

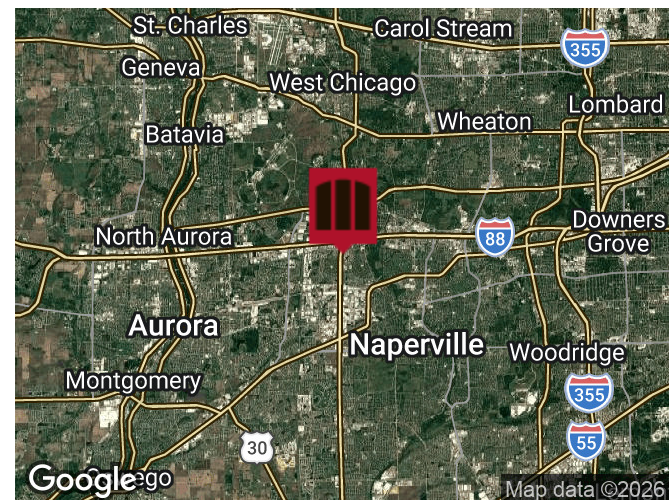


Pebblewood Plaza

1550 N Illinois Route 59, Naperville, IL 60563

Property Highlights

- Prime neighborhood center in the heart of Naperville, one of Chicago's most prominent suburbs
- Infill, Affluent Area with Significant Population Growth
- Over 175,000 residents within 5 miles
- Prime Location on a Heavily Traveled Major North-South Thoroughfare | Near Interstate 88
- Over 53,000 VPD in front of center
- Near many large corporations and businesses
- 27,000+ employees within 1 mile
- Two monument signs (one with reader board)
- Great visibility and large parking field



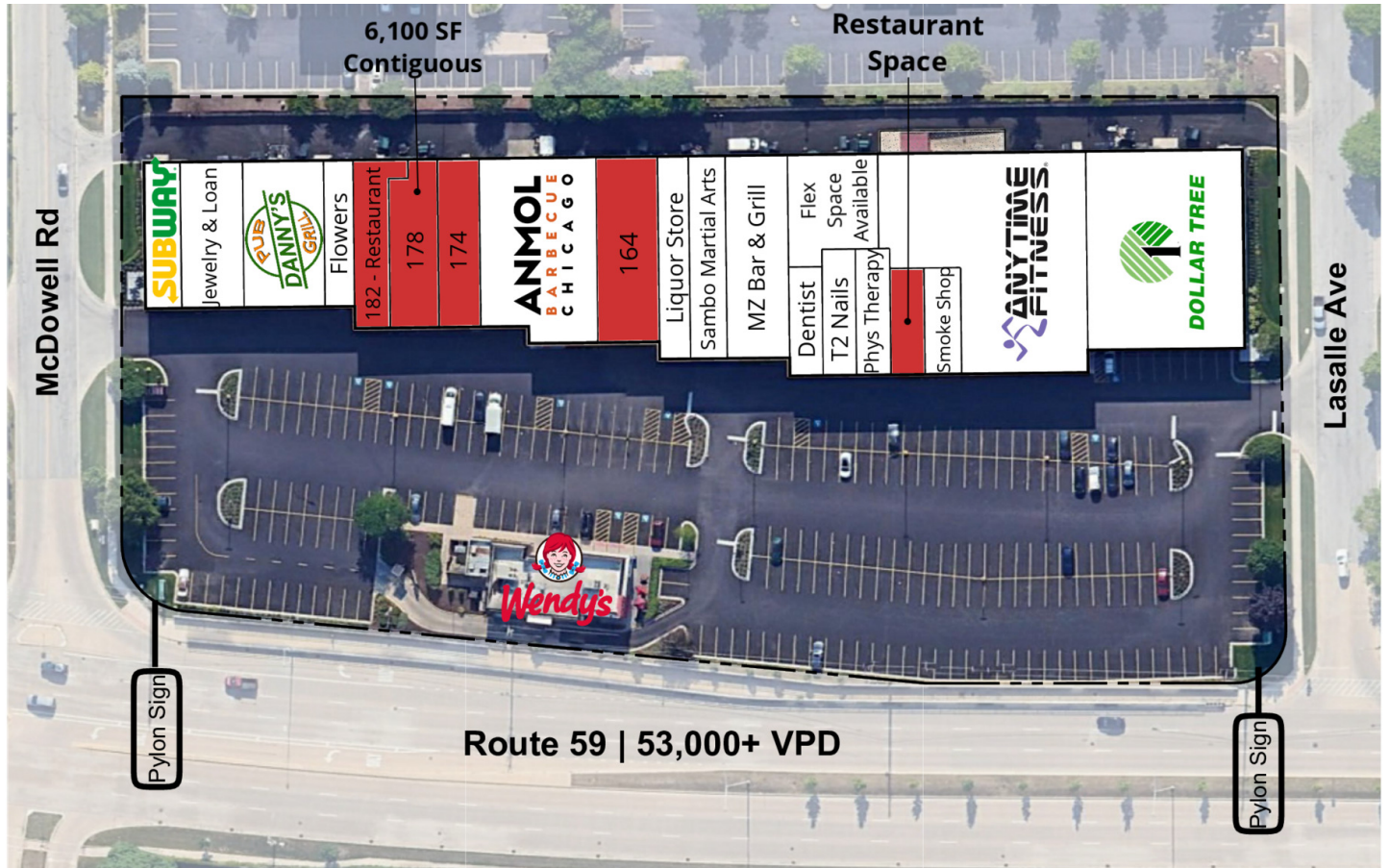
Building Summary

Building Size:	62,321 SF
Available SF:	1,200 - 6,100 SF
Lease Rate:	Negotiable
Operating Expenses:	\$5.17/SF

Available Spaces

Pebblewood Plaza

1550 N Illinois Route 59, Naperville, IL 60563



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
Suite 198	Subway	1,540 SF	Suite 170	Anmol BBQ	2,300 SF	Suite 144	T2 Nail Salon	1,200 SF
Suite 194	Pebblewood Jewel...	2,891 SF	Suite 168	Anmol BBQ	2,300 SF	Suite 140	Premier Physical ...	1,600 SF
Suite 190	Danny's Pub	2,890 SF	Suite 164	Available	2,910 SF	Suite 136	Available	1,200 SF
Suite 184	Naper Flair Flowers	1,400 SF	Suite 160	Extra Value Liquo...	4,365 SF	Suite 132	Smokerz World	1,200 SF
Suite 182	Available	1,500 SF	Suite 158	Sambo Martial Arts	2,000 SF	Suite 120	Anytime Fitness	8,538 SF
Suite 178	Available	2,300 SF	Suite 156	MZ Bar & Grill	5,717 SF	Suite 104	Dollar Tree	11,090 SF
Suite 174	Available	2,300 - 6,100 SF	Suite 148	Pebblewood Dental...	1,000 SF			

Tim Maly
614.358.2089
tmaly@goblackgate.com



Additional Photos

Pebblewood Plaza

1550 N Illinois Route 59, Naperville, IL 60563



Tim Maly
614.358.2089
tmaly@goblackgate.com

 BlackGate

The information contained herein was obtained from sources believed reliable; however, Black Gate Partners LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

Aerial Looking North

Fairfield
BY MARRIOTT
SLEEP INN
tru
TOWNEPLACE SUITES
MARRIOTT

Starbucks
FIREHOUSE SUBS
extended STAY AMERICA
Red Roof Inn
SHERWIN WILLIAMS
FedEx
Panera

SIKICH
280 Employees
Nicor Gas
2,140 Employees

WHIRLYBALL
CARMAX
TOPGOLF
HOTEL ARISTA
EFFORTLESS
CHE FIGATA

ECOLAB
NALCO Water
An Ecolab Company
1,300 Employees

Eby-Brown
600 Employees

INTERSTATE 88
140,300 VPD

Wendys

Subject Property

Public Storage

gerber
COLLISION & GLASS

ROUTE 59 | 53,900 VPD

Tim Maly
614.358.2089
tmaly@goblackgate.com



The information contained herein was obtained from sources believed reliable; however, Black Gate Partners LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

Aerial Looking South



McDonald's
Public Storage
CHASE
DUNKIN' KOHLER
JIMMY JOHN'S gerber COLLISION & GLASS
bp Grand appliance and tv

Naperville's Industrial Corridor

Metra
BNSF Train Line
6,165,657 Annual Ridership
(36.77% Increase YOY)

Subject Property

Public Storage

gerber COLLISION & GLASS

Wendy's

ROUTE 59 | 53,900 VPD

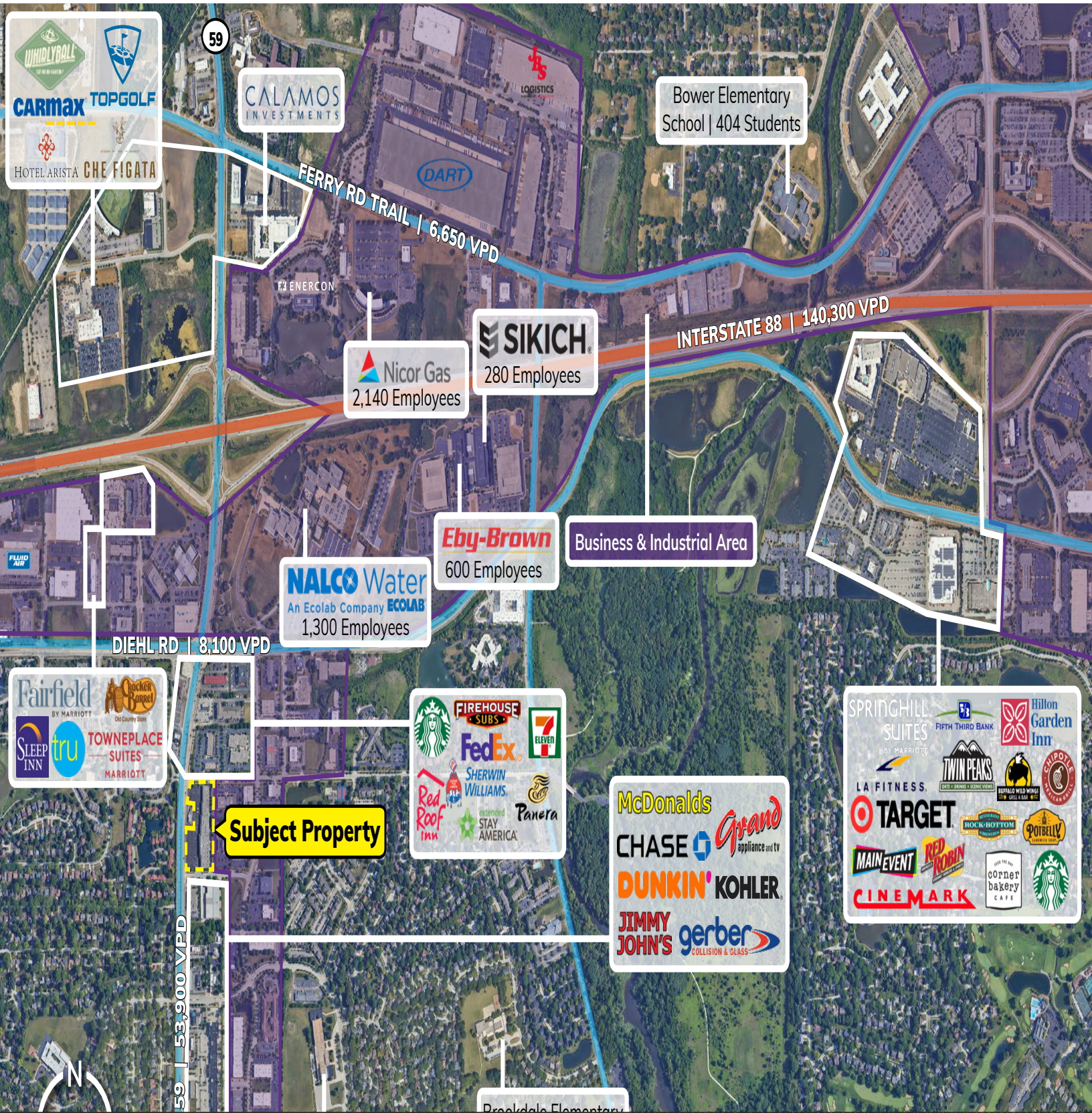
59

Tim Maly
614.358.2089
tmaly@goblackgate.com

BlackGate

The information contained herein was obtained from sources believed reliable; however, Black Gate Partners LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

Market Aerial



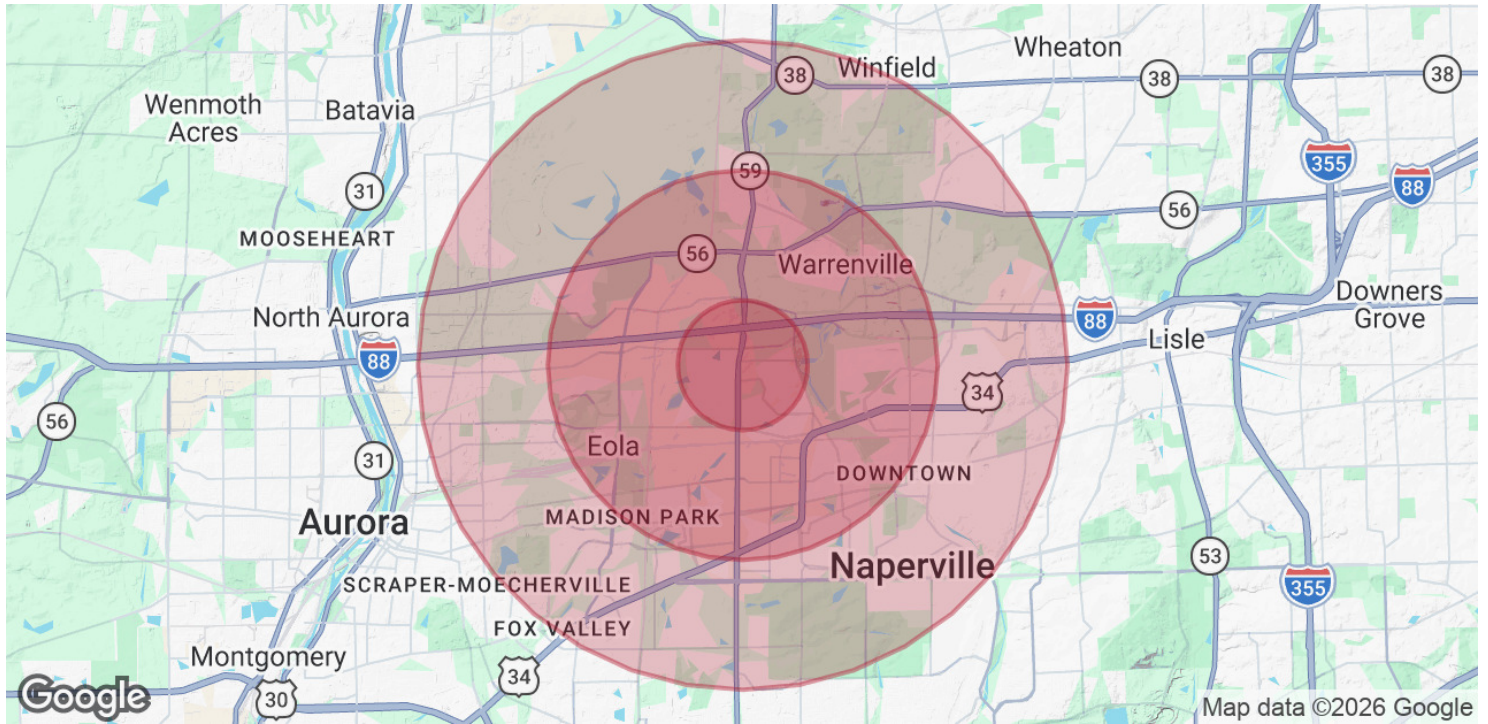
Tim Maly
614.358.2089
tmaly@goblackgate.com



Demographics Map & Report

Pebblewood Plaza

1550 N Illinois Route 59, Naperville, IL 60563



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,766	68,269	166,431
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,369	27,093	62,501
# of Persons per HH	2.4	2.5	2.7
Average HH Income	\$125,571	\$151,049	\$161,539
Average House Value	\$361,503	\$429,712	\$454,870

Demographics data derived from AlphaMap