

FOR LEASE | DRIVE THRU RETAIL SPACE

4940 State Route 59

NAPERVILLE, IL

1,200 SQUARE FEET AVAILABLE IMMEDIATELY



QUADREL
COMMERCIAL



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

LEASE RATE

Negotiable

📍 4940 State Route 59
Naperville, IL 60564



PROPERTY FEATURES

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



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