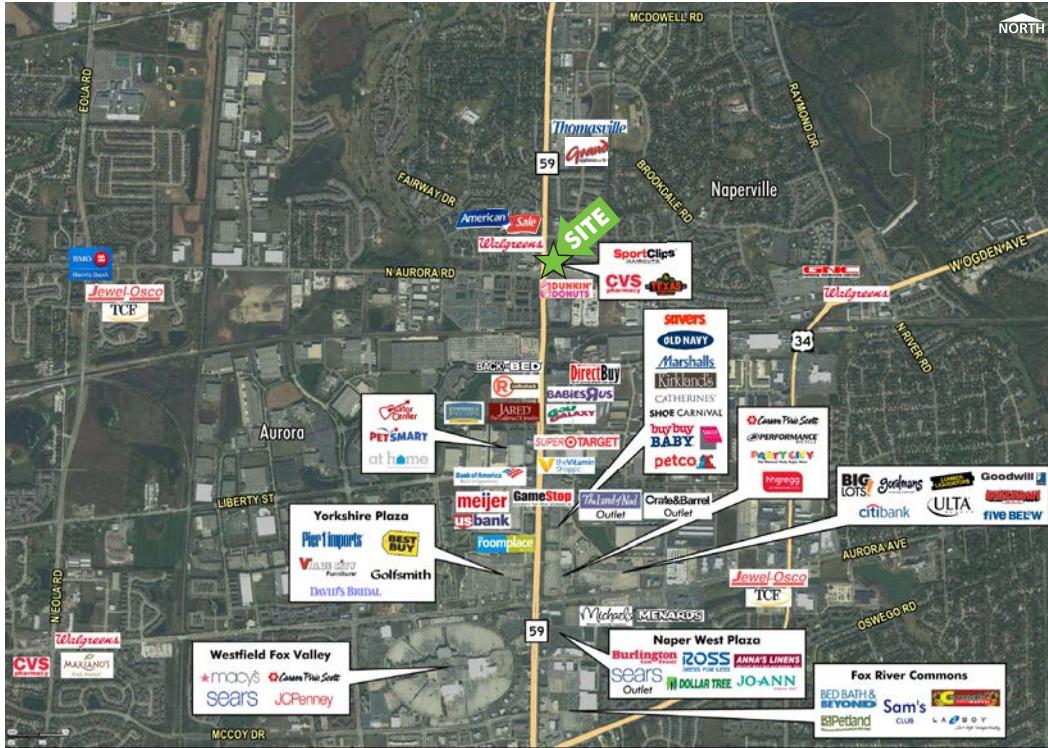


FOR LEASE

# Hampton Park Plaza

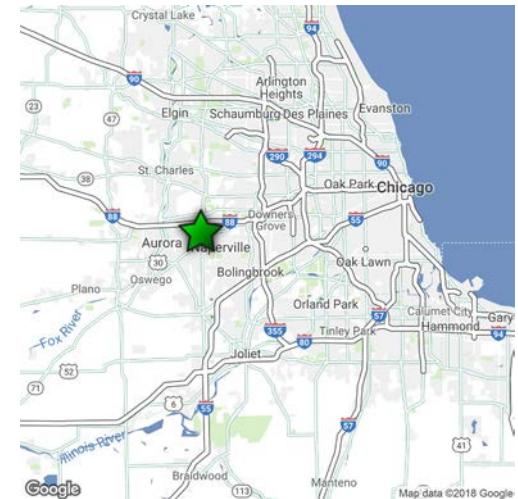
NEC RTE 59 & N. AURORA RD, NAPERVILLE, IL 60563 DUPAGE COUNTY

RETAIL



## PROPERTY INFO

- Strip Center: ±11,963 SF
- Available Size: 2nd Gen restaurant +/- 2,213 SF and Outlot +/- 51,867 SF for Ground Lease
- Zoning: B2 PUD Conditional Use
- Excellent visibility on Route 59 and strong traffic counts of 45,100 vpd on Route 59 and 16,800 vpd on N. Aurora Rd
- High income and population
- Close to Metra Rt 59 Station with ±5,800 people daily
- Pylon Signage
- Key intersection in a strong trade area



## CONTACT US

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**CBRE**

FOR LEASE

# Hampton Park Plaza

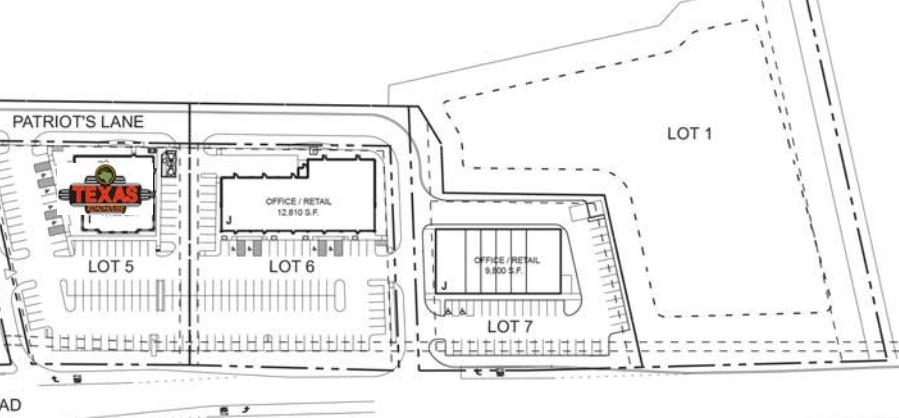
NEC RTE 59 & N. AURORA RD, NAPERVILLE, IL 60563 DUPAGE COUNTY

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## SITE PLAN & DEMOGRAPHIC REPORT



LOT 1	TENANT	SQ FT	DIMENSIONS
A	OUTLOT AVAILABLE	51,867	192 X 270
LOT 2 & 3	TENANT	SQ FT	DIMENSIONS
B (SUITE 120)	OBERWEIS	2,625	35 X 75
C (SUITE 116)	SPORT CLIPS	1,500	20 X 75
D (SUITE 112)	AVAILABLE	2,213	29.5 X 75
E (SUITE 108)	SMOKE & VAPE SHOP	1,500	20 X 75
F (SUITE 104)	NAIL SALON	1,125	15 X 75
G (SUITE 100)	DENTIST	3,000	40 X 75
	TOTAL GLA	11,791	
LOT 4	TENANT	SQ FT	DIMENSIONS
H	CVS	13,056	



### Demographic Report

	1 Miles	3 Miles	5 Miles
Population	12,480	75,243	222,788
Estimate Households	5,234	29,977	78,754
Median HH Income	\$86,879	\$96,744	\$93,975
Average HH Income	\$102,103	\$122,347	\$122,393
Daytime Population	14,855	102,419	238,575



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