

DOWNTOWN NAPERVILLE RESTAURANT - BUILDING FOR SALE -

20 W. CHICAGO AVE., NAPERVILLE, IL 60540



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Downtown Naperville Restaurant *Building For Sale*

SALE PRICE: \$3,500,000
BUILDING SIZE: +/- 4,200 SF
LOT SIZE: .09 AC
TAXES (2023): \$32,723.88

Sought-after location on Chicago Avenue, inline with established eateries and nightlife, along the DuPage River in downtown Naperville.

The famed Naperville Riverwalk is located nearby along with a plethora of national retailers and restaurants including Ramsay's Kitchen, Hugo's Frog Bar, Nike, Lush, and the Apple Store to highlight a few.

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.

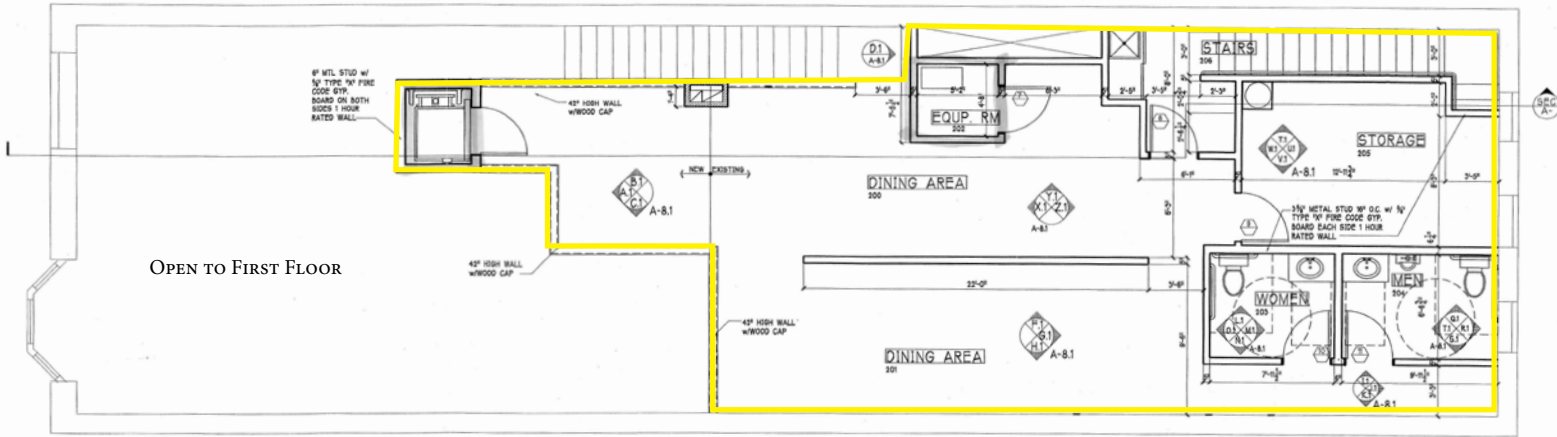
- Two story outdoor patio on the DuPage River
- Black iron, walk-in coolers and kitchen plumbing in place
- Mezzanine seating overlooking 2-story main floor entry

WALK SCORE: 94 of 100

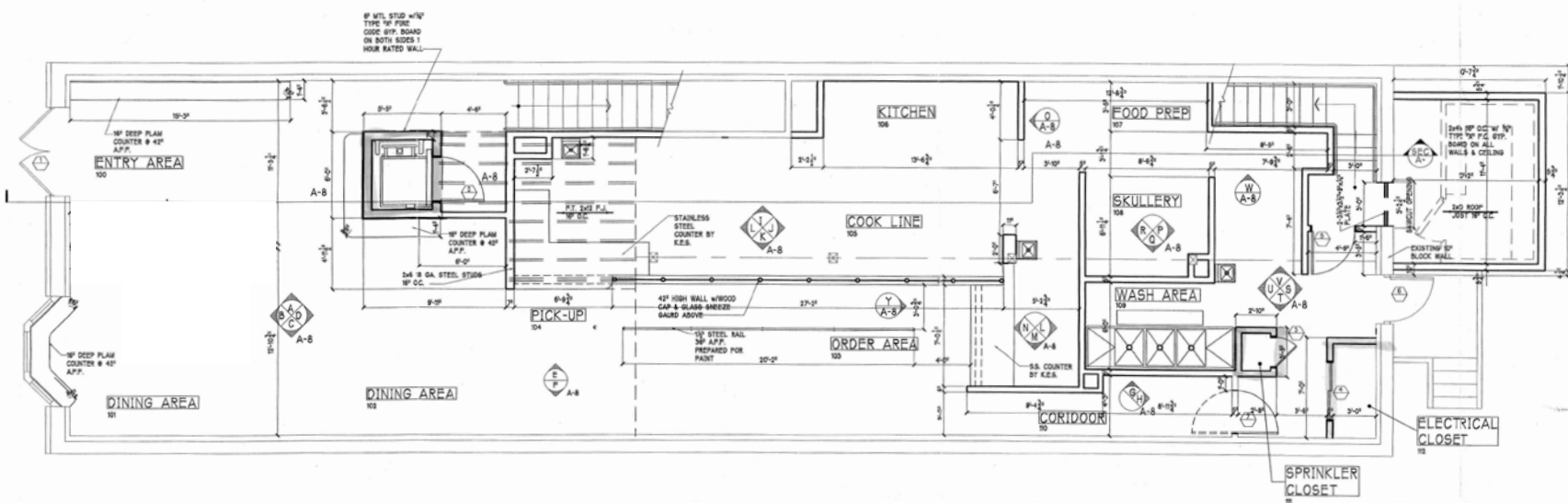
PARKING: 4,000 FREE SPACES (WITHIN 5 BLOCK RADIUS)







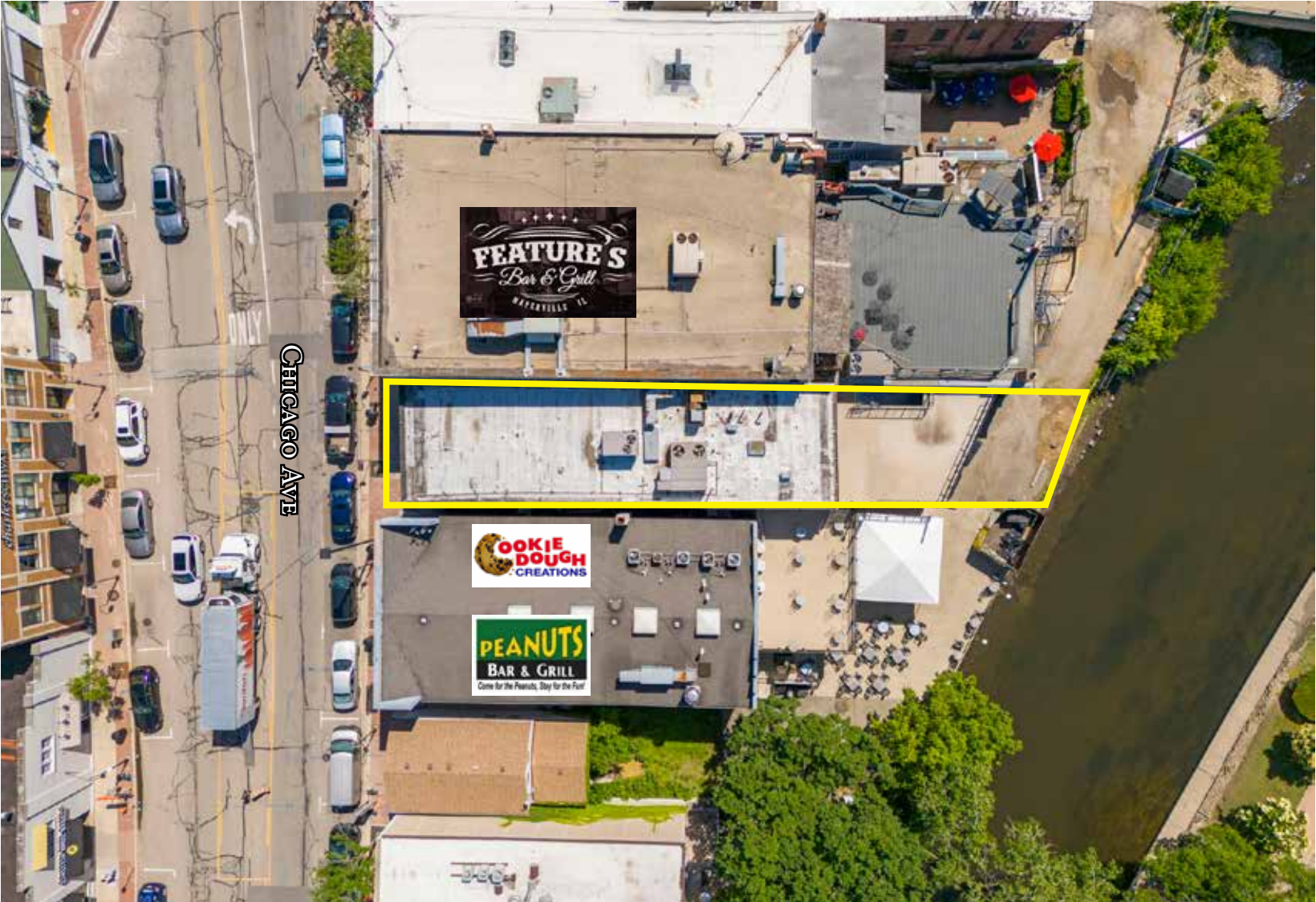
SECOND FLOOR PLAN



FIRST FLOOR PLAN

CHICAGO AVE

DOWNTOWN NAPERVILLE RESTAURANT
BUILDING FOR SALE



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.

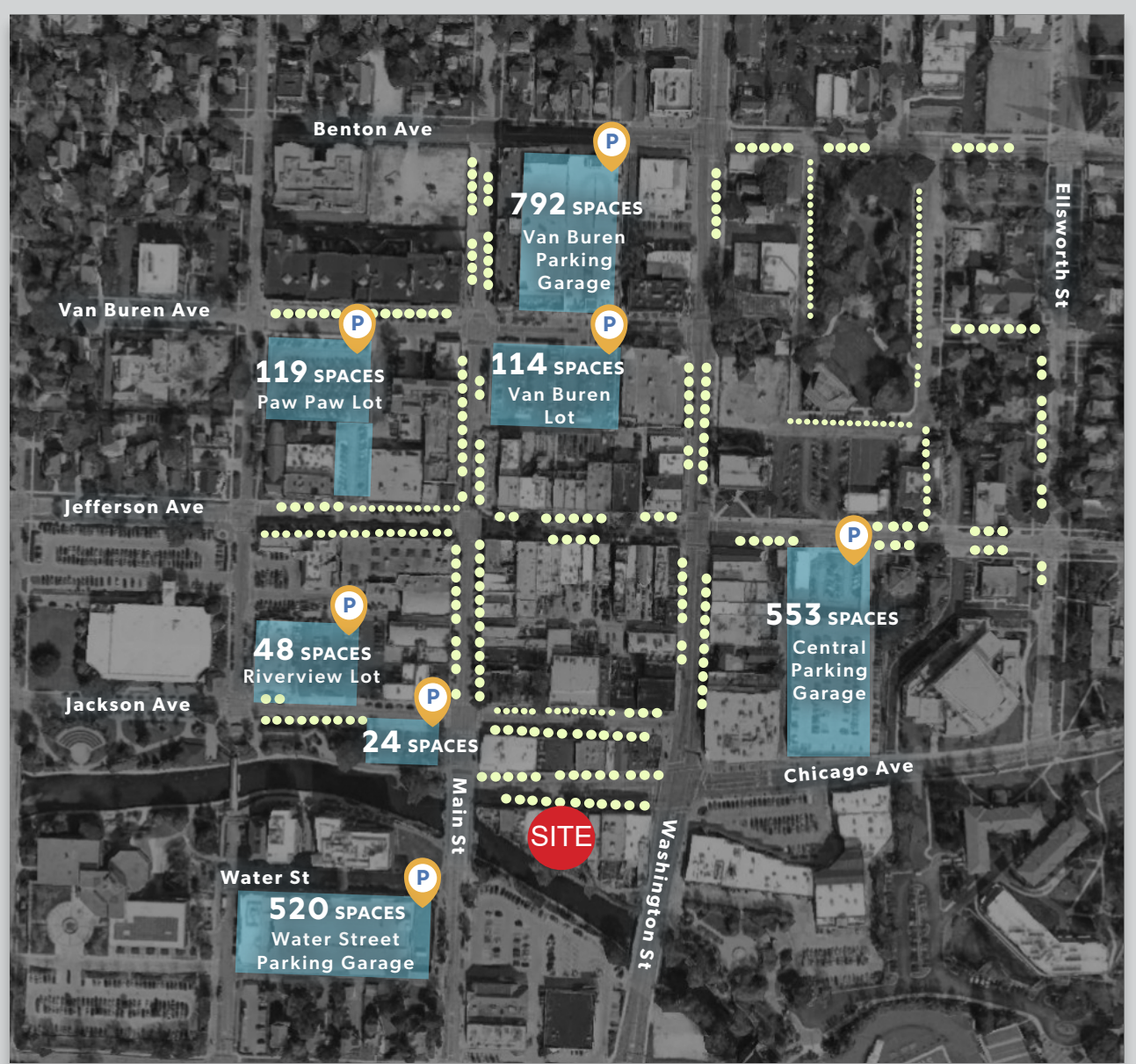


DOWNTOWN PARKING

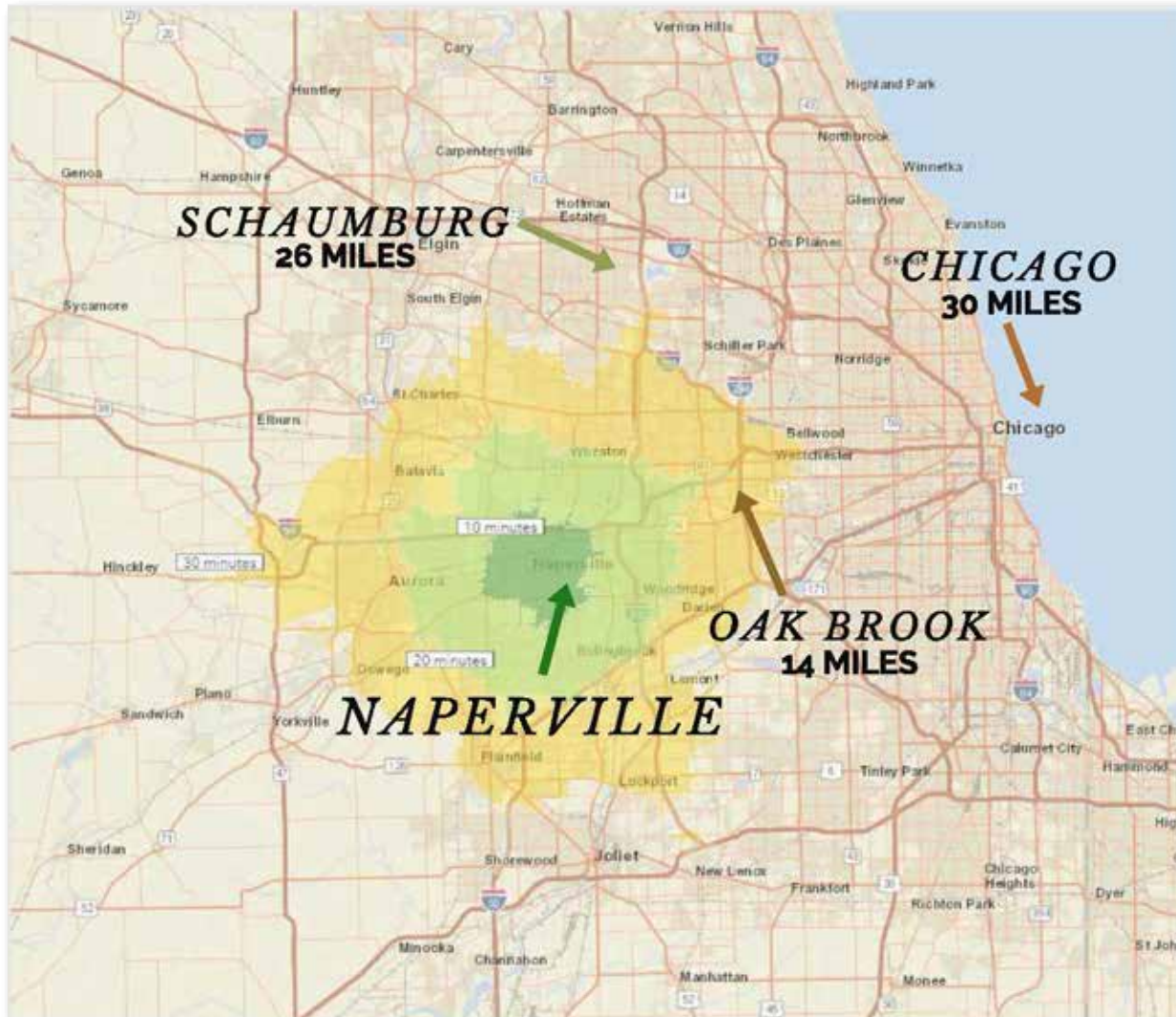
Multiple parking garages and lots offer approximately 4,000 free parking spaces within a five block radius for employees and customers.

Parking

-  Street Parking Space
-  Parking Lot/Garage



REGIONAL MAP



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.	13,796	92,744	215,064
Average Age	36.2	40	39.9
Ave. HH Income	\$149,557	\$141,141	\$133,583
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.

- Top IL Suburb in Retail, Restaurant Sales (2021, 2022)
- No. 1 Best Cities to Live in America (Niche, 2024)
- No. 1 Best City to Raise a Family in America (Niche, 2024)
- No. 3 Best City to Buy a House in America (Niche, 2024)
- No. 5 Best Place to Live in the U.S. (Livability, 2024)
- No. 1 Safest Cities to Raise a Child (SafeWise, 2020)
- City with Best Public Schools in America (Niche, 2024)
- 3rd Best Place in the Nation to Live if You Work from Home (Money Magazine, 2021)
- Named in “Top Earning Towns” (Money Magazine)



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, 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.

