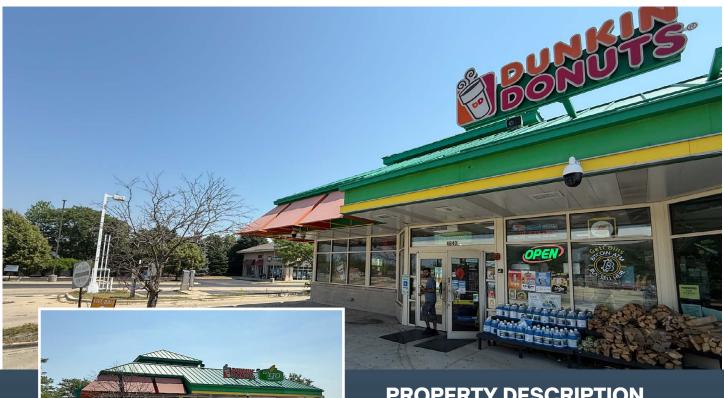
FOR LEASE | DRIVE THRU RETAIL SPACE

4940 State Route 59



NAPERVILLE, IL

1,200 SQUARE FEET AVAILABLE IMMEDIATELY





LEASE RATE

Negotiable

4940 State Route 59 Naperville, IL 60564

PROPERTY DESCRIPTION

Don't miss this rare opportunity to lease a 1,200 SF retail space located on the hard corner of a high-visibility gas station in Naperville, IL. This space features an existing drive-thru, offering tremendous value for quick-service food, coffee, or any drive-thru-friendly retail concept.

With strong signage opportunities and heavy daily traffic counts, this location is ideal for maximizing brand exposure. The property benefits from built-in foot traffic from the gas station, ample parking, & easy ingress/egress.

HIGHLIGHTS

- 1,200 SF of prime retail space
- Valuable existing drive-thru infrastructure
- High traffic counts and excellent visibility
- Prominent signage opportunity
- Co-located with high traffic gas station for built-in customer base
- Ideal for QSR, coffee, juice bar, pharmacy, or convenience retail

AREA TENANTS

Starbucks Walgreens

Ace Hardware TJ Maxx



PROPERTY FEATURES

- Drive Thru
- Parking Lot
- Ventilated Kitchen
- Walk-in Coolers and Freezers
- Central Heat and AC



ERIC TURRIN

Managing Partner



eturrin@quadrelcommercial.com



(317) 372-8727

CHUCK DICKSTEIN

Managing Director



cdickstein@quadrelcommercial.com



(847) 651-1470