

1 8 5 2 9 5 T H S T R E E T

FOUNDRY  
COMMERCIAL

# RELIGIOUS/EDUCATIONAL PROPERTY FOR SALE

NAPERVILLE, IL

65,000± SF | 11.05± AC

FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, CCIM, SIOR  
Designated Managing Broker  
407.540.7718

Matt.Messier@foundrycommercial.com

FOUNDRY  
COMMERCIAL

MISSION  
PROPERTY  
GROUP

IN COOPERATION WITH:

LARRY HANLEY  
Designated Managing Broker  
630.584.3666  
LKH@midwestcre.com

Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey. **Foundry Commercial and Midwest Commercial Real Estate Inc. solely represent the seller in any transaction.**



95TH STREET

BOOK ROAD

**2+ ACRES  
NOT INCLUDED  
IN OFFERING**  
SELLER MAY CONSIDER  
DISPOSITION AT ADDITIONAL COST

1852 95TH STREET • NAPERVILLE, IL

# property highlights



## EXECUTIVE SUMMARY

Foundry Commercial is pleased to offer the property located at 1852 95th Street, Naperville, IL. The 13.05± acre parcel consists of an existing 65,000± church and school building which was constructed in 1997. The building contains a sanctuary, multi-purpose areas, meeting rooms, classrooms, and offices with 300± paved parking spaces available.

*Two acres of the 13.05+ parcel on the hard corner are not included in the offering (see dotted box above). Survey would need to be conducted to create new parcel and cross easements for government approvals.*

**\$8,750,000**

# 11.05± ACRES

## NAPERVILLE

The property is located in the award-winning city of Naperville, IL. Known for its outstanding quality of life, Naperville has been recognized as a top community in which to live, raise a family, and retire.

# LOCATION

## IN THE MIDDLE OF IT ALL

Sitting near where 95th Street and Book Road meet, the property is surrounded by single-family homes, multi-family properties, and commercially zoned areas.

PROPERTY SUMMARY

**ADDRESS**

1852 95th Street  
Naperville, IL 60564

**COUNTY**

Will County

**PARCEL**

07-01-11-101-036 (less 2 acres)

**SQUARE FOOTAGE**

65,000± SF Church

**SITE SIZE**

11.05± AC

**PARKING**

300± Paved Spaces

**ZONING**

R-1 PUD, Low Density  
Single-Family Residence District

**CURRENT USE**

Religious

**PRICE**

\$8,750,000



1852 95TH STREET

# Location

## Naperville

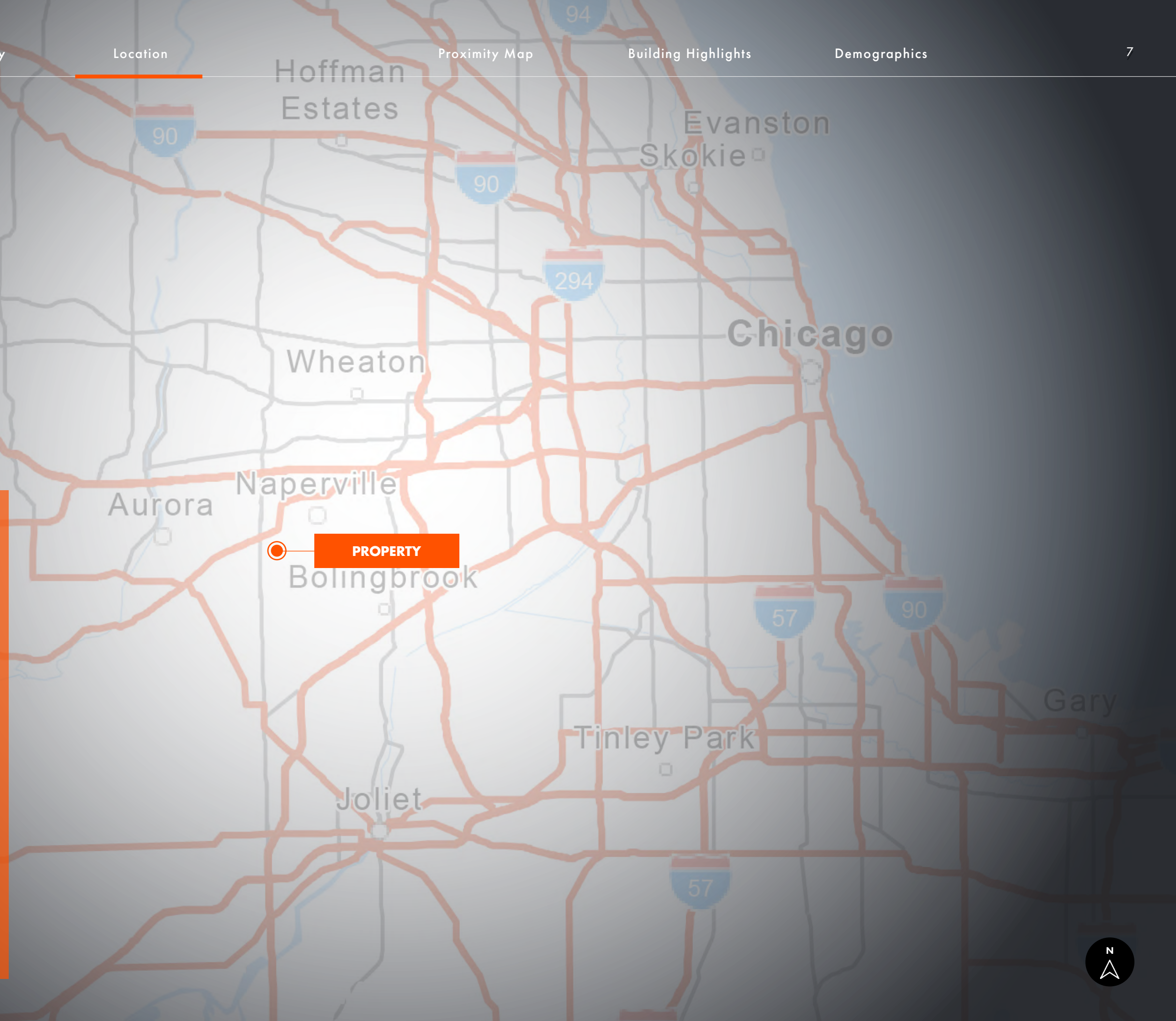
The property is located in the Wheatland Township section of southwest Naperville, IL an award-winning suburb of Chicago.

Naperville sits about 35 miles from downtown Chicago and 30 miles from both O'Hare International and Midway airports by car.

Ranked by Niche.com as the "2024 Best City to Live in America," it is known for both its livability and family-friendly accolades, which include top-ranked public schools, acclaimed parks, recreation and library, and highly regarded children's museum.

The city of Naperville's economic environment ranks as one of Illinois's top revenue generators. It is the fourth most populated city in the state and has above average household incomes compared to the national average.

Naperville also sits on the BNSF line of the Metra commuter rail system serving the Chicago area and Northern Illinois.



1852 95TH STREET

# proximity map



Jewel-Osco

crumbl

FIVE GUYS

NAPERVILLE PUBLIC LIBRARY

LA FITNESS



A+ NEUQUA VALLEY HIGH SCHOOL



FRONTIER PARK

59

BOOK ROAD

A+ THOMAS G. SCULLEN MIDDLE SCHOOL

A+ PATTERSON ELEMENTARY SCHOOL

A+ ROBERT CLOW ELEMENTARY SCHOOL

A+ GORDON GREGORY MIDDLE SCHOOL

95th STREET



THE PROPERTY

PLAINFIELD-NAPERVILLE ROAD





1852 95TH STREET

## building highlights

### CHURCH

- The building is a partially two-story 65,000± square foot facility.
- The sanctuary (capacity 300±) is two stories high with wood ceilings and carpeted flooring.
- The multi-purpose room (capacity 400±) near the sanctuary can be divided into four separate spaces and features a sound booth, theatrical lighting, and a stage.
- In addition to the sanctuary area, the building contains an educational wing with classrooms surrounding an auditorium (capacity 150±).

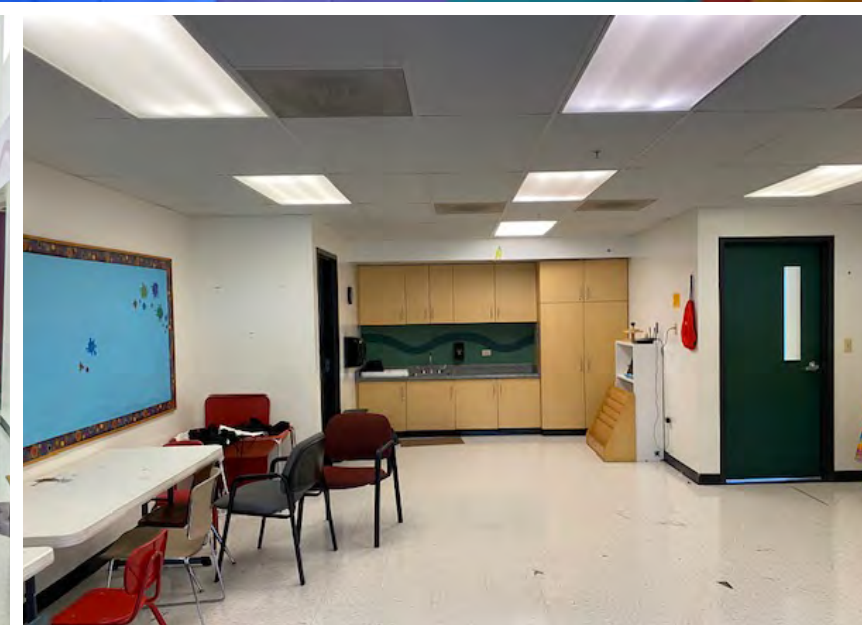
### GROUNDS

- The offering includes 11.05± acres of the parcel.
- In addition to a large parking area, the lot contains additional open space.
- The property sits near where 95th Street and Book Road meet.

### MECHANICAL

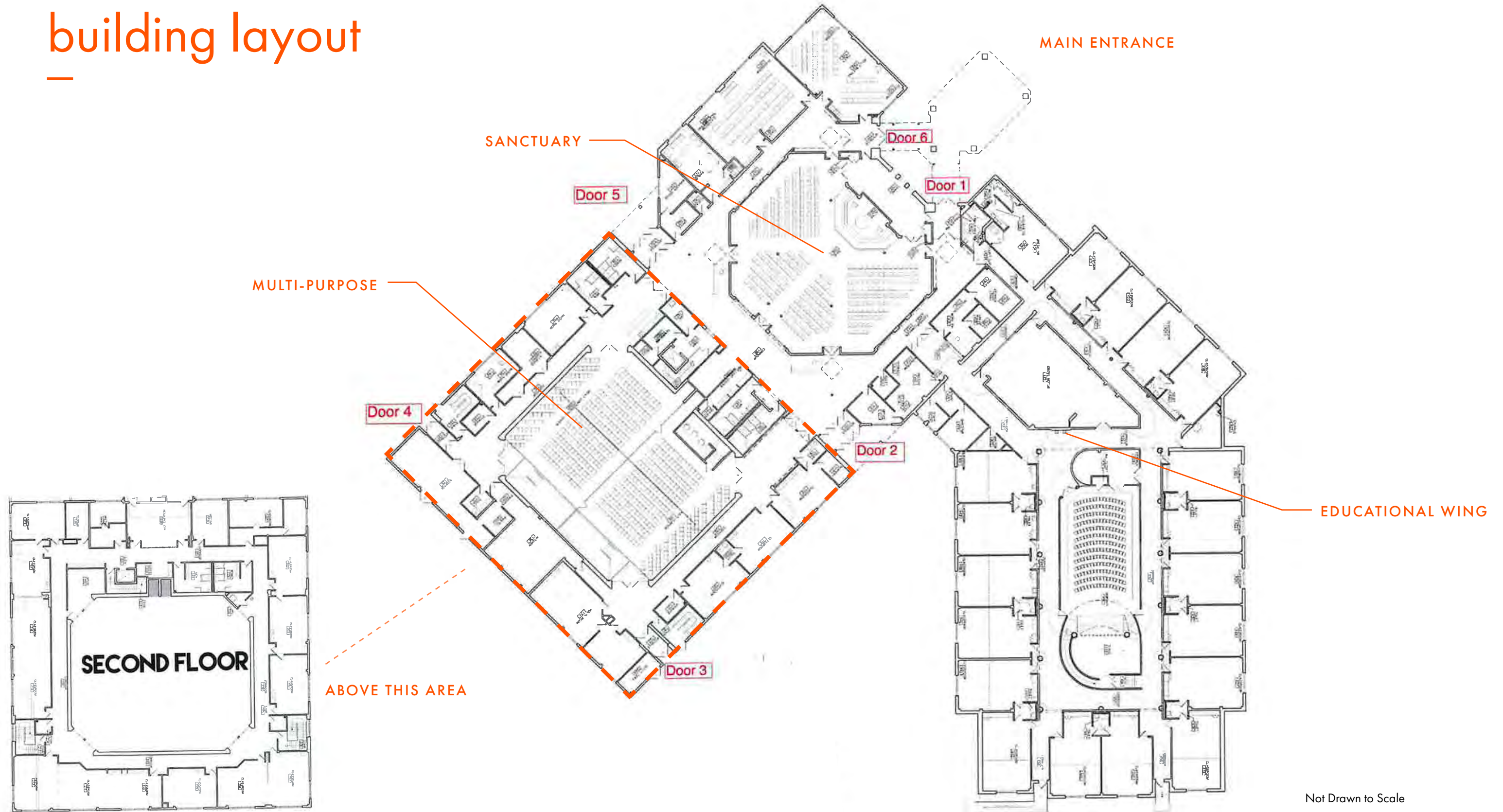
- Thirteen HVAC roof top units provide zoned heating and air-conditioning to the building.
- The building contains an elevator and sprinkler system.





1852 95TH STREET

# building layout

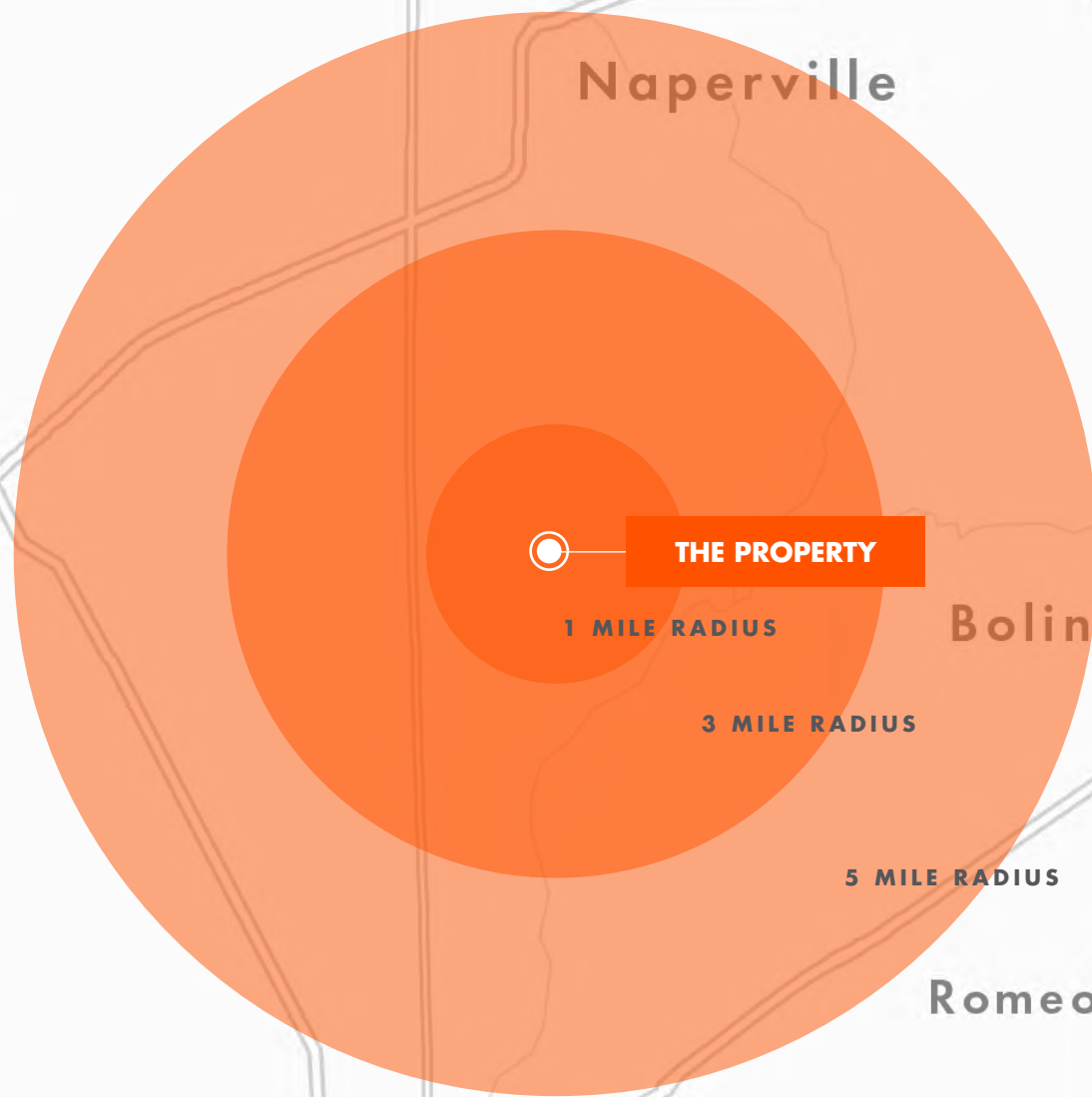


ABOVE THIS AREA

Not Drawn to Scale

THE AREA

# Naperville, IL



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
EST. POPULATION '25	12,032	79,729	226,206
PROJ. POPULATION '30	-0.2%	+0.4%	+0.1%
AVG. HOUSEHOLD INCOME	\$222,688	\$230,949	\$197,838
MEDIAN HOME VALUE	\$498,282	\$502,109	\$438,564
MEDIAN AGE	40.0	40.2	38.5
TOTAL EMPLOYEES	2,525	18,088	84,012
EST. HOUSEHOLDS	3,926	26,365	76,742
TOTAL BUSINESSES	314	2,382	7,807

Source: REGIS



# contact

**FOUNDRY**  
COMMERCIAL

**FOR MORE INFORMATION, PLEASE CONTACT**

**MATT MESSIER, SIOR, CCIM**

**FOUNDRY COMMERCIAL**

Designated Managing Broker - Illinois

Matt.Messier@foundrycommercial.com

**T 407.540.7718**

**IN COOPERATION WITH**

**LARRY HANLEY**

**MIDWEST COMMERCIAL REAL ESTATE INC.**

Designated Managing Broker

LKH@midwestcre.com

**T 630.584.3666**

**FOUNDRY**  
COMMERCIAL

MISSION  
PROPERTY  
GROUP



*Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey. This property is being marketed by Foundry Commercial, in cooperation with Midwest Commercial.*