



Office Condo For Sale or Lease



CATON
COMMERCIAL
REAL ESTATE GROUP

MEDICAL OFFICE CONDO

1001 E CHICAGO AVE, SUITE 127, NAPERVILLE, IL 60540

MEDICAL OFFICE CONDO



OFFERING SUMMARY

NEW Sale Price: \$530,000

NEW Lease Price: \$15.50/SF NNN

Condo Size: 3,800

Lot Size: 1.78 Acres

Building Size: 38,100 SF

Zoning: ORI

PROPERTY HIGHLIGHTS

- Excellent location off of Chicago Ave.
- Well maintained dental office: open concept area, lobby, 3 restrooms, 2 offices, lab, exam room, storage room
- Turnkey for dental user in exceptional condition to convert to other medical or med spa use.
- Equipment sold separately or removed by owner
- Two entrances - both on parking level
- End unit with plenty of parking
- Monument signage
- Easily divisible into 2 suites
- A great location for dentist, medical, or med spa user

LOCATION OVERVIEW

Located in downtown Naperville with visibility from a major thoroughfare, Chicago Avenue. The property boasts strong demographic and investment criteria, including moderate population density, affluent income levels, high traffic counts, and excellent visibility and parking. Situated within a strong trade area near national tenants, health systems, and expressways.

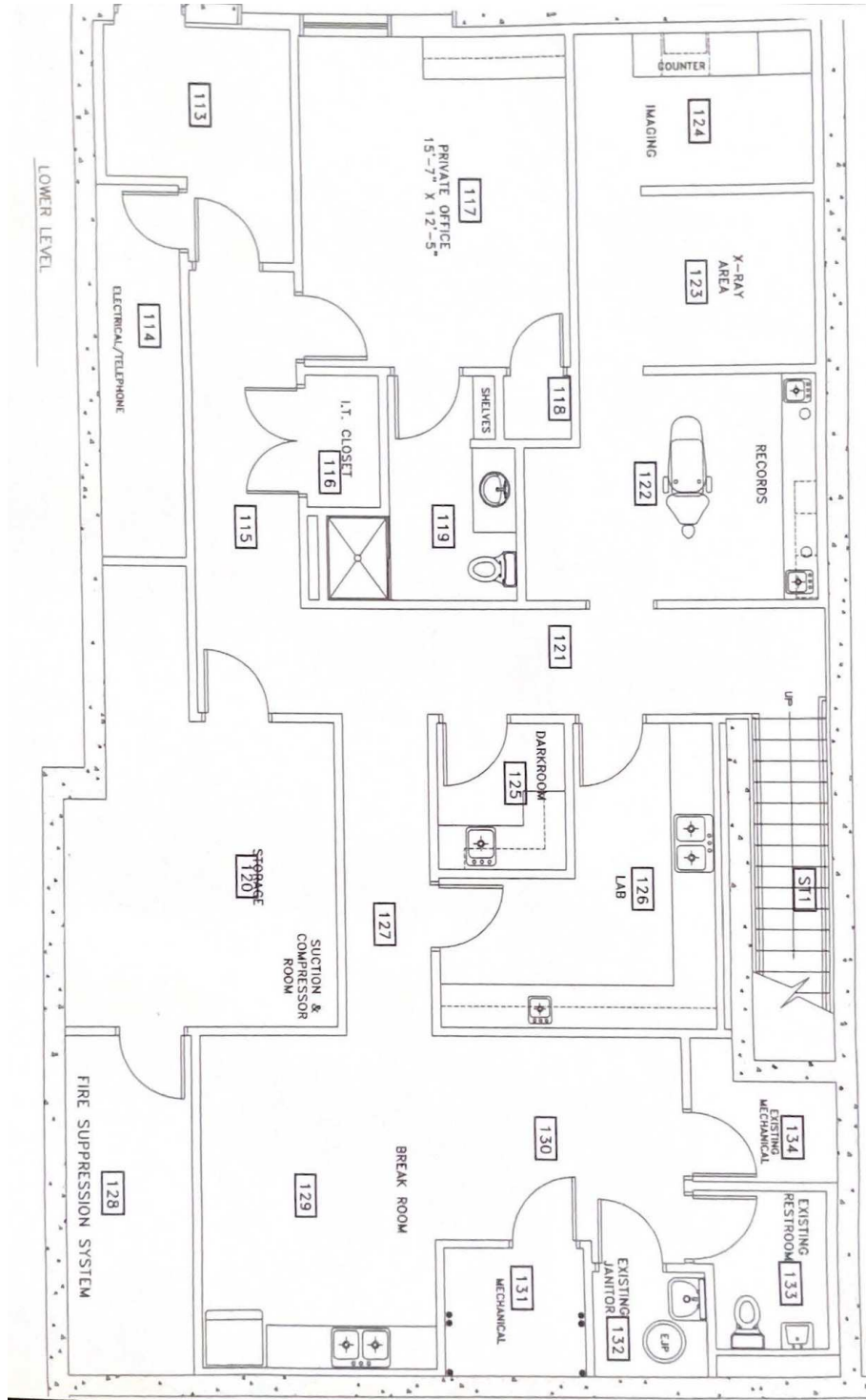
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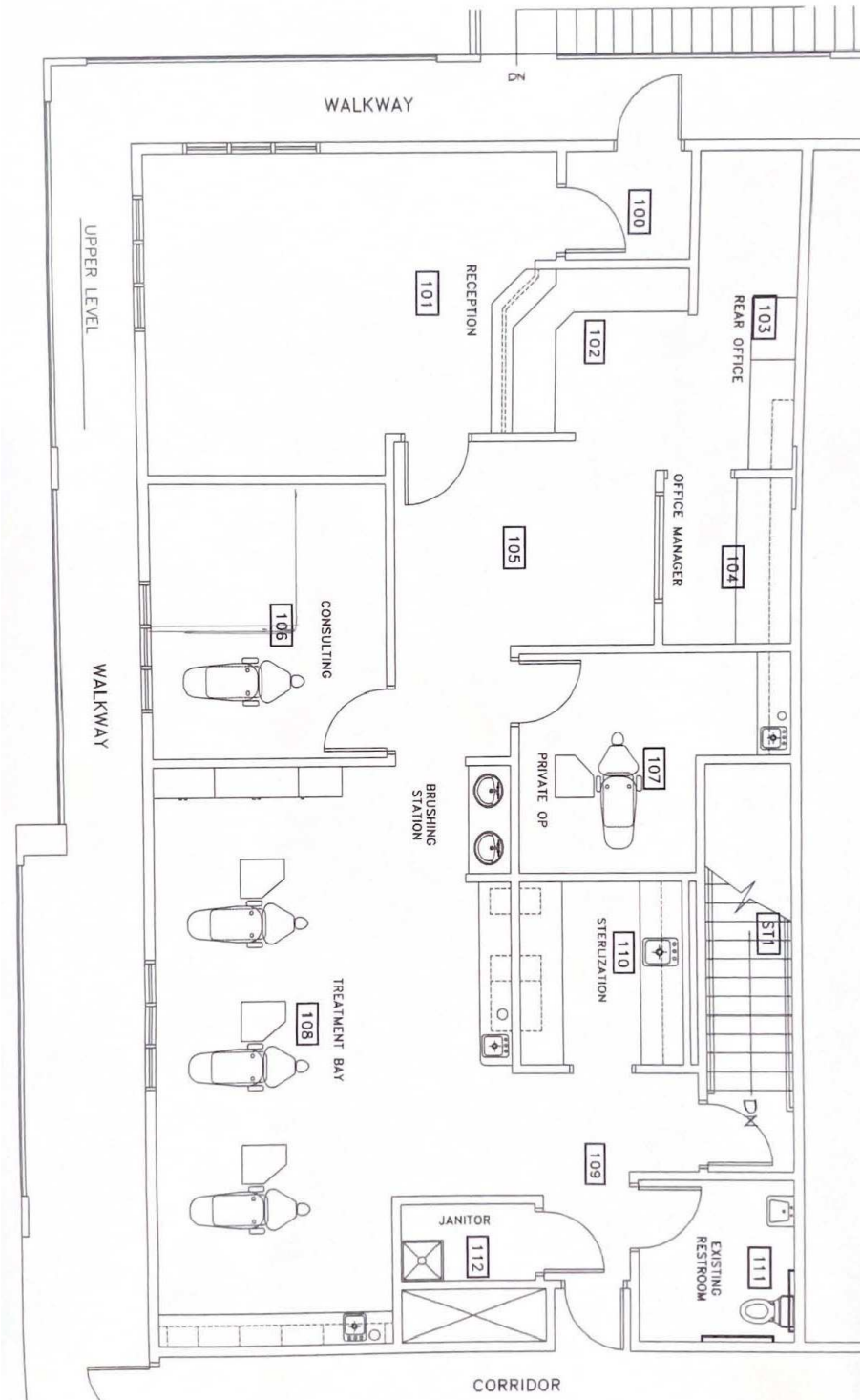
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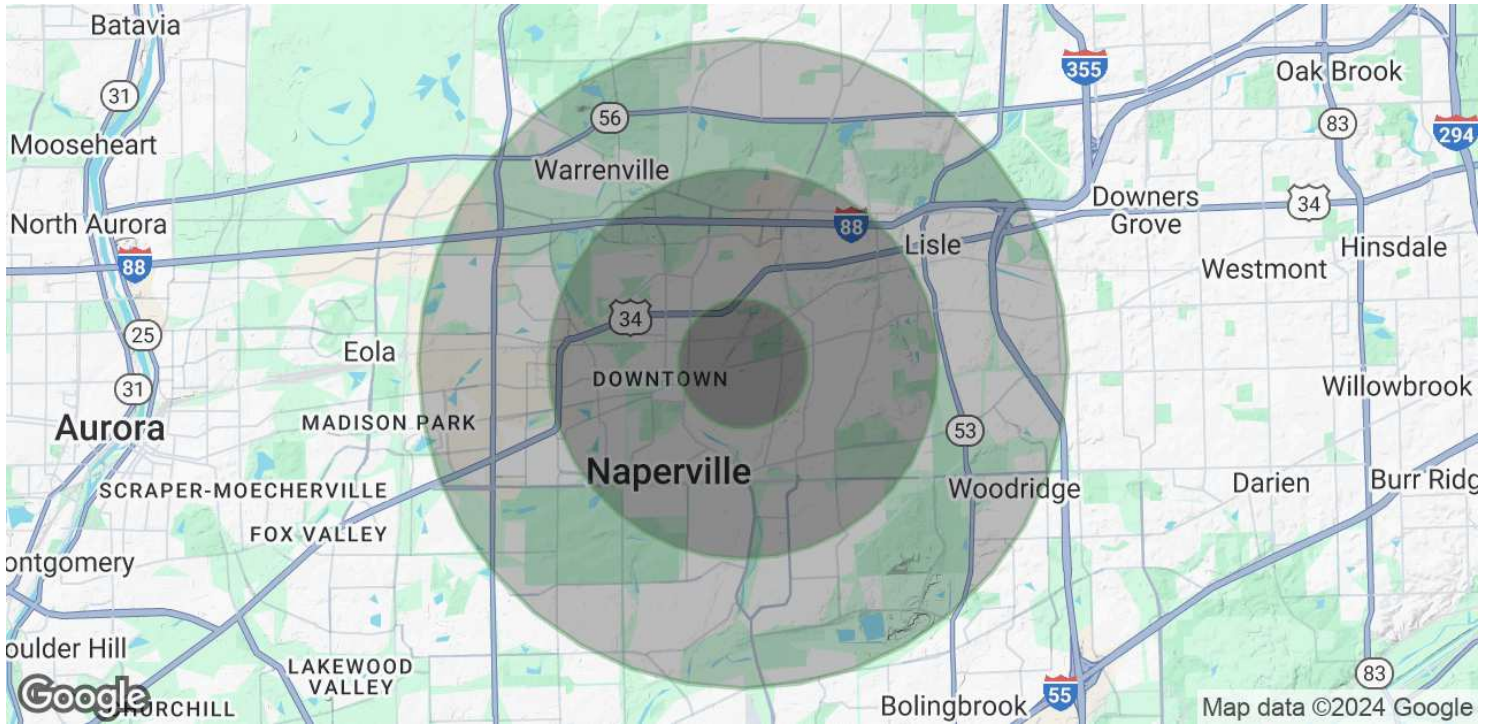


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,793	95,468	213,901
Average Age	37.1	40.9	40.3
Average Age (Male)	35.7	39.7	39.2
Average Age (Female)	38.3	41.9	41.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,914	38,977	86,790
# of Persons per HH	2.8	2.4	2.5
Average HH Income	\$180,687	\$137,318	\$130,638
Average House Value	\$505,035	\$389,470	\$355,943

2020 American Community Survey (ACS)