



Retail Property For Lease



Pebblewood Plaza

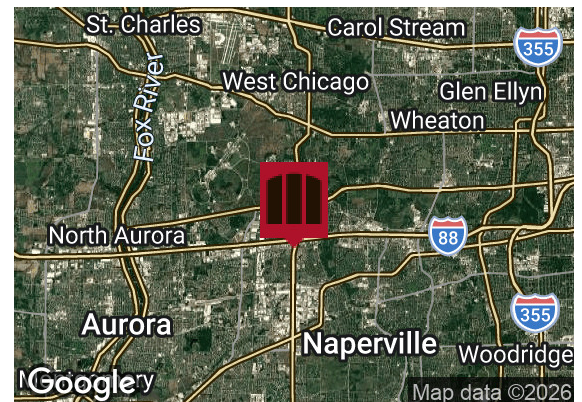
Property Description

Prime neighborhood center in the heart of Naperville, one of Chicago's most prominent suburbs. Anchored by Dollar Tree and Anytime Fitness this center offers great visibility along a heavily traveled major North-South thoroughfare | Just south of Interstate 88.

Property Highlights

- Infill, affluent area with significant population growth
- Average household income of \$141,000 within five miles
- Near many large corporations and businesses
- Over 53,000 VPD in front of center
- Over 175,000 residents within 5 miles
- 27,000+ employees within 1 mile
- Two monument signs

1550 N Illinois Route 59
Naperville, IL 60563



Building Summary

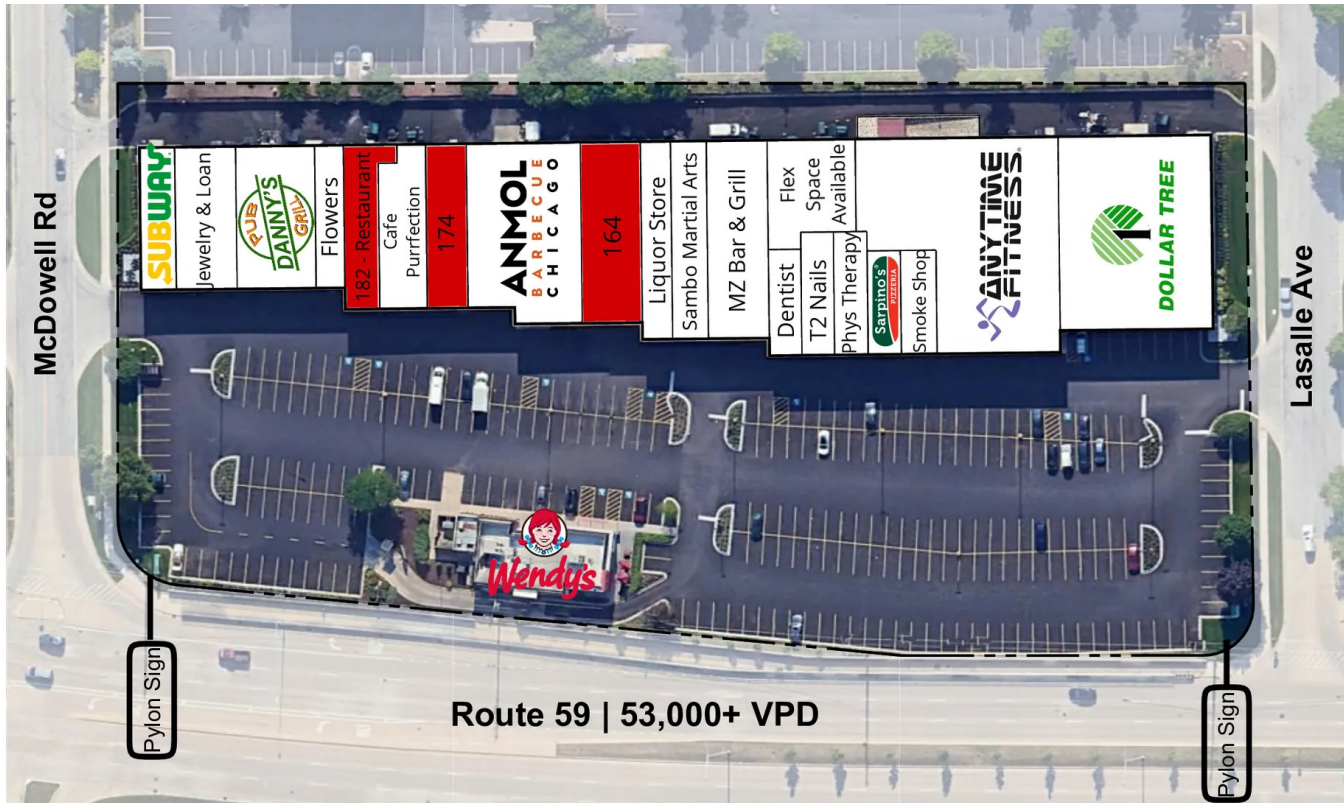
Building Size:	62,321 SF
Available SF:	1,500 - 2,910 SF
Lease Rate:	Negotiable
Operating Expenses:	\$5.17/SF



Available Spaces

Pebblewood Plaza

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SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	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 Jewelr...	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	Sarpino's Pizza	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	Cafe Purrfection	2,300 SF	Suite 156	MZ Bar & Grill	5,717 SF	Suite 104	Dollar Tree	11,090 SF
Suite 174	Available	2,300 SF	Suite 148	Pebblewood Dental...	1,000 SF			

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Black Gate

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.

Additional Photos

Pebblewood Plaza
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Aerial Looking North



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Aerial Looking South



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

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Market Aerial



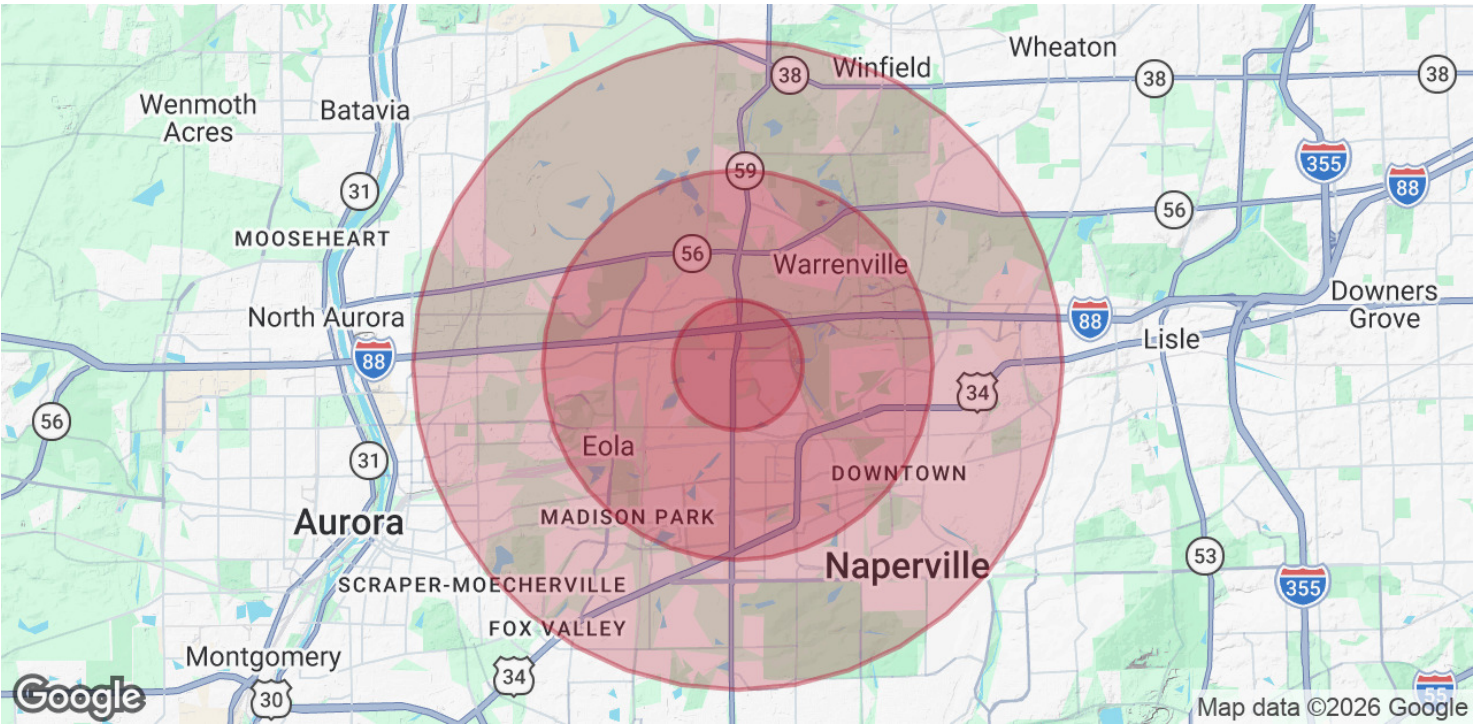
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Demographics Map & Report

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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

2020 American Community Survey (ACS)

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