NAPERVILLE, IL

MID-AMERICA®
Real Estate Corporation

1200 E. DIEHL ROAD

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- Two 6,600 SF New Construction Buildings along Diehl Road for retail, restaurant, medical or other uses
- Part of a New 306-unit Luxury multifamily development
- 653 parking spaces serving the development with adjacent surface parking, and 392-stall parking structure
- At the Freedom Drive full exit off of I-88, and surrounded by significant grocery, hospitality, F&B, retail, office and residential density
- The top Naperville hotel destination with 8 flags within a .45 miles
- Highly visible site located at the prominent intersection of Diehl Road & Freedom Drive that sees 21,900 vehicles passing per day; downtown Naperville and its Metra station, retail and entertainment are a 5-minute drive from Project
- **Available for lease in 3rd Q 2026**

AVAILABILITY

Two 6,600 SF
Retail Outparcels

ADDRESS

1200 E Diehl Road
Naperville, IL 60563

DEMOGRAPHICS WITHIN 5 MILES

Avg Household Income
$163,320

Population
219,049

Daytime Population
264,424

NEIGHBORING TENANTS

BUTTERMILK

iFLY

COSTCO WHOLESALE

FOGO DE CHÃO CHURRASCARIA BRAZILIAN STEAKHOUSE

MORTON'S

THE WHITE CHOCOLATE GRILL

OLD TOWN POUR HOUSE

SPORTS 365 NAPERVILLE YARD

COOPER'S HAWK WINERY & RESTAURANTS

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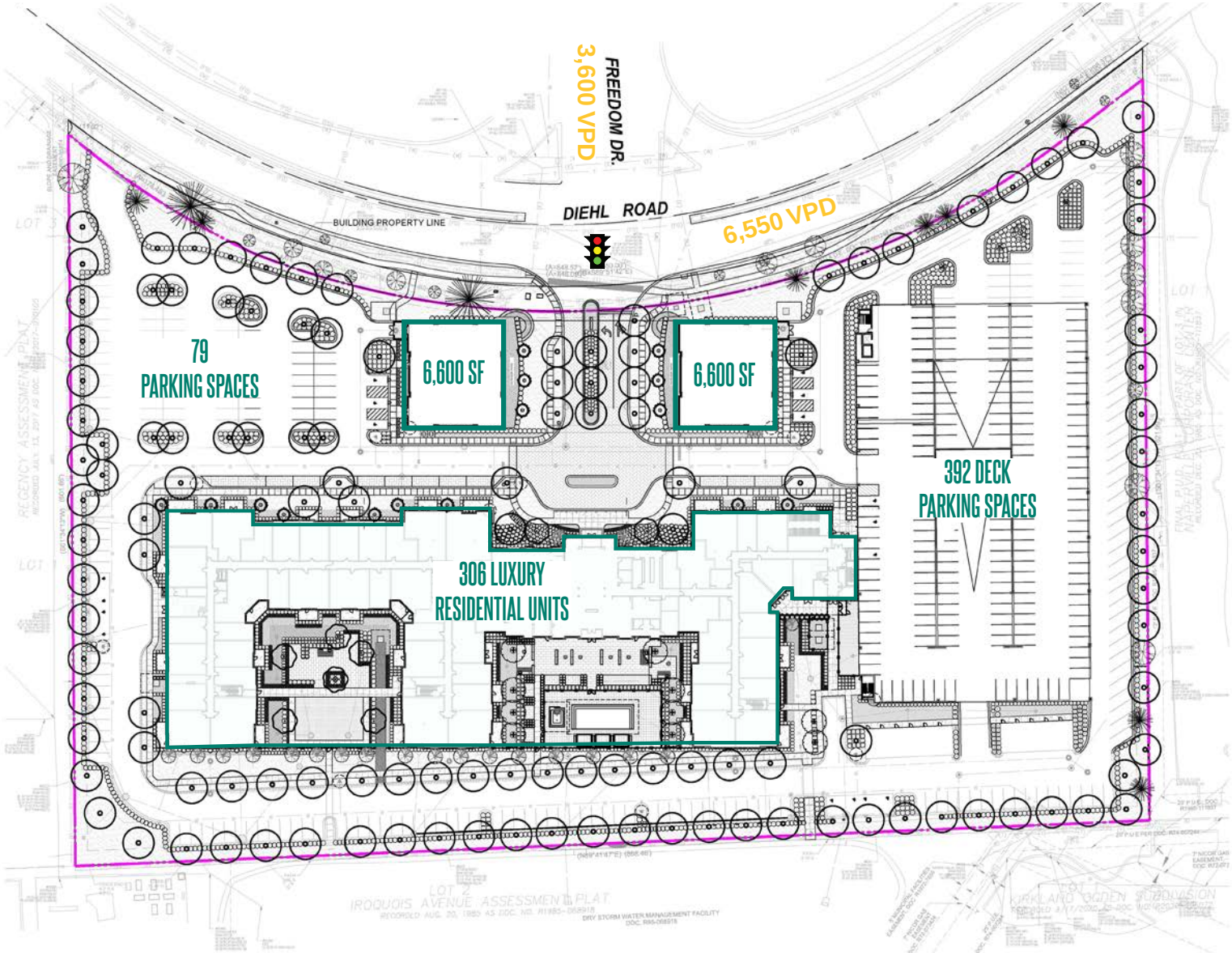
SITE PLAN



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IN THE AREA

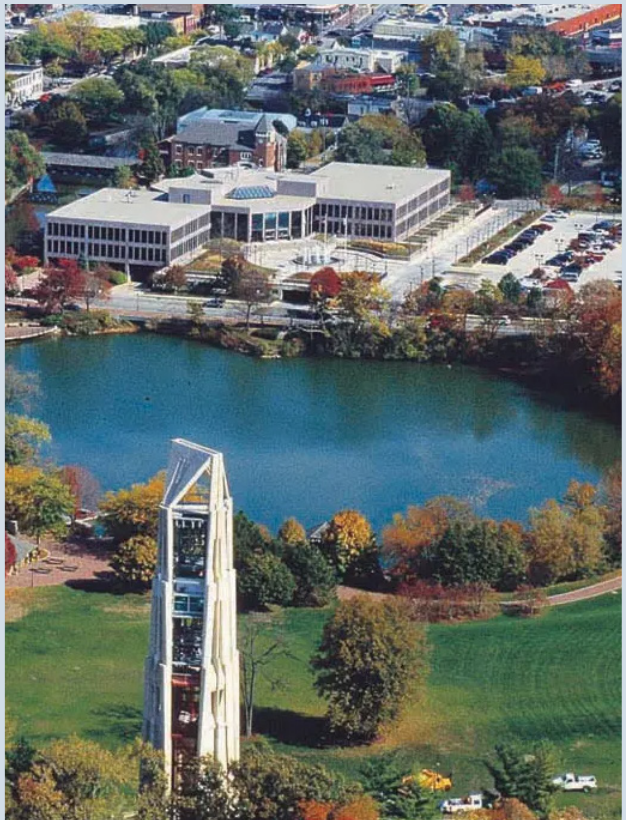
NAPERVILLE, IL

1200 E. DIEHL ROAD

EXTERIOR RENDERINGS

1200 E. DIEHL RD

NAPERVILLE, IL



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