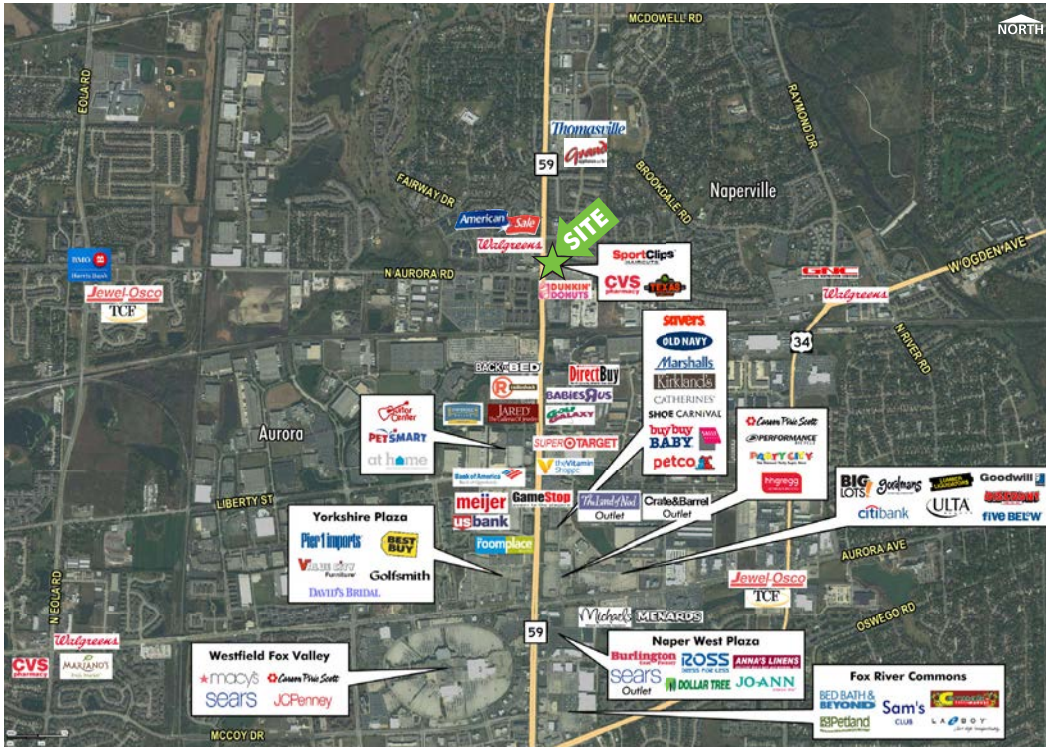


FOR LEASE

# Hampton Park Plaza

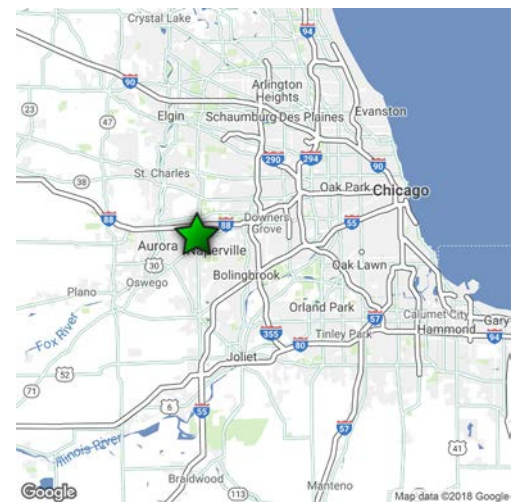
NEC RTE 59 & N. AURORA RD, NAPERVILLE, IL 60563 DUPAGE COUNTY

RETAIL



## PROPERTY INFO

- + Strip Center:  $\pm 11,963$  SF
- + Available Size: 2nd Gen restaurant  $\pm 2,213$  SF and Outlot  $\pm 51,867$  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  $\pm 5,800$  people daily
- + Pylon Signage
- + Key intersection in a strong trade area



## CONTACT US

### Lynne Brackett

+1 630 573 7035  
lynne.brackett@cbre.com

### Marcy Wood

+1 630 573 1287  
marcy.wood@cbre.com

### CBRE

700 Commerce Drive  
Suite 450  
Oak Brook, IL 60523

[www.cbre.us/hamptonparkplaza](http://www.cbre.us/hamptonparkplaza)

CBRE

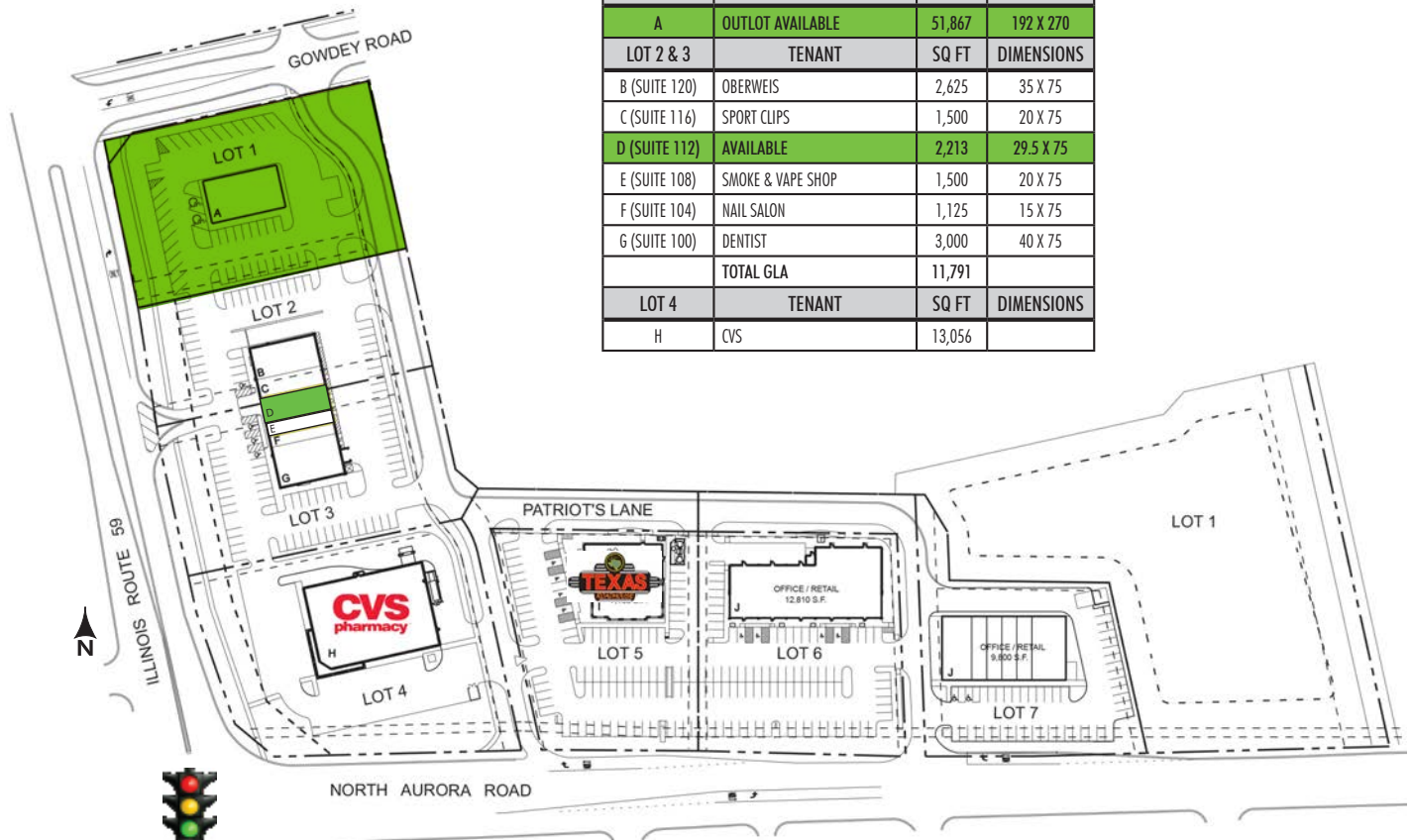
FOR LEASE

# Hampton Park Plaza

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

RETAIL

## 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



© 2019 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

[www.cbre.us/hamptonparkplaza](http://www.cbre.us/hamptonparkplaza)

CBRE