

2701-2799 MAPLE AVENUE, Lisle, IL

Retail | For Lease



Above information is from sources believed reliable. No responsibility is taken for errors or omissions. Property is offered subject to change in status or withdrawal without notice.

CTK CHICAGO PARTNERS-CITY PROPERTIES | 1659 West Hubbard, Chicago, IL 60622 | 312.337.1010 | ctkchicagopartners.com

LORENZO MARRONE

630.362.7549 | lmarrone@praecorp564.com

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OFFERING SUMMARY

Lease Rate:	\$21.00-\$30.00 SF NNN
Building Size:	90,000 SF
Available SF:	920 SF - 5,130 SF
Parking:	410 surface space--4.3/1000

PROPERTY OVERVIEW

Discover the allure of Lisle, IL, an ideal location for your next office, specialty retail or service business location. Situated within the prestigious I-88 Research and Development Corridor in DuPage County, the area offers a perfect blend of urban amenities and suburban charm. Just minutes from Benedictine University, North Central College, Benet Academy, Morton Arboretum and downtown Naperville. A dense population of diverse and affluent people surround this Center. Maple Avenue, a major east-west thoroughfare, offers a traffic count of nearly 20,000 vehicles per day.



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	920 - 5,130 SF	Lease Rate:	\$21.00/\$30.00

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2785 Maple	Available	2,400 SF	NNN	\$21.00/SF	Former Vet Clinic
2745 Maple	Available	5,130 SF	NNN	\$30.00/SF	Former US Bank Branch
2745 Maple 2nd Floor Office	Available	920 SF	NNN	\$22.00/SF	Former Edward Jones



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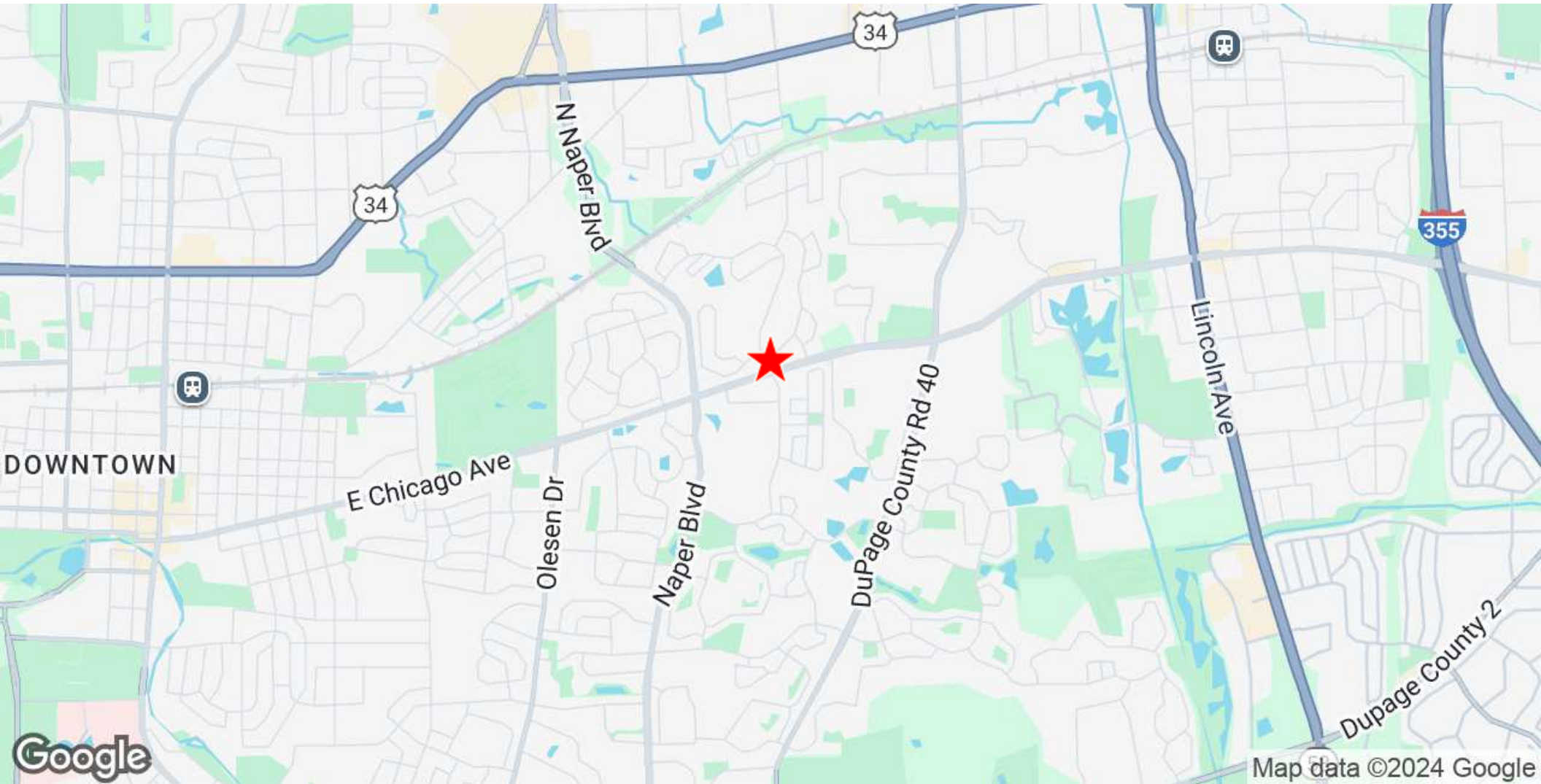
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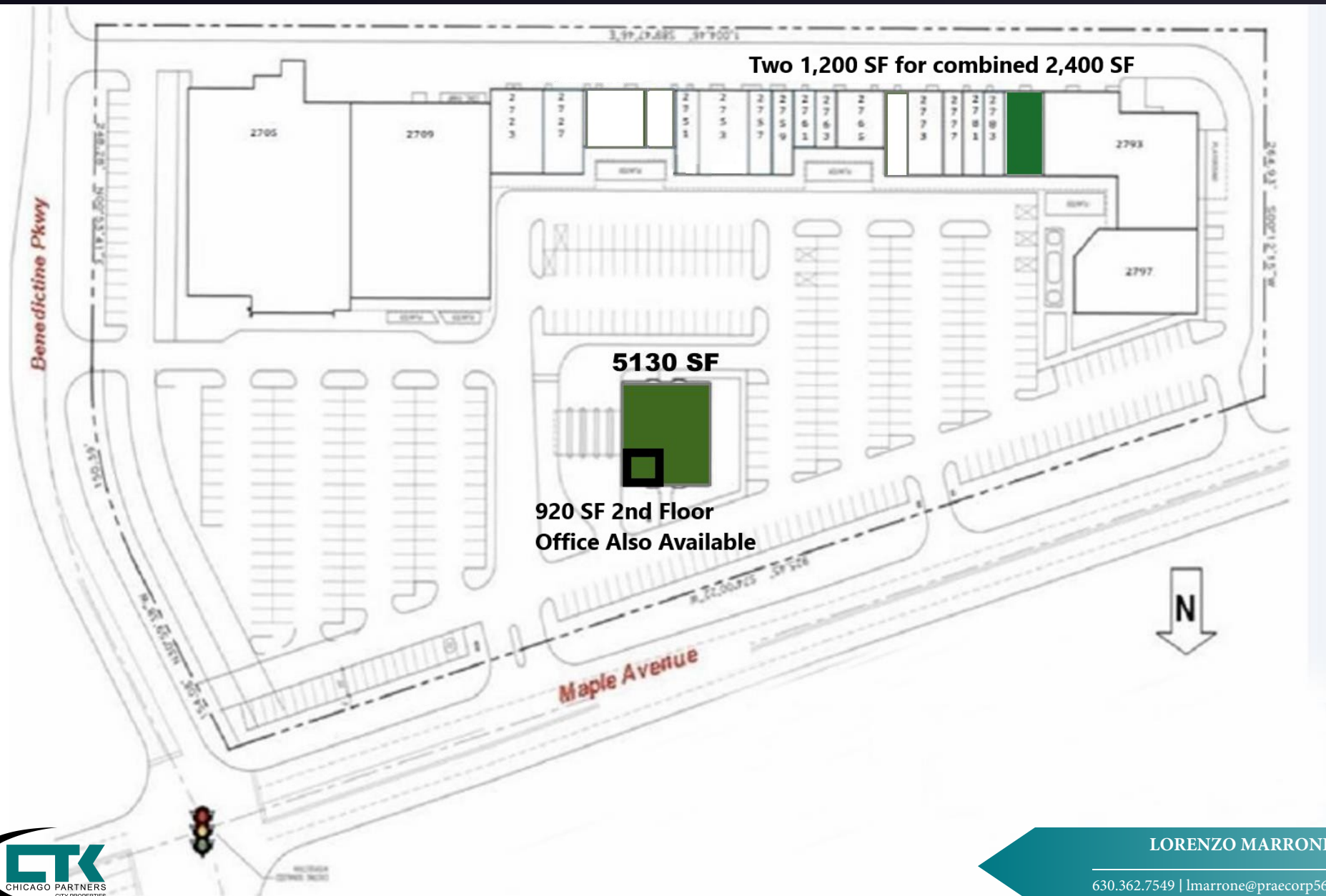
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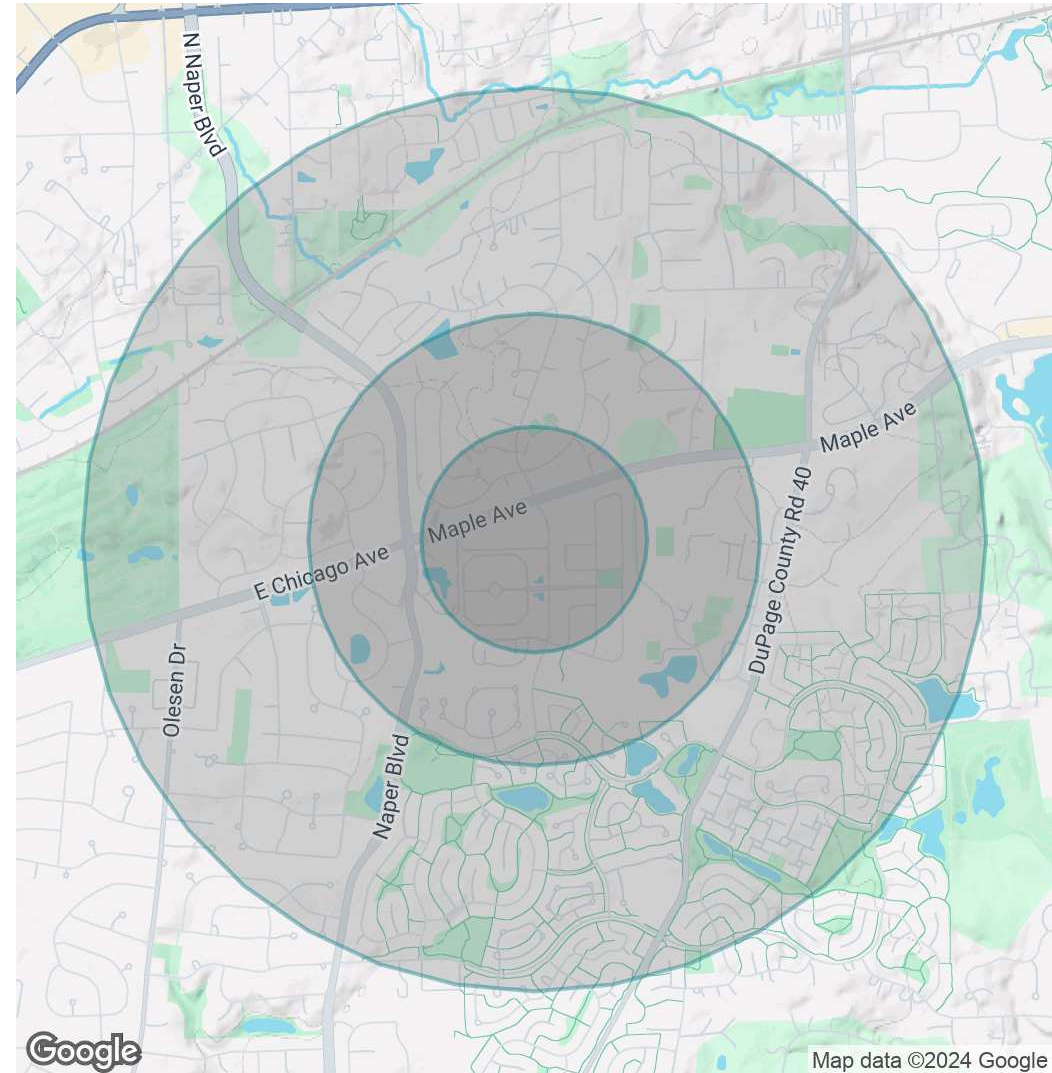
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,190	3,988	13,618
Average Age	30.1	31.5	37.7
Average Age (Male)	30.0	31.1	37.1
Average Age (Female)	30.5	32.4	38.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	589	1,710	5,374
# of Persons per HH	2.0	2.3	2.5
Average HH Income	\$108,748	\$121,483	\$141,338
Average House Value	\$264,929	\$316,262	\$359,300

2020 American Community Survey (ACS)



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