



LEASE

Cress Creek Retail Center

1001-1037 WEST OGDEN AVENUE

Naperville, IL 60563

PRESENTED BY:

SHARON O'LEARY

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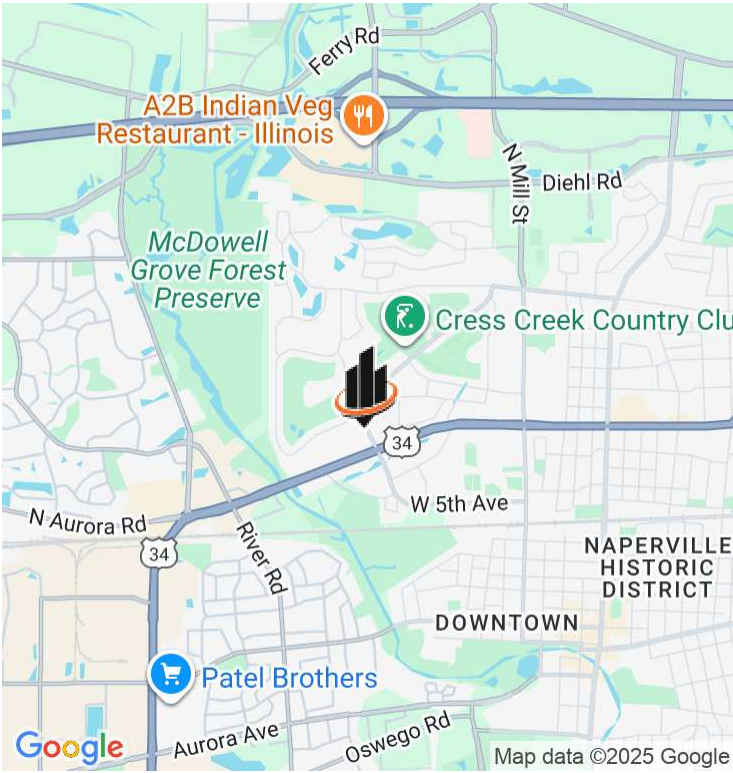
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$22.00 SF/yr (NNN)
NUMBER OF UNITS:	3
AVAILABLE SF:	1,050 SF
BUILDING SIZE:	30,000 SF

PROPERTY DESCRIPTION

Cress Creek retail center is located on highly trafficked Ogden Ave in Naperville, just west of downtown. 3 units available which are approximately 1,050 SF each. Each unit offers an open floor plan with one restroom. Monument signage on available. Easy access from Ogden Ave and Royal St. George Drive near residential subdivisions.

Ample parking and located across from Naperville North High School. Join other tenants including State Farm, Chinese Kitchen, Small Bite Cafe, Marines, Top Driver and Laundry and more.

PROPERTY HIGHLIGHTS

- High Traffic location on Ogden Ave
- 110 parking spaces
- Located across from Naperville North HS
- Easy access

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ADDITIONAL PHOTOS



Retail units for lease



Signage on Ogden Ave



Ample parking



Join other tenants

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,050 SF	LEASE RATE:	\$22.00 SF/yr

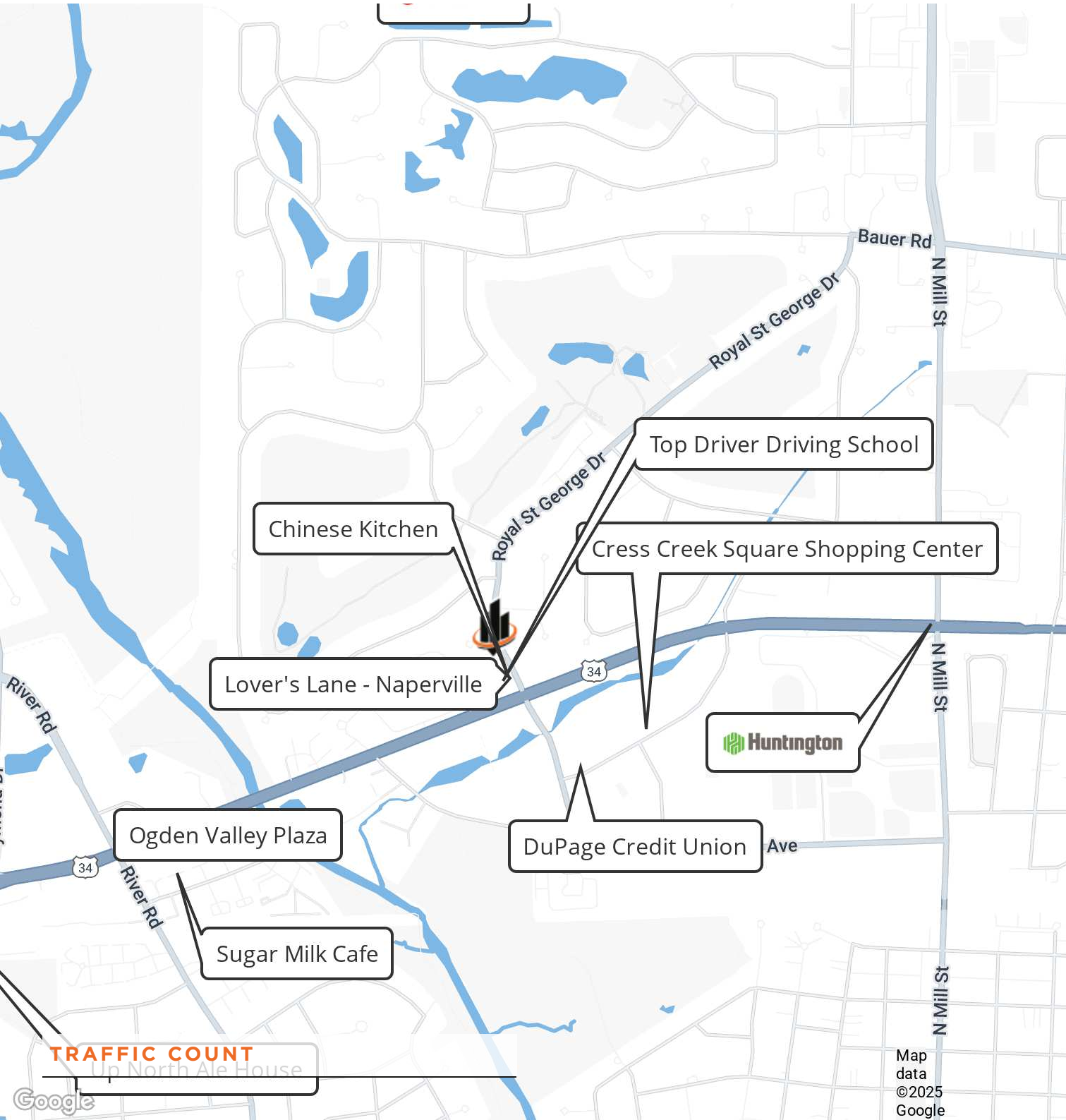
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1050 SF Retail space	Available	1,050 SF	NNN	\$22.00 SF/yr	-
1050 SF Retail	Available	1,050 SF	NNN	\$22.00 SF/yr	Unit is approximately 1050 SF wide open space with one restroom.
1050 SF Retail	Available	1,050 SF	NNN	\$22.00 SF/yr	-

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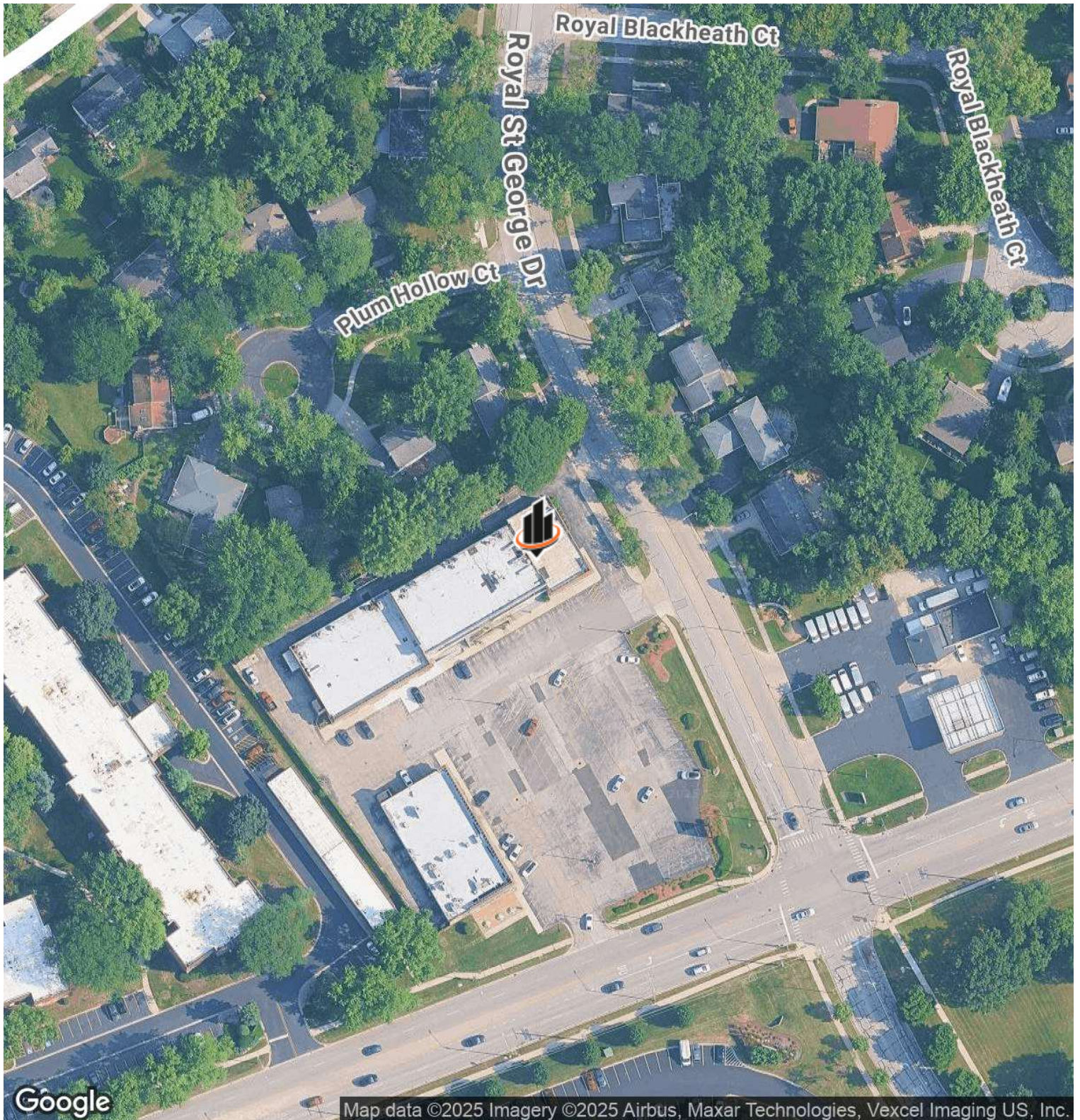
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RETAILER MAP



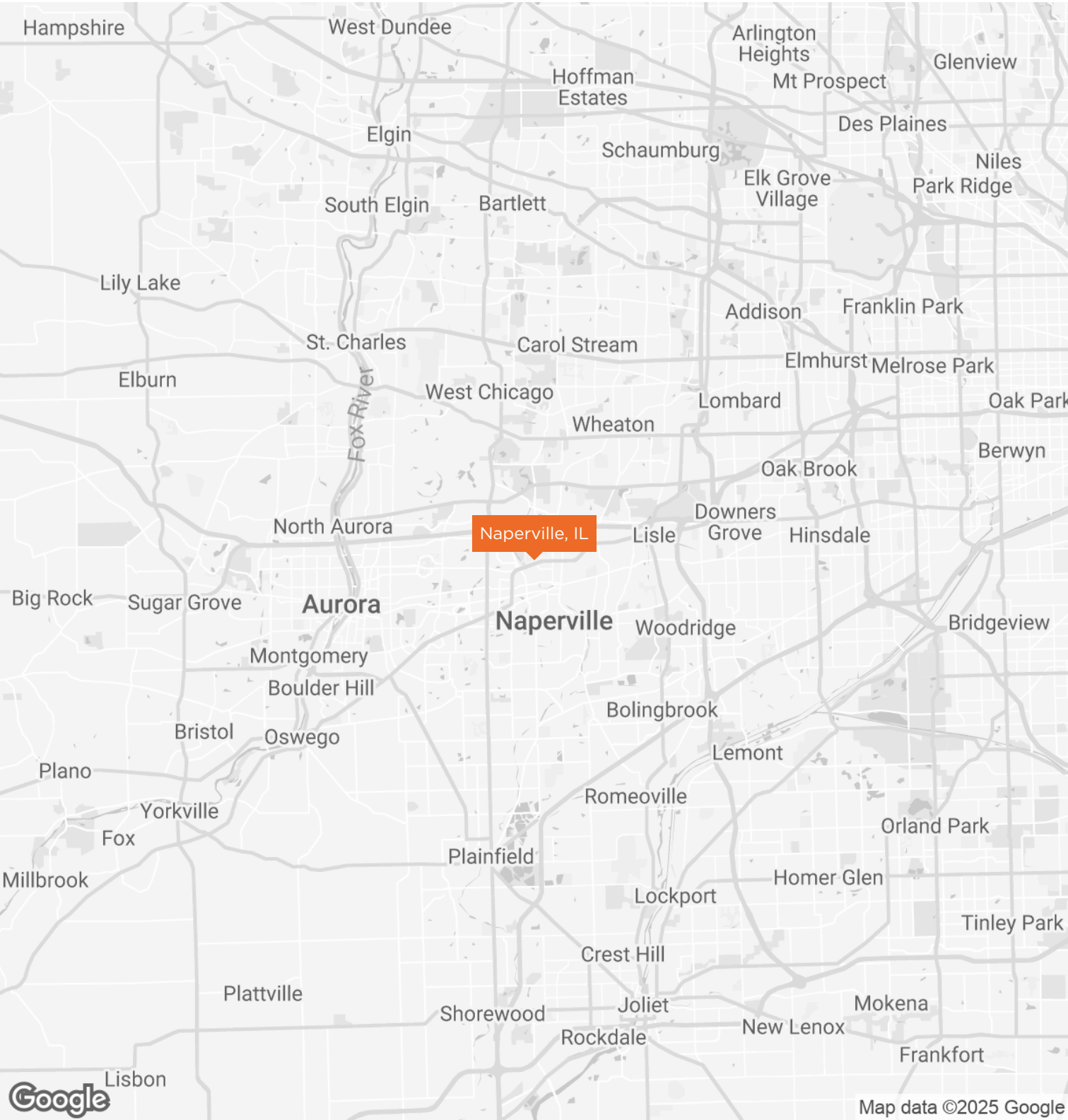
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AERIAL MAP



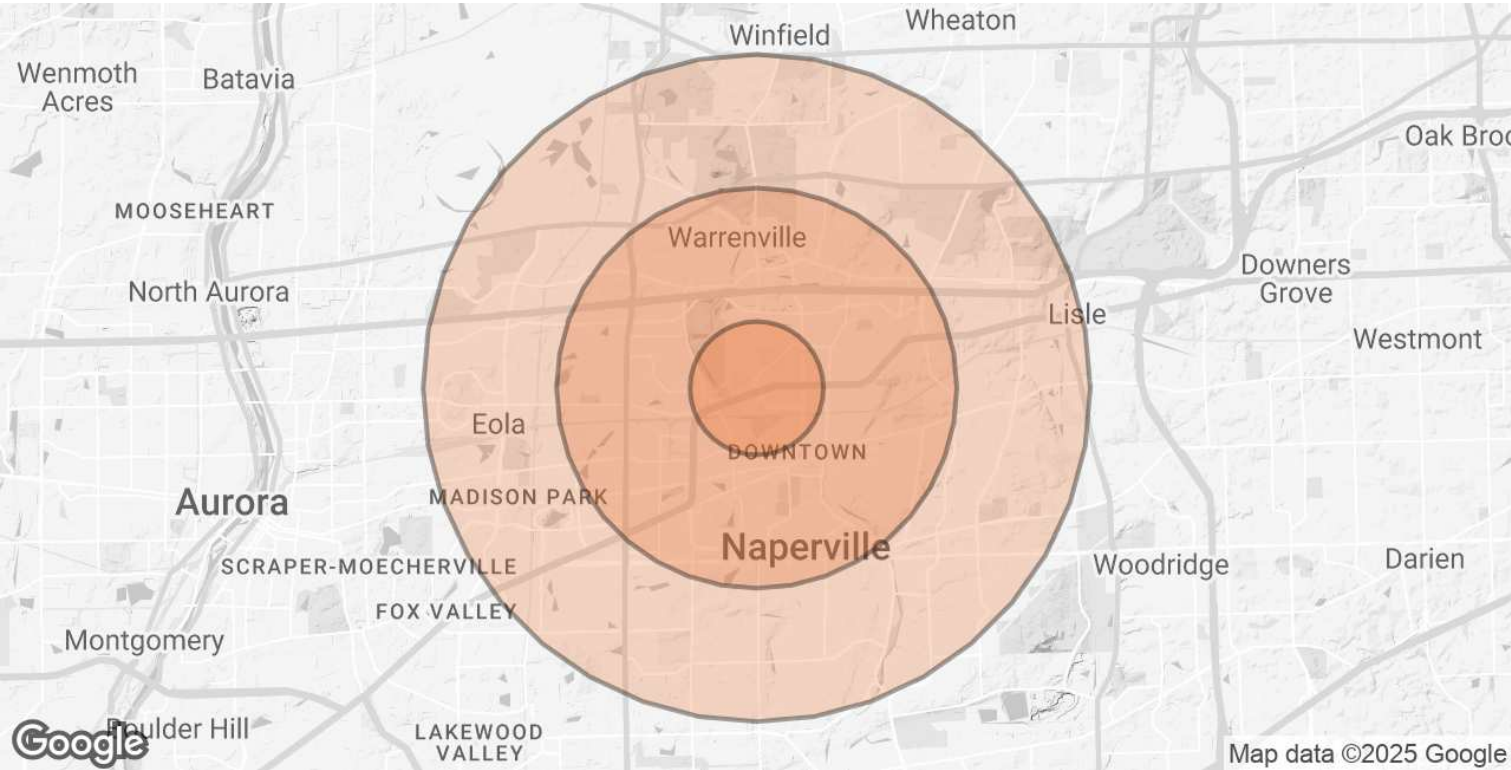
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REGIONAL MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,192	82,703	211,946
AVERAGE AGE	41	40	40
AVERAGE AGE (MALE)	40	39	39
AVERAGE AGE (FEMALE)	43	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,377	32,067	79,920
# OF PERSONS PER HH	2.5	2.6	2.7
AVERAGE HH INCOME	\$166,323	\$167,214	\$174,397
AVERAGE HOUSE VALUE	\$575,763	\$516,259	\$492,297

Demographics data derived from AlphaMap

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