



15,000 SF & 4,895 SF AVAILABLE

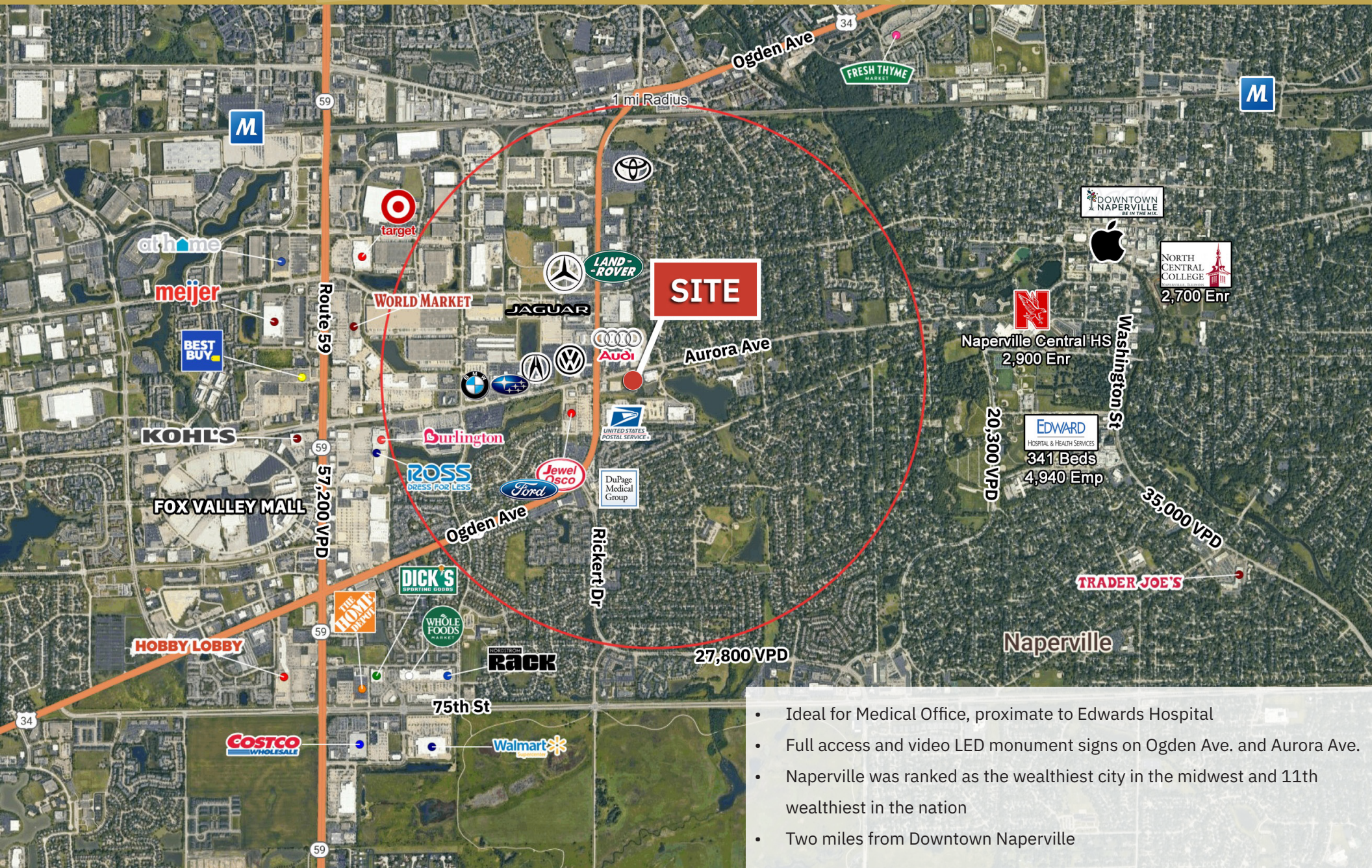
JOIN 34,533 SF ADVOCATE & STARBUCKS

1528 & 1508 Aurora Avenue, Naperville, IL

15,000 SF & 4,895 SF AVAILABLE
SEC Ogden Avenue & Aurora Avenue | Naperville, IL



AERIAL



- Ideal for Medical Office, proximate to Edwards Hospital
- Full access and video LED monument signs on Ogden Ave. and Aurora Ave.
- Naperville was ranked as the wealthiest city in the midwest and 11th wealthiest in the nation
- Two miles from Downtown Naperville



SITE PLAN

DEVELOPMENT SUMMARY

SITE AREA: 353,088 SF (8.1 AC)

TOTAL BUILDING AREA: 56,658 SF

EXISTING: 39,448 SF

PROPOSED: 17,210 SF

MULTI TENANT A: 15,000 SF

RESTAURANT B: 2,210 SF

F.A.R.: .16

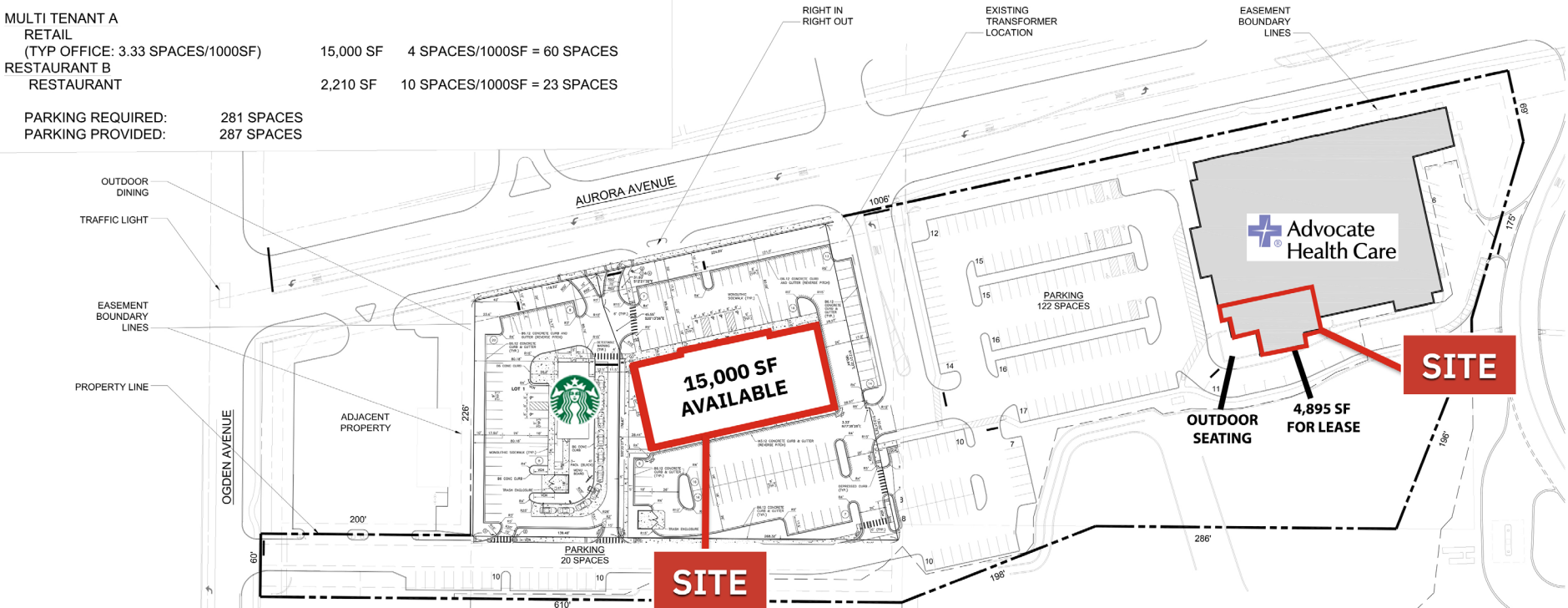
EXISTING STANDARD GROCERY OPTION

SUITE 1 (CLINIC/MED/DENTAL)	34,553 SF	5 SPACES/1000SF = 173 SPACES
SUITE 2 (CLINIC/MED/DENTAL)	4,895 SF	5 SPACES/1000SF = 25 SPACES
TOTAL GLA	39,448 SF	198 SPACES

MULTI TENANT A

RETAIL		
(TYP OFFICE: 3.33 SPACES/1000SF)	15,000 SF	4 SPACES/1000SF = 60 SPACES
RESTAURANT B		
RESTAURANT	2,210 SF	10 SPACES/1000SF = 23 SPACES

PARKING REQUIRED:	281 SPACES
PARKING PROVIDED:	287 SPACES



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1528 N Aurora Avenue | Naperville, IL



FLOOR PLAN - 15,000 SF



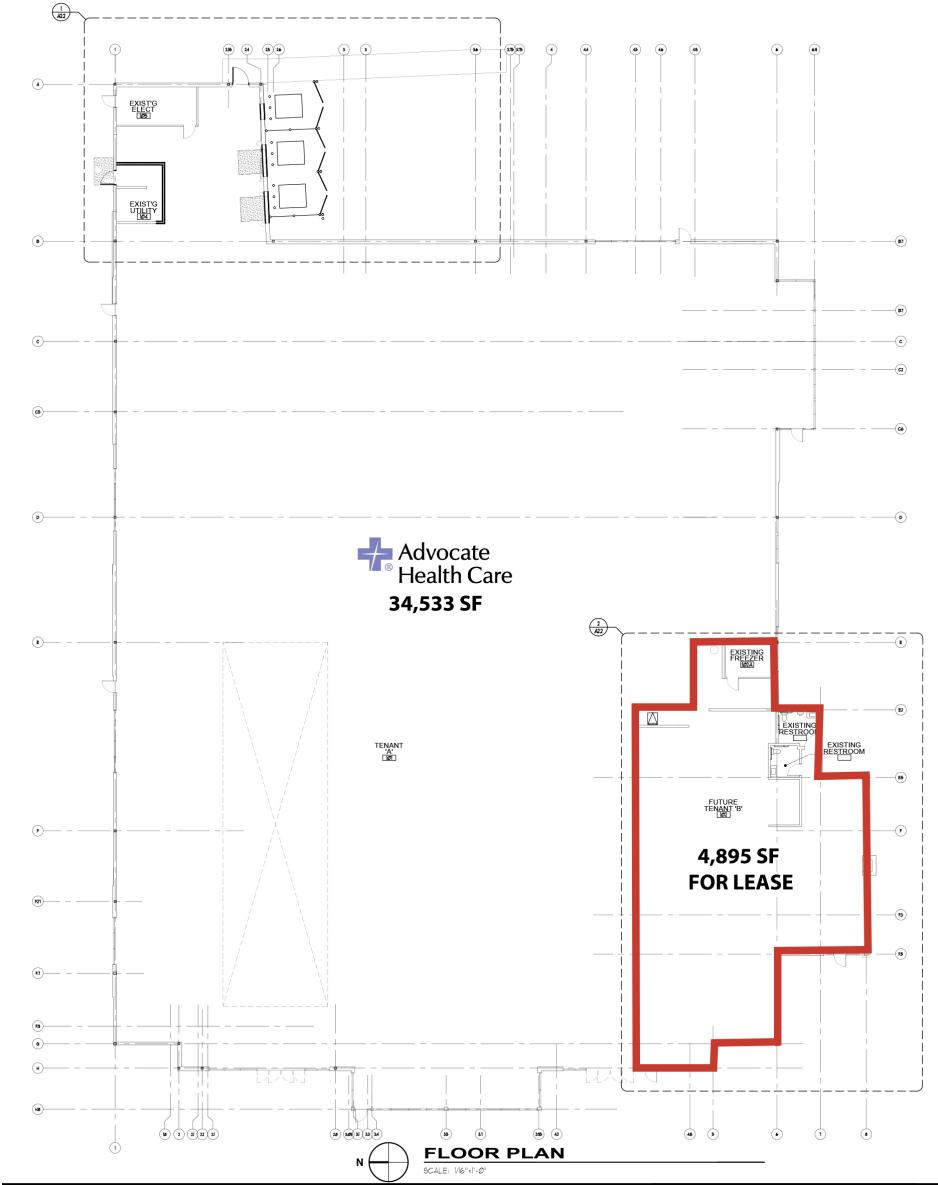
DEMOGRAPHICS		
TOTAL POPULATION	1 MILE	11,231
	2 MILE	41,312
	3 MILE	88,984
DAYTIME POPULATION	1 MILE	5,573
	2 MILE	50,885
	3 MILE	84,664
AVERAGE HH INCOME	1 MILE	\$141,177
	2 MILE	\$131,480
	3 MILE	\$141,775

The information provided herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. You should conduct a careful, independent investigation on the property and verify all information. Any reliance on this information is solely at your own risk.

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1508 Aurora Avenue | Naperville, IL



FLOOR PLAN - 4,895 SF



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	2 MILE	41,312
	3 MILE	88,984
DAYTIME POPULATION	1 MILE	5,573
	2 MILE	50,885
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