

# First Floor Medical/Dental Office in Downtown Naperville

405 S Main St, Naperville, IL 60540

OFFICE BUILDING FOR LEASE



john  
greene  
COMMERCIAL



john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



### OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Lot Size:	0.27± Acres
Building Size:	5,083 SF
Zoning:	R-2 with conditional use
Traffic Count:	17,652
CAM & Taxes Estimate:	\$9.74/SF

### PROPERTY OVERVIEW

Rare first floor medical office in downtown Naperville. The 5,000± sf medical office space is zoned R-2 with a conditional use for professional/medical office, including first-floor office use. Located in downtown Naperville, directly across from Walgreens and one block from the Naperville Municipal Center, the property offers excellent visibility and prominent building signage.

The space is thoughtfully designed across three levels: a private doctor's office on the top floor, a reception area with multiple exam rooms on the main level, and a lower level featuring a break area, locker rooms, and dedicated private parking. In addition to two private garage parking spaces, the private lot consists of nine spaces, including one ADA accessible space. The location benefits from a vibrant mix of retail, dining, and hospitality amenities all within walking distance.

### PROPERTY HIGHLIGHTS

- Rare first floor medical office in downtown Naperville
- Zoned R-2 with conditional use for professional/medical office
- Private garage spaces
- Additional dedicated parking lot (9 spaces, including 1 ADA accessible)

#### Jon Waldron

jonwaldron@johnngreenecommercial.com

815.693.0544

#### Shamus Conneely

shamusconneely@johnngreenecommercial.com

773.814.3378

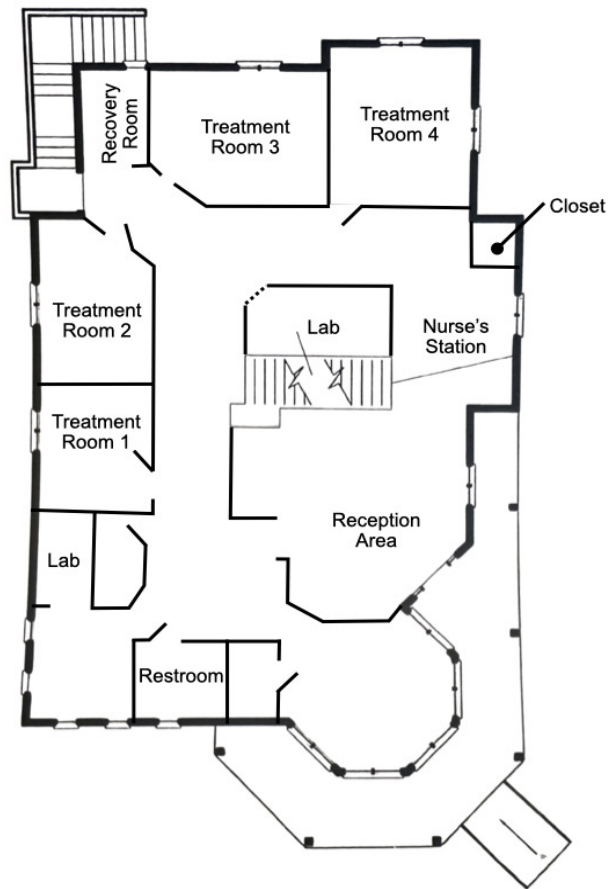
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FIRST FLOOR  
2083.66± SF



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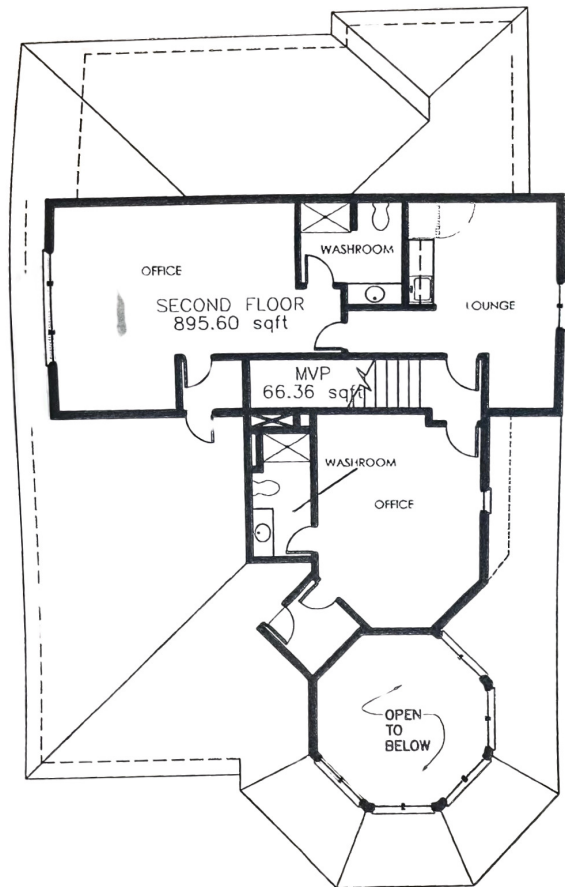
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**SECOND FLOOR**  
**961.96± SF**



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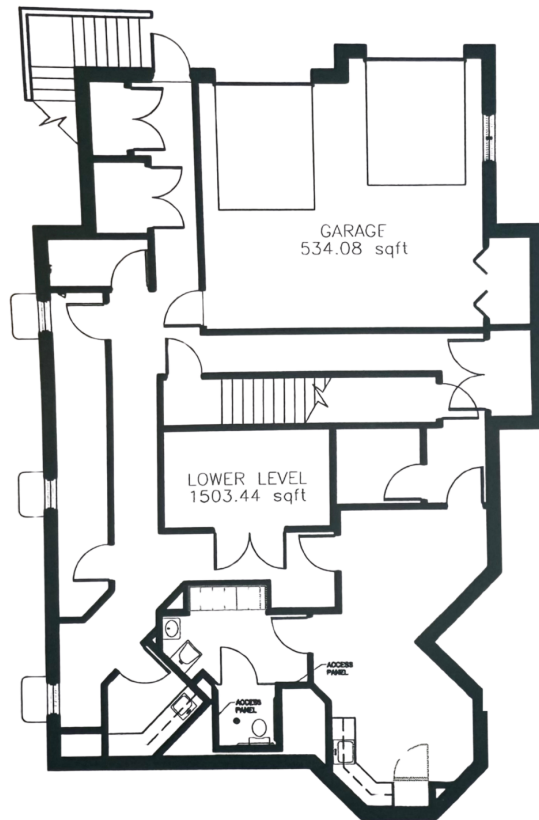
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LOWER LEVEL  
2037.51± SF



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## Naperville



150,245

Residents



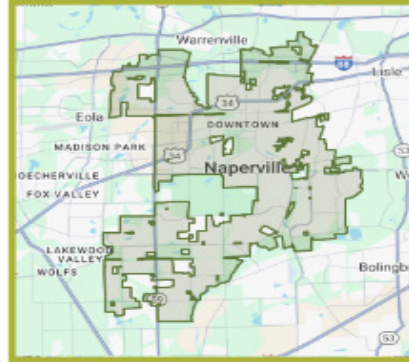
\$150,937

Median Household  
Income



2.71

Average  
Household Size



## EVENTS

The City of Naperville is excited to host a variety of community events throughout the year! Enjoy concerts at the Naperville Community Concert Center, the Naperville Jaycees Last Fling over Labor Day weekend, the Naperville Women's Half Marathon & 5K, Farmers Markets, Oktoberfest, and All Hallows Eve at Naper Settlement.

## LIVE + LEARN

Naperville continuously ranks as a top community in the United States in which to raise a family. Also known for the best public schools, Naperville offers two public school districts, Community Unit School District 203 and Indian Prairie School District 204. The city has one of the best public library system in the country, offering access to three public libraries. Downtown Naperville is known for its stores, restaurants, businesses, and the beautiful Riverwalk. There is an array of transportation options available, including Pace Bus, Metra, and Amtrak. Two commuter rail stations are available, one near downtown Naperville and one on Route 59.

District 203



District 204



SchoolDigger.com rating

## EXPLORE

Discover the charm of Downtown Naperville, where you can easily stroll around The Riverwalk, museums, historic landmarks, and shops—all within a short walk. Experience Centennial Beach, situated just west of downtown, where you can enjoy a unique outdoor swimming atmosphere throughout the summer. Don't miss the Naper Settlement, an acclaimed outdoor museum that spans 13 acres and hosts a variety of educational programs, exhibits, guided tours, and special events!

## PLAY

The Naperville Park District maintains 2,400 acres of parkland and the parks and facilities. Recreational activities include champion designed golf courses, indoor and outdoor tennis and racquetball courts, several fitness and aquatic facilities, skate park and disc golf course.

## EAT

Naperville features many dining options, including:

**Hugo's Frog Bar & Fish House :** Upscale seafood restaurant in a contemporary setting famous for its crab cakes, steaks & frog legs.

**Allegory:** Casual dining, offering farm-to-table dishes with a Southern flair and craft cocktails.

**Santa Cielo:** Globally inspired menu with artistic presentations in a bright, modern space boasting city views!

**Meson Sabika:** Charming historic mansion specializing in Spanish tapas and sangria, complete with a beautiful outdoor garden.

## SHOP

Naperville's lively downtown area features a delightful mix of charming boutiques and popular national brands, making it a top shopping spot. Despite its growth, downtown Naperville has maintained its quaint charm, walkability, and inviting atmosphere. Explore local shops, enjoy delicious cuisine at cozy cafes, and soak in the beautiful scenery.

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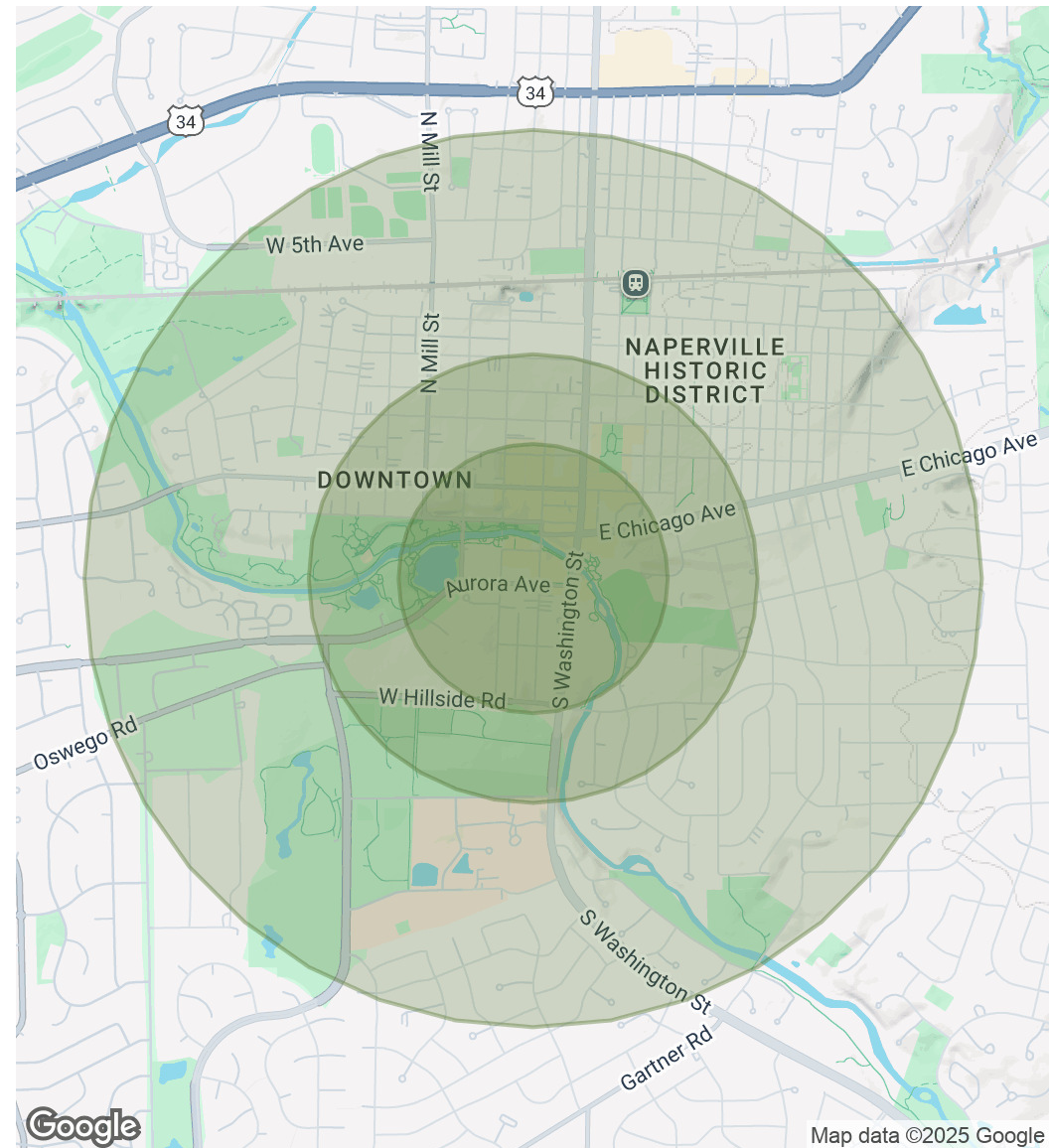
## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	768	3,190	11,450
Average Age	43	39	40
Average Age (Male)	41	38	39
Average Age (Female)	45	41	40

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	264	1,024	4,068
# of Persons per HH	2.9	3.1	2.8
Average HH Income	\$203,494	\$212,592	\$200,900
Average House Value	\$797,121	\$797,627	\$757,781

Demographics data derived from AlphaMap



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