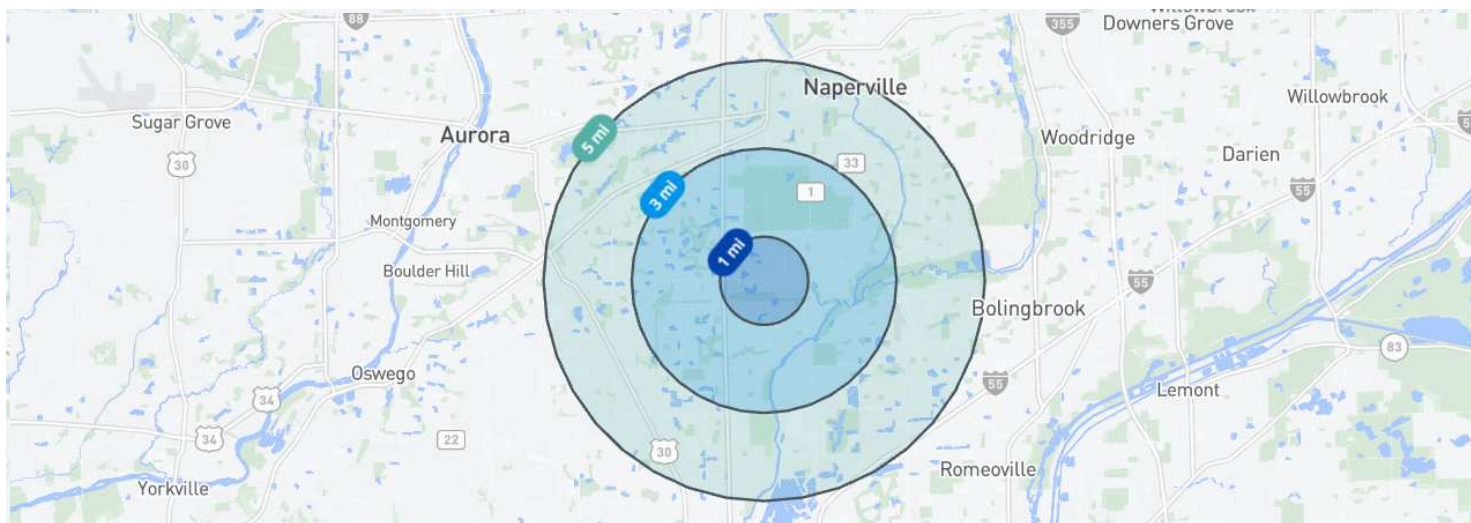
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NEARBY RETAILERS



DEMOGRAPHICS



1 mile



\$161,239

Median Household
Income



\$67,116

Per Capita
Income



\$1,001,283

Median Net
Worth



Median Age



12,204

Population



4,230

Households



\$122,496

Median Disposable
Income

3 miles



\$162,771

Median Household
Income



\$68,124

Per Capita
Income



\$1,037,376

Median Net
Worth



Median Age



81,558

Population



27,271

Households



\$124,183

Median Disposable
Income

5 miles



\$142,090

Median Household
Income



\$62,362

Per Capita
Income



\$718,449

Median Net
Worth



Median Age



223,198

Population



77,196

Households



\$110,007

Median Disposable
Income