



PROMINENT NAPERVILLE BUILDING FOR SALE

**3-Story
Mixed-Use
Building**



235-239 S. Washington St. | Naperville, IL

FOR SALE

A STORIED LANDMARK IN THE HEART OF NAPERVILLE

Situated at the corner of Washington and Jackson, 235–239 S. Washington Street, the Beidelman Building stands as a living monument to Naperville's commercial and architectural heritage. This striking three-story structure was built in 1928. Several points of entry to building from both Washington, Jackson and back of building. High ceilings, wood floors, elevator and full basement (not included in square footage).



PROPERTY OVERVIEW

Address	235-239 S. Washington St. Naperville, IL
Building Size	17,750 SF
Land Size	.15 acres
Current Use	Retail
PIN	07-13-430-031
Taxes	\$98,165/yr. (\$5.53/SF)
Zoning	B-4
Sale Price	\$3,700,000



GATEWAY TO NAPERVILLE

Commanding one of the most visible corners in the city, the Beidelman Building stands as one of the most prominent landmarks you see when entering Downtown Naperville. 235-239 S Washington offers a rare opportunity to acquire an existing 3-story, well-known property in the affluent and sought-after western Chicago suburb of Naperville. The property is poised for renovation and holds significant value-add upside. It is being offered to qualified buyers and developers only and offers the ability to obtain fee simple interest in an unparalleled asset.

- » Immediate area tenants include Barnes & Noble, The George and Sullivan's Steakhouse
- » Surrounded by Destination Retail & Dining
- » Located amid Naperville's high-end retail corridor, with national and boutique brands drawing strong year-round foot traffic.
- » Income from Standards Goods lease.
- » Roof replaced June 2022



BUILDING FEATURES

- » 6,600 SF - First Floor
- » 6,400 SF - Second Floor
- » 4,750 SF - Third Floor
- » **17,750 SF - TOTAL**
- » Elevator in place
- » Multiple bathrooms

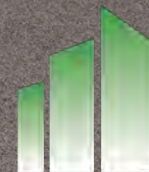
- » **Premier Corner Presence** — Exceptional visibility at the high-traffic intersection of Washington Street and Jackson Avenue (**28,899 vpd**), steps from the Riverwalk and Naperville's vibrant retail core - **Walk Score of 97**
- » **Three Distinct Levels of Opportunity** — Flexible three-story layout ideal for retail, office, or mixed-use concepts with income potential across multiple floors.
- » **Surrounded by Top National & Local Tenants** — Neighboring national brands include Sephora, Anthropologie, Apple, Nike, Lululemon, Aerie, Birkenstock, Athleta, Alo Yoga and more.
- » **Proximity to Major Attractions** — Steps from the Naperville Riverwalk, Main Street Promenade, Central Park, and municipal parking decks.

INCOME OPPORTUNITY

- » Standard Goods occupies 1,925 SF of the first floor, providing supplemental lease income—ideal for owner-users seeking revenue stability.



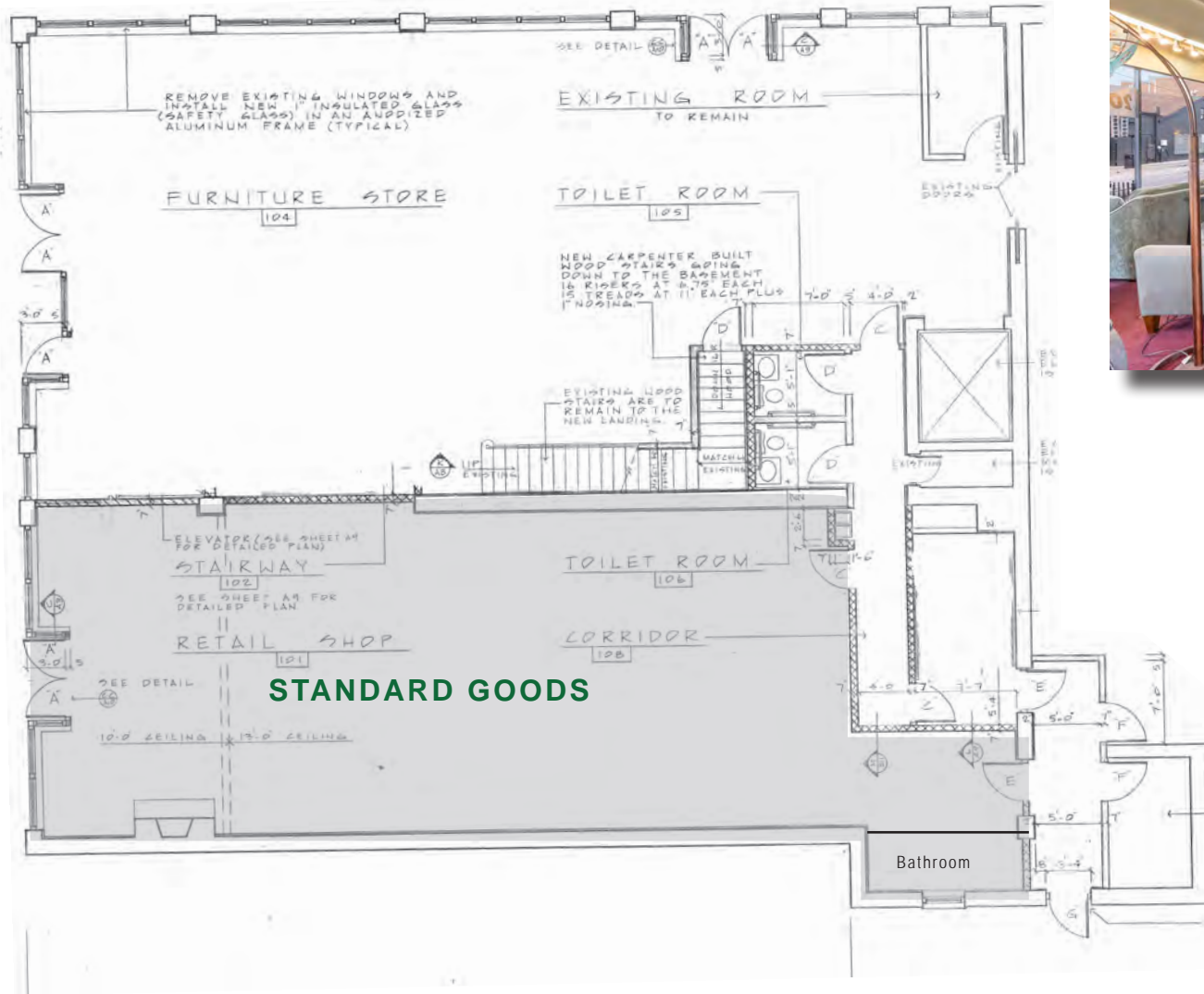
SECOND FLOOR



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FLOOR PLANS

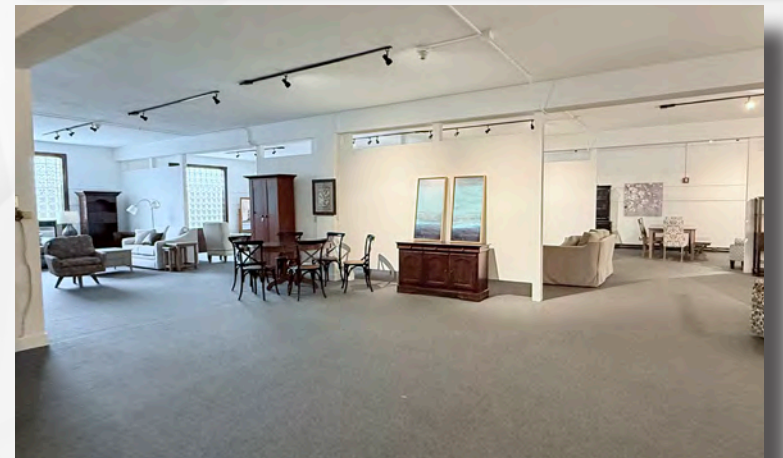
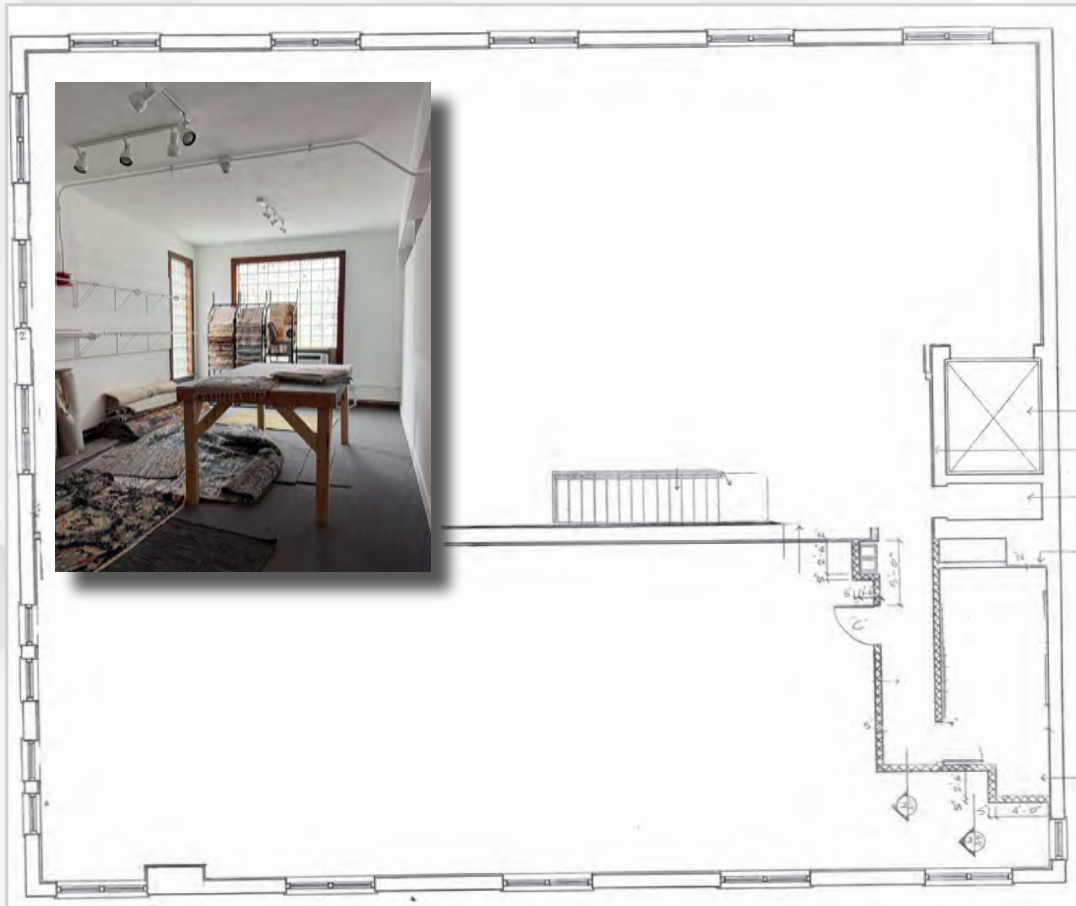
FIRST FLOOR - 6,600 SF



(STANDARD GOODS)

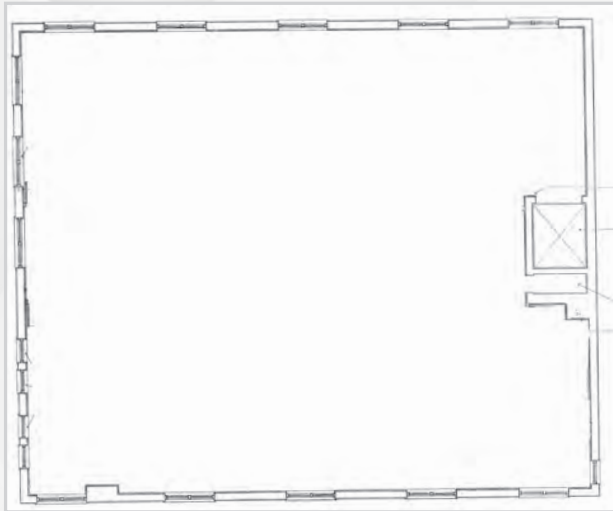
FLOOR PLANS

SECOND FLOOR - 6,400 SF



FLOOR PLANS

THIRD FLOOR - 4,750 SF



DOWNTOWN NAPERVILLE

Over 100 stores and 70 restaurants, from local boutiques and eateries to national favorites downtown Naperville is a shopper's paradise and dining destination.

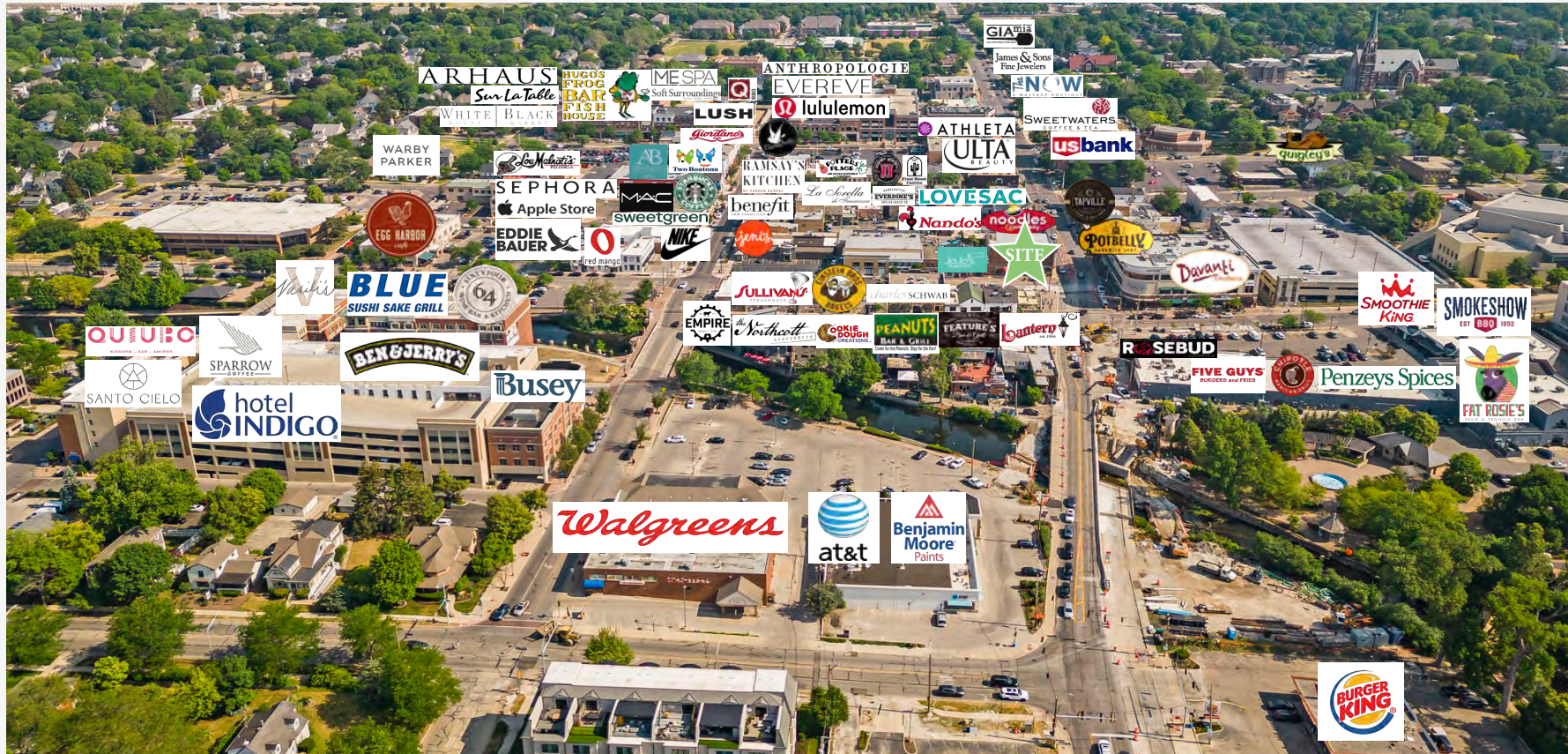


Apple Store



ATHLETA

ANTHROPOLOGIE



sweetgreen



DOWNTOWN PARKING

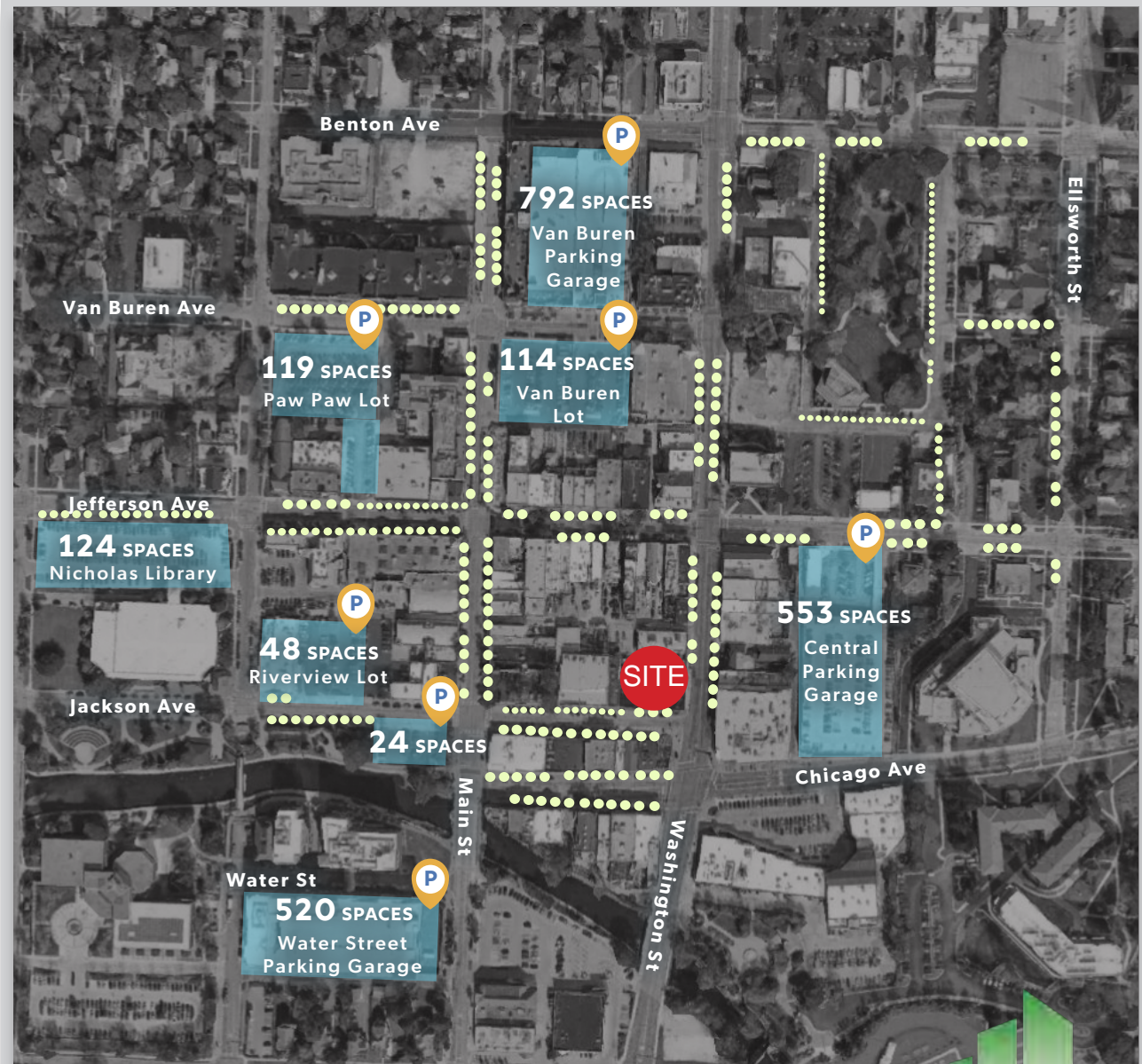
Iconic Naperville Building | For Sale

Multiple parking garages and lots offer approximately 4,000 free parking spaces within a five block radius for employees and customers.

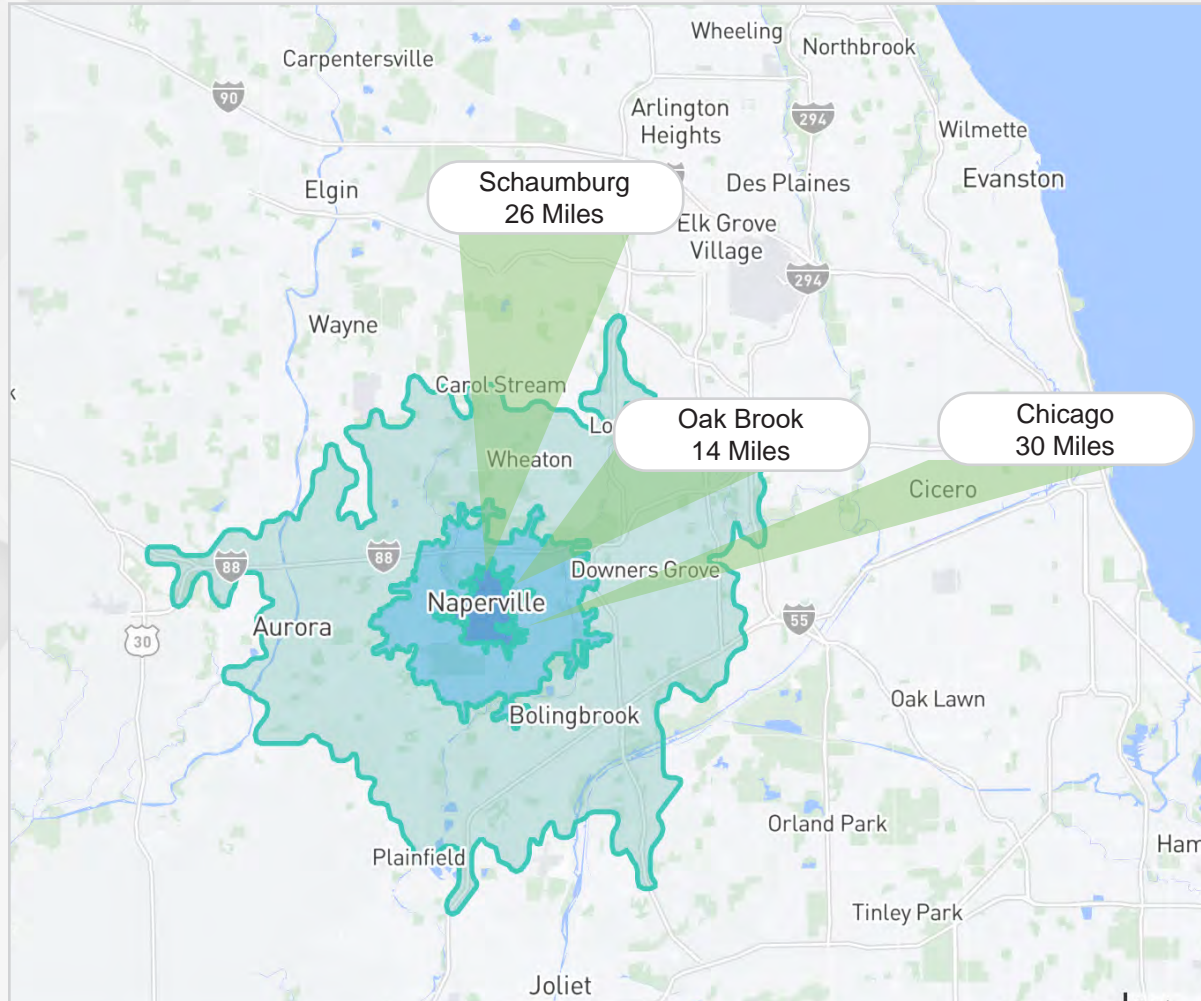
Parking

 Street Parking Space

 Parking Lot/Garage



REGIONAL MAP



Drive Time

5 Miles 10 Miles 20 Miles

HIGHLIGHTS

- Traffic count of 28,899 vpd on Washington Street
- Walk Score of 97
- 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



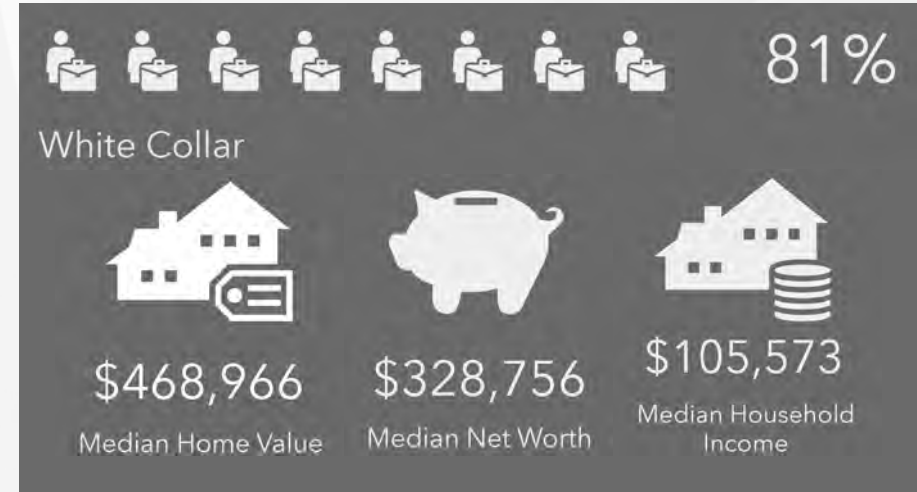
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BUILDING FEATURES

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.



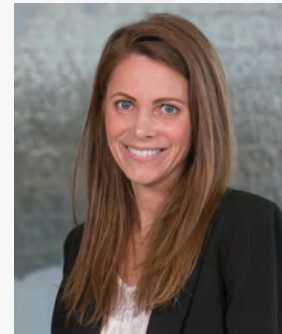
CONTACTS



Christina Caton Kitchel
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Christina@CatonCommercial.com

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.

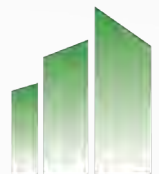
Christina served as Chair of the Board of Directors for the Naperville Area Chamber of Commerce from 2020 to 2022, and is active in NACC B2B, NACC Political Action Committee, Family Business RoundTable, Legacy Circle, and sits on the steering committee for the NACC Legislative Forum.



Autumn Psaros
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Autumn Psaros is a Senior Vice President at Caton Commercial, with an extensive and successful history of managing relationships and executing transactions for national, regional, and local clients. Autumn has worked as a securitization analyst for a financial institution within the capital equipment financing division.

Autumn specializes in tenant and landlord representation, with a focus on new business development, lease negotiation, and financial analysis. Autumn has a successful history of managing client relationships and executing real estate transactions. She works with her clients through all facets of the lease, purchase, and disposition process from full-market analysis, to negotiation and execution.



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