


Land For Sale



CATON
COMMERCIAL
REAL ESTATE GROUP



URBAN AIR
ADVENTURE PARK



Route 59 - 50,700 vpd

NAPERVILLE OUTLOT ROUTE 59 CORRIDOR

1975 GLACIER PARK DR., NAPERVILLE, IL 60540

NAPERVILLE OUTLOT - ROUTE 59 CORRIDOR



OFFERING SUMMARY

Sale Price: \$1,490,000

Lot Size: 3.3 Acres

Zoning: B-2

PIN: 07-15-302-007

PROPERTY HIGHLIGHTS

- 3.3 Acre pad includes 1.44 acre detention pond
- 14,000 SF building pad previously occupied by Key Wester Restaurant
- 163 parking spaces with full cross parking rights with the shopping center
- 50,700 vehicles per day pass the property on Route 59

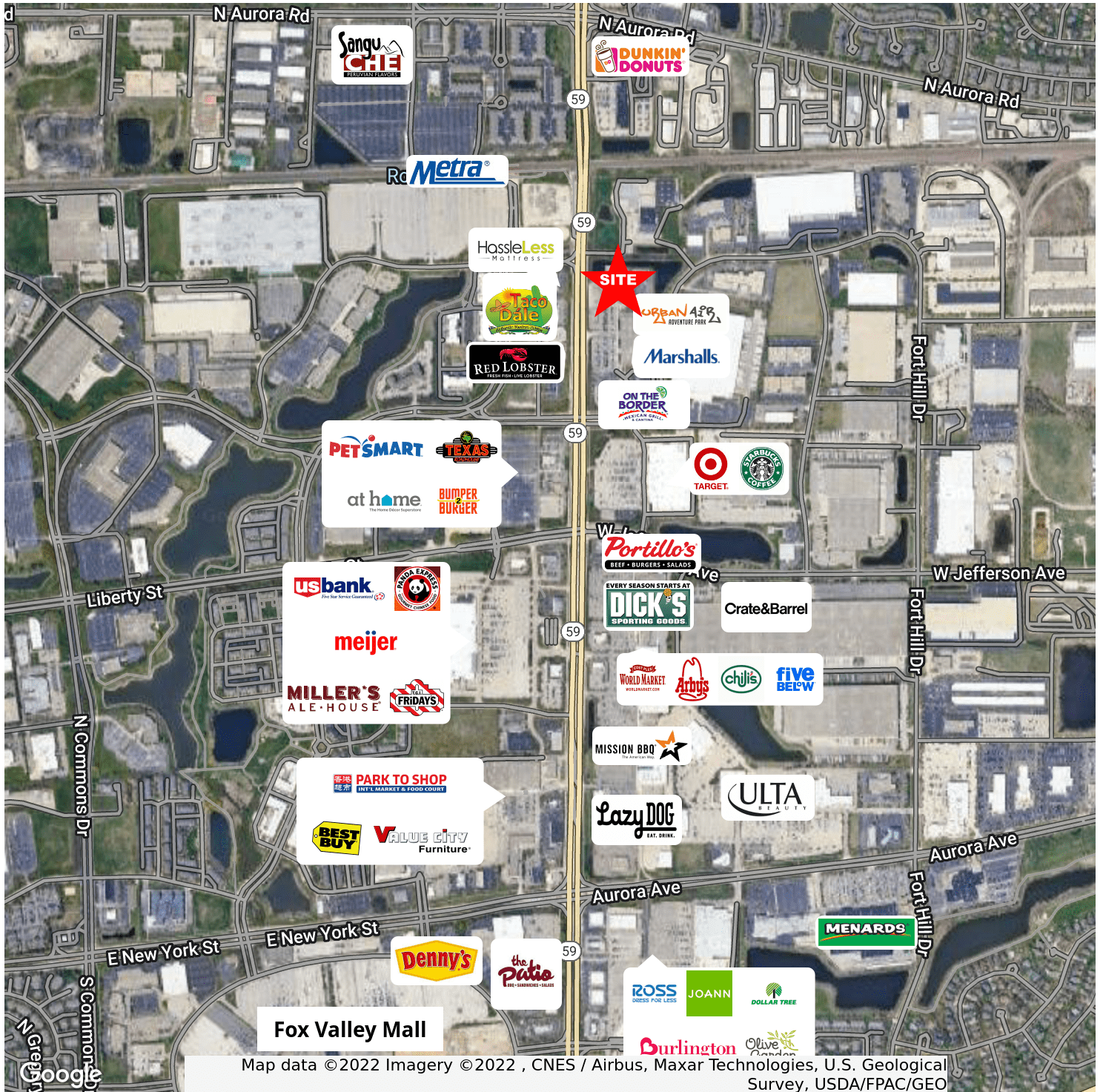
LOCATION OVERVIEW

Area retailers and restaurants include Target, Meijer, On The Border, Texas Roadhouse, Red Lobster and more. Less than .5 miles from the Metra Train Station, one mile from Fox Valley Mall, and 2 miles from the I-88 interchange on Route 59.

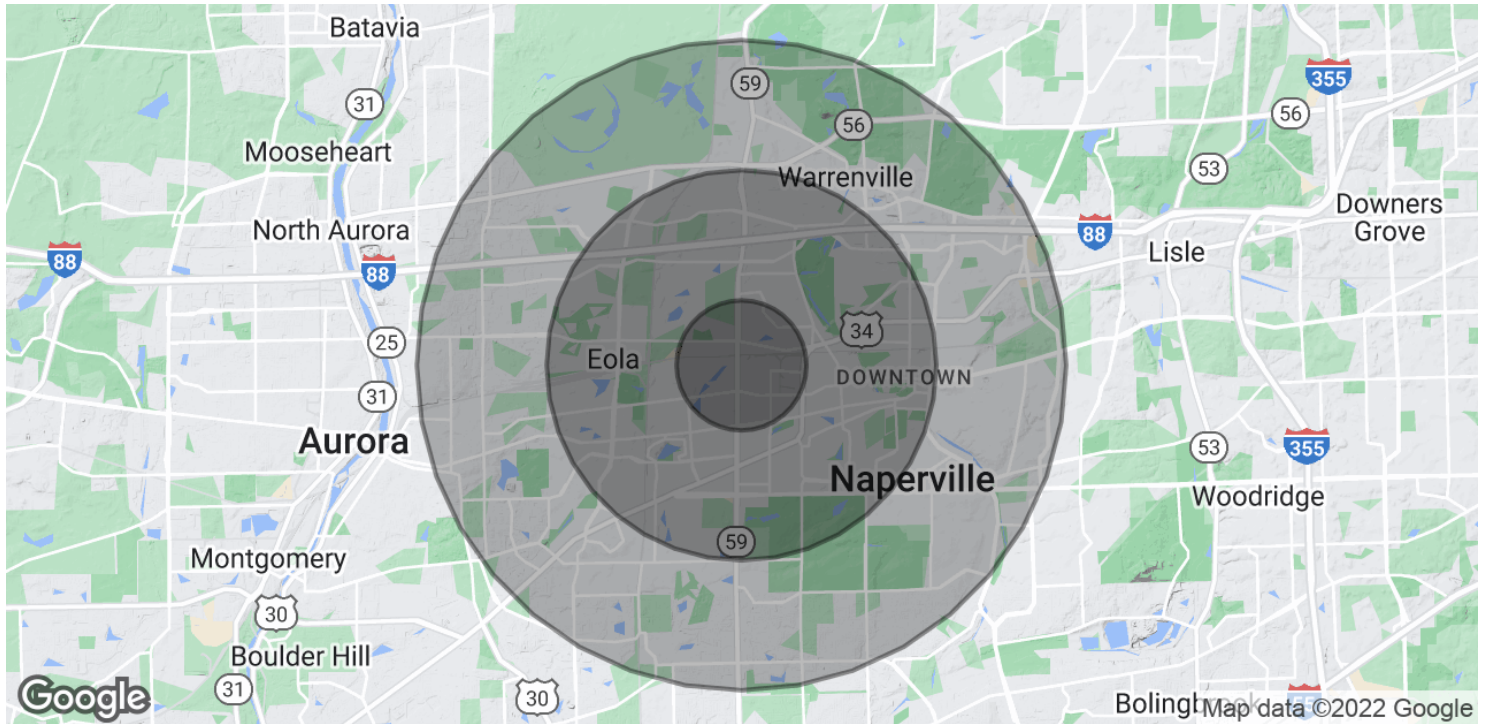
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,654	32,890	88,239
Total Population	10,157	80,430	237,138
Average HH Income	\$98,989	\$122,202	\$122,413

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,157	80,430	237,138
Average Age	36.3	38.3	37.7
Average Age (Male)	36.8	37.1	36.2
Average Age (Female)	36.0	39.2	38.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,654	32,890	88,239
# of Persons per HH	2.2	2.4	2.7
Average HH Income	\$98,989	\$122,202	\$122,413
Average House Value	\$248,703	\$317,477	\$311,371

* Demographic data derived from 2020 ACS - US Census