

# 4745 Main St

LISLE, IL



## OFFERING MEMORANDUM

**KW COMMERCIAL**  
580 Duane St  
Glen Ellyn, IL 60137

*PRESENTED BY:*

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4745 MAIN ST

# PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DETAILS

LEASE SPACES

ADDITIONAL PHOTOS

## Property Summary



### PROPERTY DESCRIPTION

4745 Main Street is a highly visible, professionally maintained office/retail building in the heart of Downtown Lisle's Main Street district. The property benefits from strong walkability, commuter traffic from the nearby Lisle Metra Station, and a growing residential base supported by ongoing townhome and multifamily development in the downtown corridor.

Suite #109 (945 SF)—currently occupied by Edward Jones, whose lease expires June 2026—will be available for occupancy July 2026, offering an ideal layout for professional services, boutique retail, or financial/consulting users seeking a prime location in a strengthening submarket.

### PROPERTY HIGHLIGHTS

- Walkable access to restaurants, shops, and services.
- Strong daytime population from local businesses and commuters.
- Easy access to Ogden Ave, I-88, and surrounding suburbs.

### OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (Gross)
Number of Units:	1
Available SF:	945 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	438	1,271	3,208
Total Population	757	2,508	7,231
Average HH Income	\$110,656	\$116,597	\$125,817



# Property Details

Lease Rate

**\$25.00 SF/YR****PROPERTY INFORMATION**

Property Type

Retail

Property Subtype

Street Retail

**LOCATION INFORMATION**

Street Address

4745 Main St

City, State, Zip

Lisle, IL 60532

County

Dupage

**BUILDING INFORMATION**

Building Size

945 SF

Year Built

2001

**SPACE HIGHLIGHTS**

Available July 2026

Professional Buildout

Well-Maintained Property

**PARKING**

Front drive-up customer parking

Additional Rear Lot



# Lease Spaces



### LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	945 SF	Lease Rate:	\$25.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit #109	Available	945 SF	Gross	\$25.00 SF/yr



# Additional Photos



4745 MAIN ST

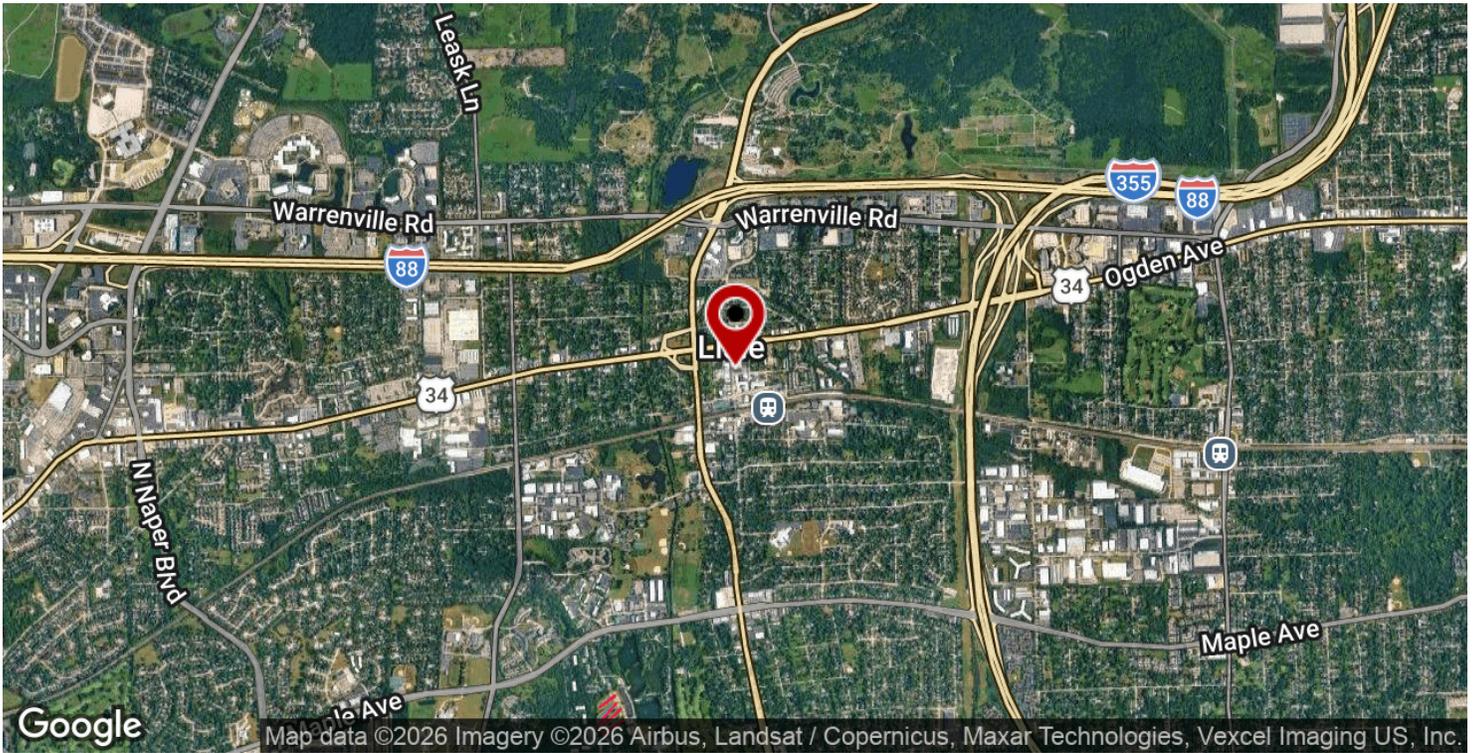
# LOCATION INFORMATION

# 2

LOCATION MAP

RETAILER MAP

# Location Map



# Retailer Map



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.



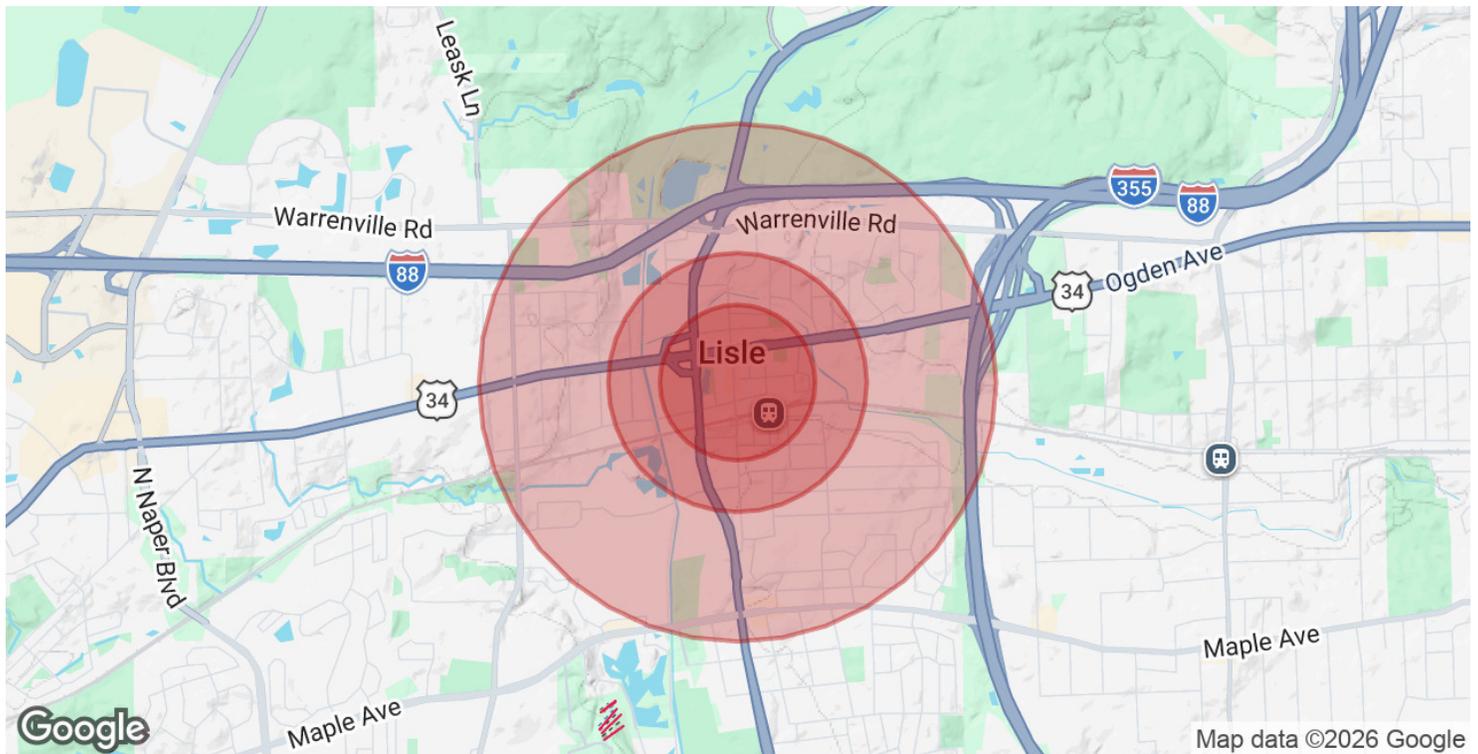
4745 MAIN ST

# DEMOGRAPHICS

# 3

DEMOGRAPHICS MAP & REPORT

# Demographics Map & Report



## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	757	2,508	7,231
Average Age	43	43	44
Average Age (Male)	42	42	43
Average Age (Female)	44	43	45

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	438	1,271	3,208
# of Persons per HH	1.7	2	2.3
Average HH Income	\$110,656	\$116,597	\$125,817
Average House Value	\$350,177	\$367,889	\$384,939

Demographics data derived from AlphaMap

