



FOR SALE

1056 E 104th Street
Naperville, IL 60564

SUBJECT TO OFFER

Excellent opportunity for development on 0.99 acres of commercial land in South Naperville, zoned B-1 Planned Unit Development. The site is well positioned for retail or service-oriented uses and can accommodate a building up to approximately 9,000 SF, making it ideal for businesses seeking strong visibility and accessibility.

Located in a highly desirable commercial corridor, the property offers excellent visibility and convenient access, providing strong exposure to surrounding residential and commercial traffic. With zoning in place and a development-ready footprint, this site presents a great opportunity for immediate development in one of Naperville's most sought-after markets.

JASON PESOLA

Cell: 630-486-7321
jason@thepesolagroup.com

INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564



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PROPERTY HIGHLIGHTS

PRIME LOCATION

ZONED B-1 PUD

UTILITIES TO SITE

IMMEDIATE DEVELOPMENT OPPORTUNITY

0.99+/-
ACRES

EXCELLENT VISIBILITY AND ACCESS

APN: 07-01-14-205-041-0000 2024 PROPERTY TAXES: \$3,165.76

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NAPERVILLE ILLINOIS DEMOGRAPHICS

1056 E 104th Street, Naperville



2024 EST. POPULATION

153,124

MEDIAN PROPERTY VALUE

\$540,200

2020-2024 HOUSEHOLDS

54,487

TOTAL RETAIL SALES

\$33,050

PER CAPITA

MEDIAN HOUSEHOLD INCOME

\$155,105

2020 - 2024

<https://www.census.gov/quickfacts/fact/table/napervillecityillinois/PST045225>

JASON PESOLA

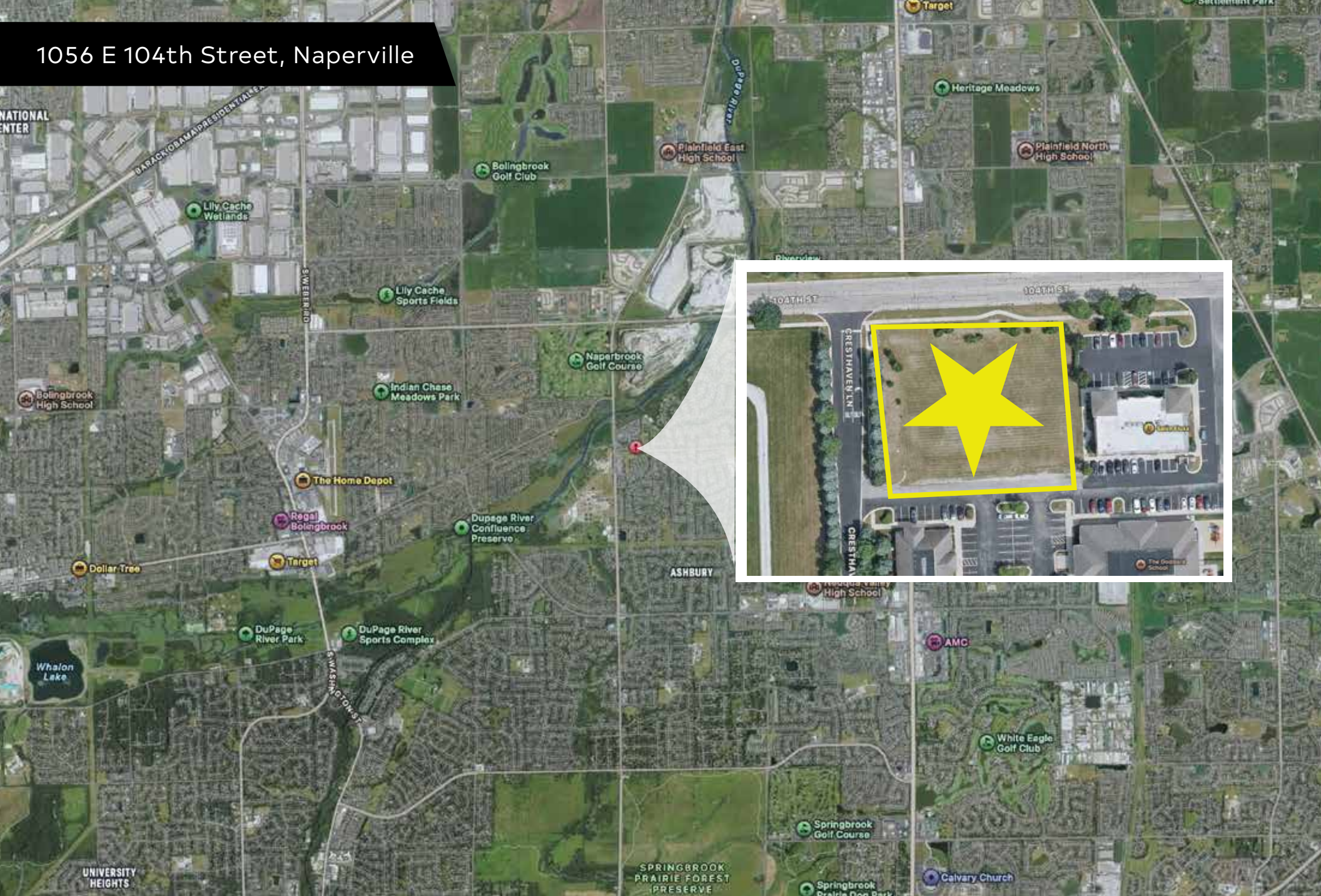
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