

# 4003 Plainfield-Naperville Rd, Naperville, IL 60564

Naperville South Commons - 7,330 SF of Office Space Available in Naperville, IL



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**CRER**

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## EXECUTIVE SUMMARY

CRER (Chicago Real Estate Resources, Inc.) is proud to offer newer shopping Center retail spaces available in Naperville South Commons. Located in upscale south Naperville at NWC of Plainfield/Naperville Rd and 104th, right next to Red River Center office building.

Surrounded by residential communities, this offers a remote location a mile radius away from other business competition.

## PROPERTY HIGHLIGHTS

Rental Rate:	\$20.00 - \$23.00/SF/YR	Frontage:	3016' on Plainfield-Naperville Rd
Center Type:	1,373 - 2,647 SF	Gross Leasable Area:	17,000 SF
Parking:	115 Spaces	Total Land Area:	3.49 AC
Zoning:	PUD	Year Built:	2006
Center Properties:	1		

## INVESTMENT HIGHLIGHTS

- One of the lowest sales tax and property tax rates in the area
- Surrounded by residential community
- Fifth largest city in Illinois

## TRAFFIC COUNT

Plainfield-Naperville RD	17,000 per Day
104th St	4,900 per Day

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## SPACE AVAILABILITY

SPACE	SIZE	TERM	RATE
1st Fl, Ste 107	1, 416 SF	Negotiable	\$20 SF/NNN
1st Fl, Ste 109	1, 664 SF	Negotiable	\$20 SF/NNN
1st Fl, Ste 115	1, 416 SF	Negotiable	\$20 SF/NNN
2nd Fl, Ste 201 - Office	1,054 SF	Negotiable	\$15.50 SF/NNN
2nd Fl, Ste 207 - Office	1,171 SF	Negotiable	\$15.50 SF/NNN

2023 Tax and CAM: \$5.39 SF - Subject to change

## SELECT TENANTS AT NAPERVILLE SOUTH COMMONS

Domino's Pizza, Dunkin Donuts, Gaming Goat, Mimi Nails, Title Boxing, Ramen restaurant, Caprese Cafe, & Vape Shop.

## TRANSPORTATION

Naperville Station Commuter Rail (Burlington Northern-Santa Fe Railway Line)	16 min drive	7.0 mi
Route 59 Station Commuter Rail (Burlington Northern-Santa Fe Railway Line)	18 min drive	8.6 mi

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## PROPERTY PHOTOS

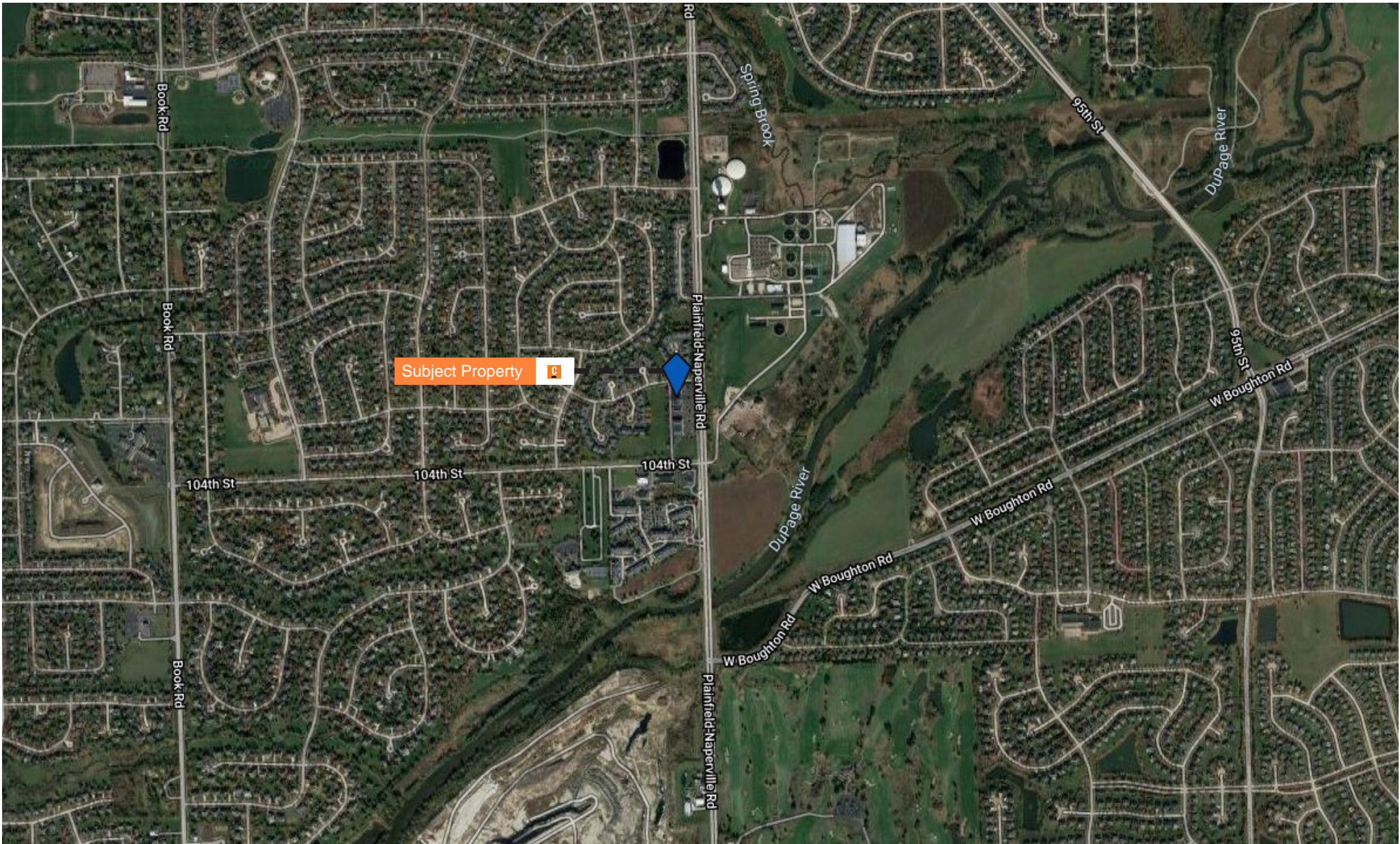


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## AREA MAP



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