

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:

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IN COOPERATION WITH:

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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.

\$8,950,000

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

\$8,950,000



1852 95TH STREET

Location

Naperville

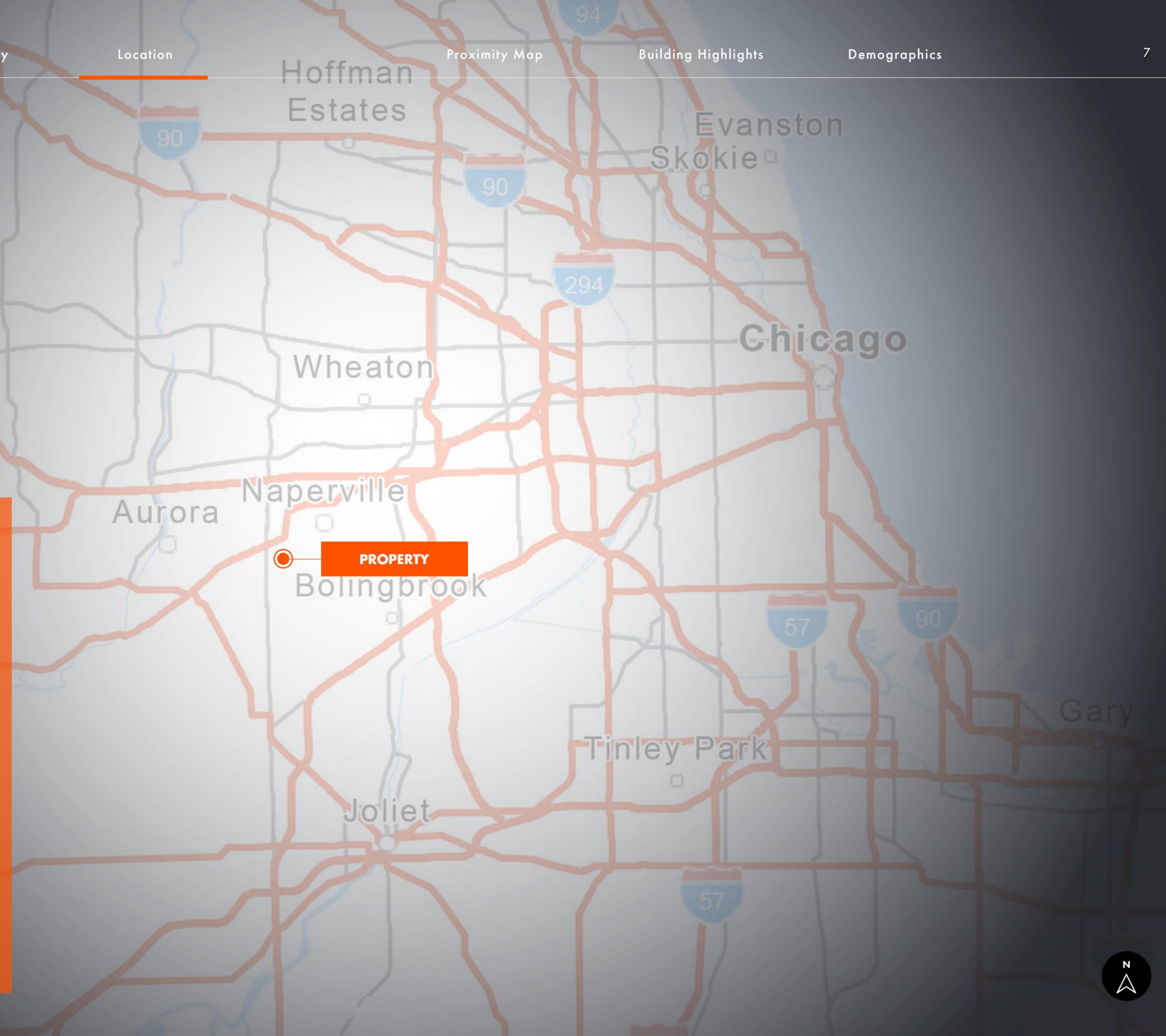
The property is located in the Wheatland Township section of southwest Naperville, IL an award-winning suburb of Chicago.

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±).

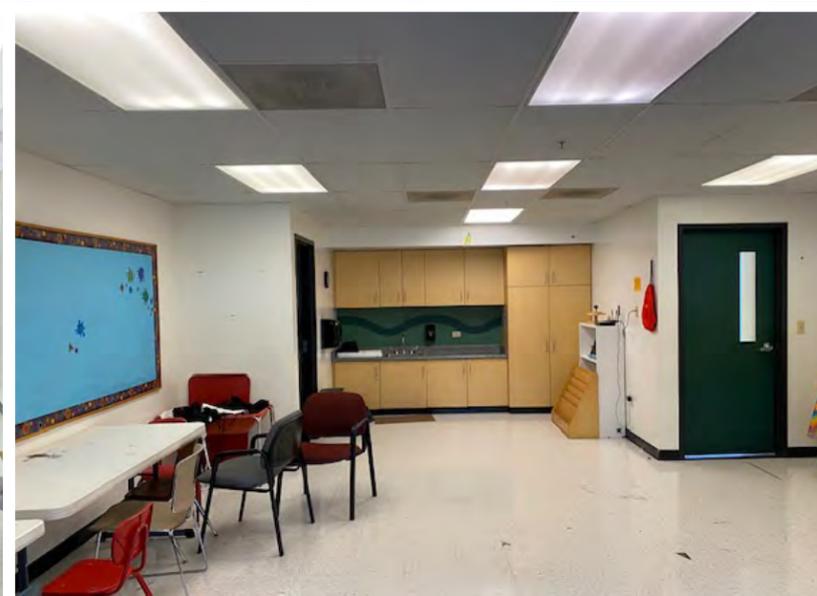
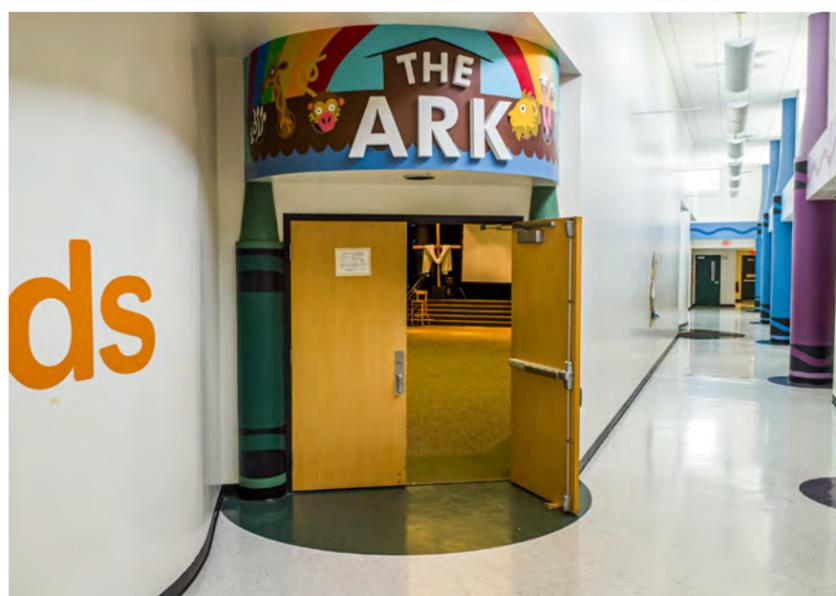
GROUNDS

- 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

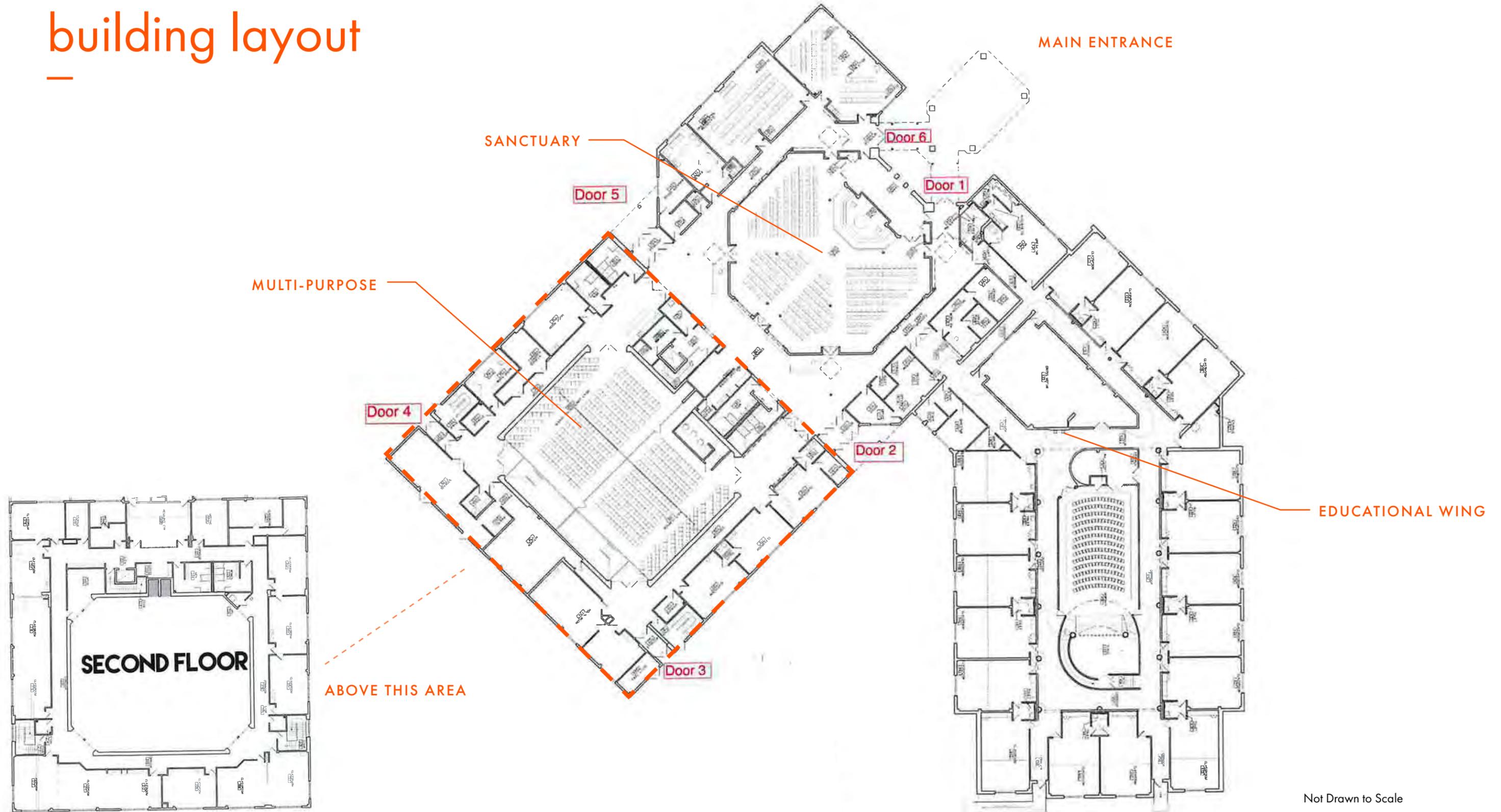
- Thirteen HVAC roof top units provide zoned heating and air-conditioning to the building.
- The building contains an elevator and sprinkler system.





1852 95TH STREET

building layout

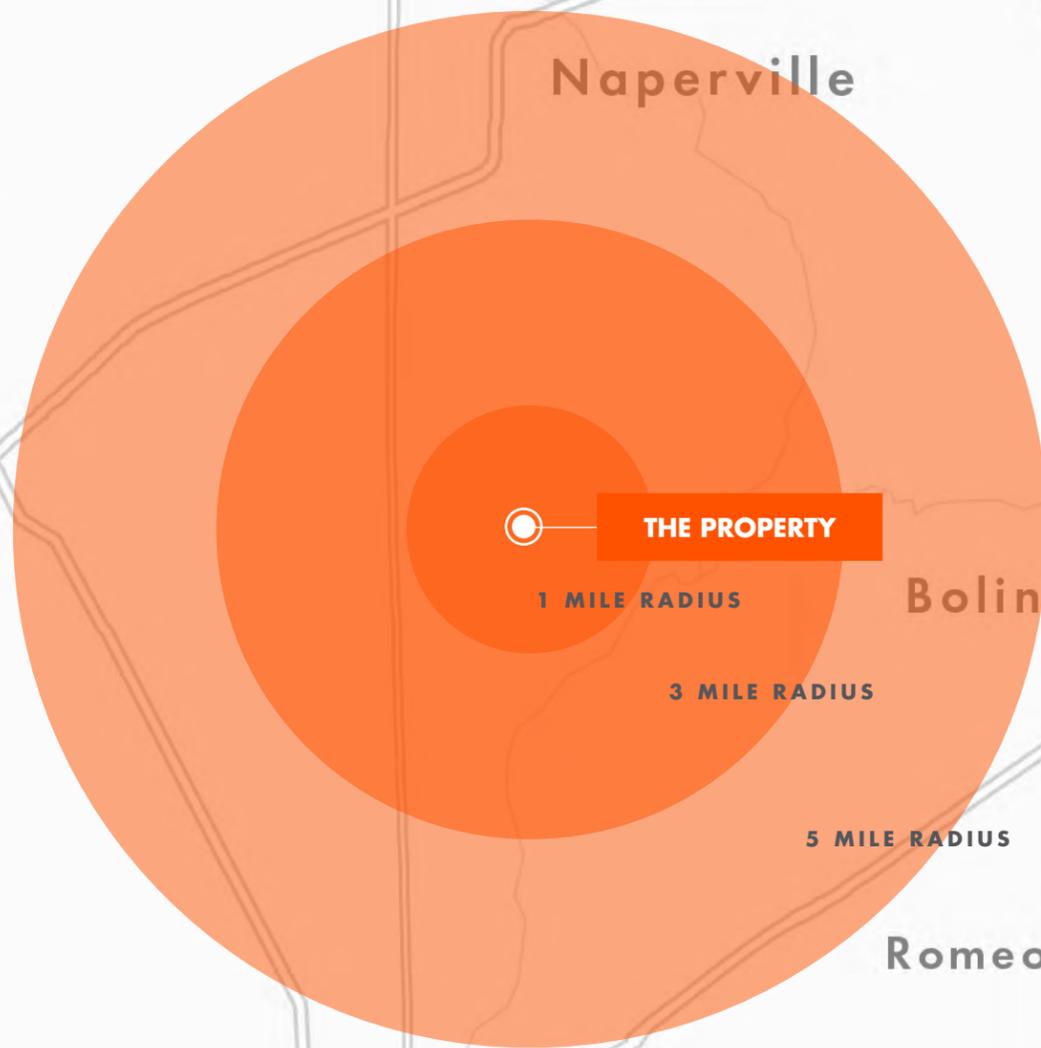


ABOVE THIS AREA

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



Orland Park

Crestw

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contact

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