

Bank Property | For Sale

10,354 SF Building on 1.6 Acre Pad



CBRE

4685 Winfield Road

NEC Corner of Diehl Road & Winfield Road

Warrenville, IL 60555



## Demographics

5 MILE RADIUS

**251,462**

Daytime Population

**193,764**

Residential Population

**\$162,010**

Average Household Income

# The Opportunity

- 10,354 SF Building on 1.6 Acre Pad
- High Visibility to I-88 and easy access with multiple signalized access points
- Dynamic trade area co-tenants include: Target, Lifetime Fitness, Starbucks, and numerous national retailers
- Cantera is Warrenville's Largest Employment Center and Regional Economic Engine
- Zoning: S-D
- Pricing: \$2,690,000.00
- Fifth Third Excess Real Estate



ARDEN



WINFIELD RD

Edward-Elmhurst  
HEALTH

Residence INN  
BY MARRIOTT



109,100 VPD



THE Westlyn  
UPSCALE APARTMENTS

THEATRE



SPRINGHILL SUITES  
MARRIOTT

Northwestern  
Medicine



**FOR SALE**

10,354 SF Building on 1.6 Acres

WINFIELD RD  
16,900 VPD

TWIN PEAKS

8,100 VPD

Crème de la Crème  
CHILD CARE • PRESCHOOL • AFTER SCHOOL  
Early Learning Centers of Excellence

DIEHL RD



DIEHL RD

LIFE TIME



TARGET

Warrenville



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For more information, please contact:

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