

Retail & Office Space For Lease



DOWNTOWN NAPERVILLE RETAIL & OFFICE SPACE

116-124 S. WEBSTER, NAPERVILLE, IL 60540

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OFFERING SUMMARY

1st Floor Retail - 778 SF \$3,242.00 per month
(MG)

2nd Floor Office - 463 SF \$1,235 per month
(MG)

2nd Floor Office - 1,511 SF \$3,400 per month (MG)

Building Size: 8,819 SF

PROPERTY HIGHLIGHTS

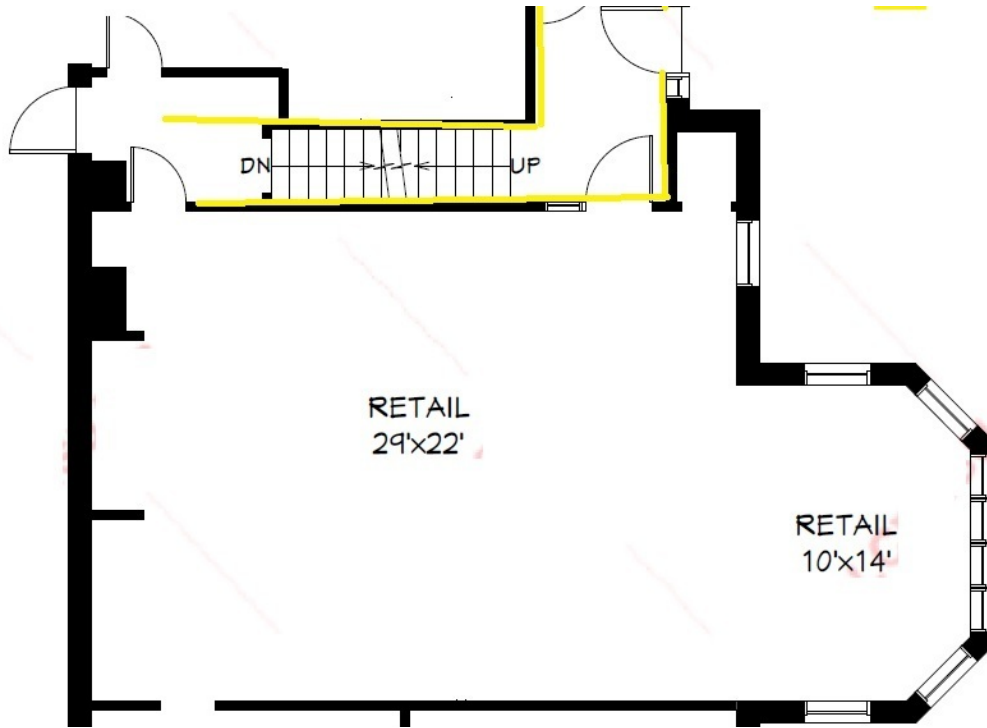
- First floor retail space available and 2nd floor office/studio spaces available in the heart of downtown Naperville
- Immediately adjacent to a free public parking surface lot and street front parking
- Prominent building/monument signage available
- Excellent visibility and access at the corner of Weber and Jefferson St

LOCATION OVERVIEW

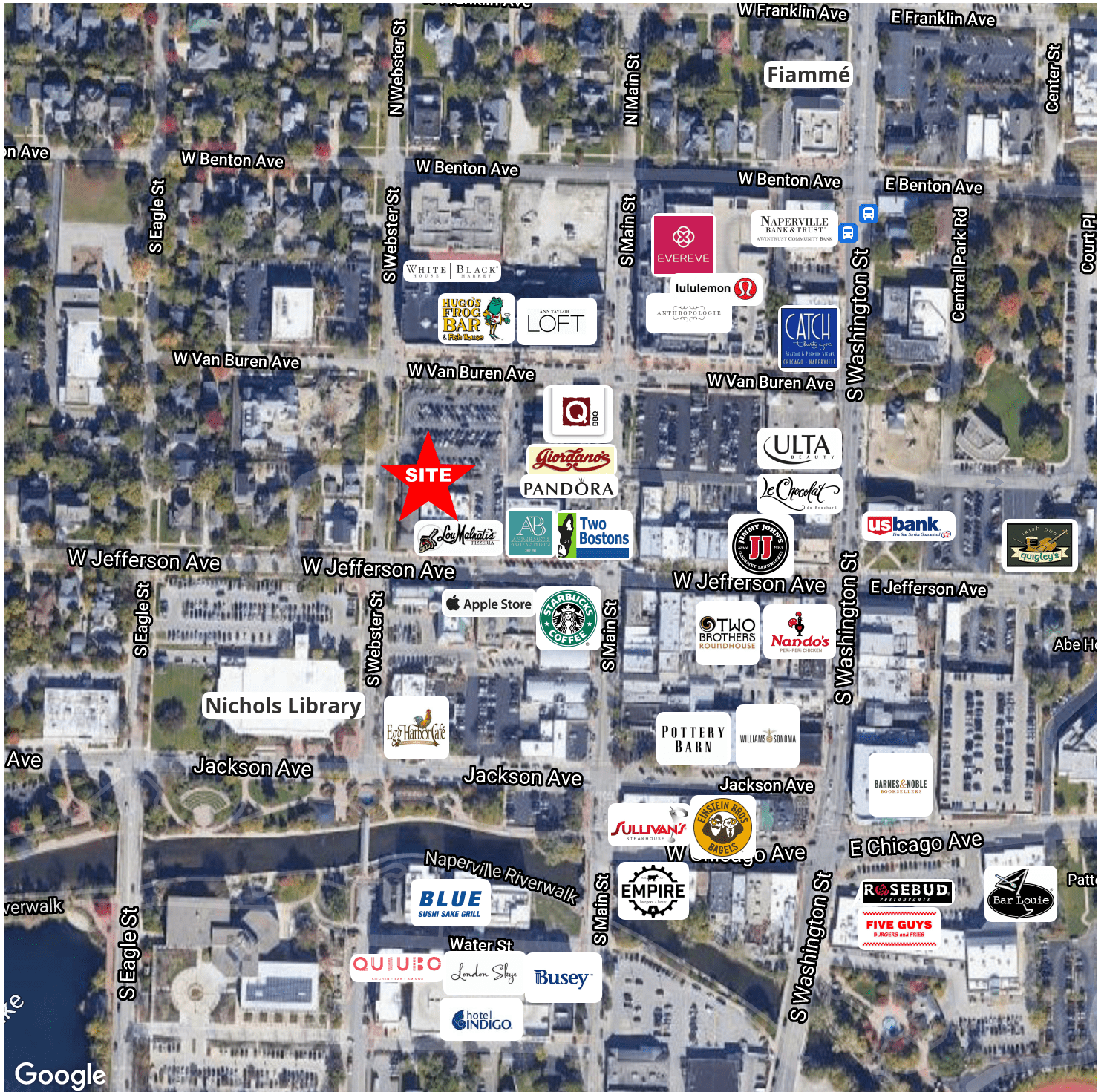
Steps to national retailers and restaurants including Starbucks Reserve, Lou Malnati's, The Apple Store, Sullivan's Steakhouse, Lululemon, Hugo's Frog Bar. Enjoy all the amenities downtown has to offer before, during and after the work day. Ideal for entertaining clients, lunch meetings and after work get togethers.

Multiple parking garages and lots offer approximately 4,000 free parking spaces within a 5 block radius for employees and customers. Conveniently located only a short distance from the Metra Train Station and I-88 interchange.

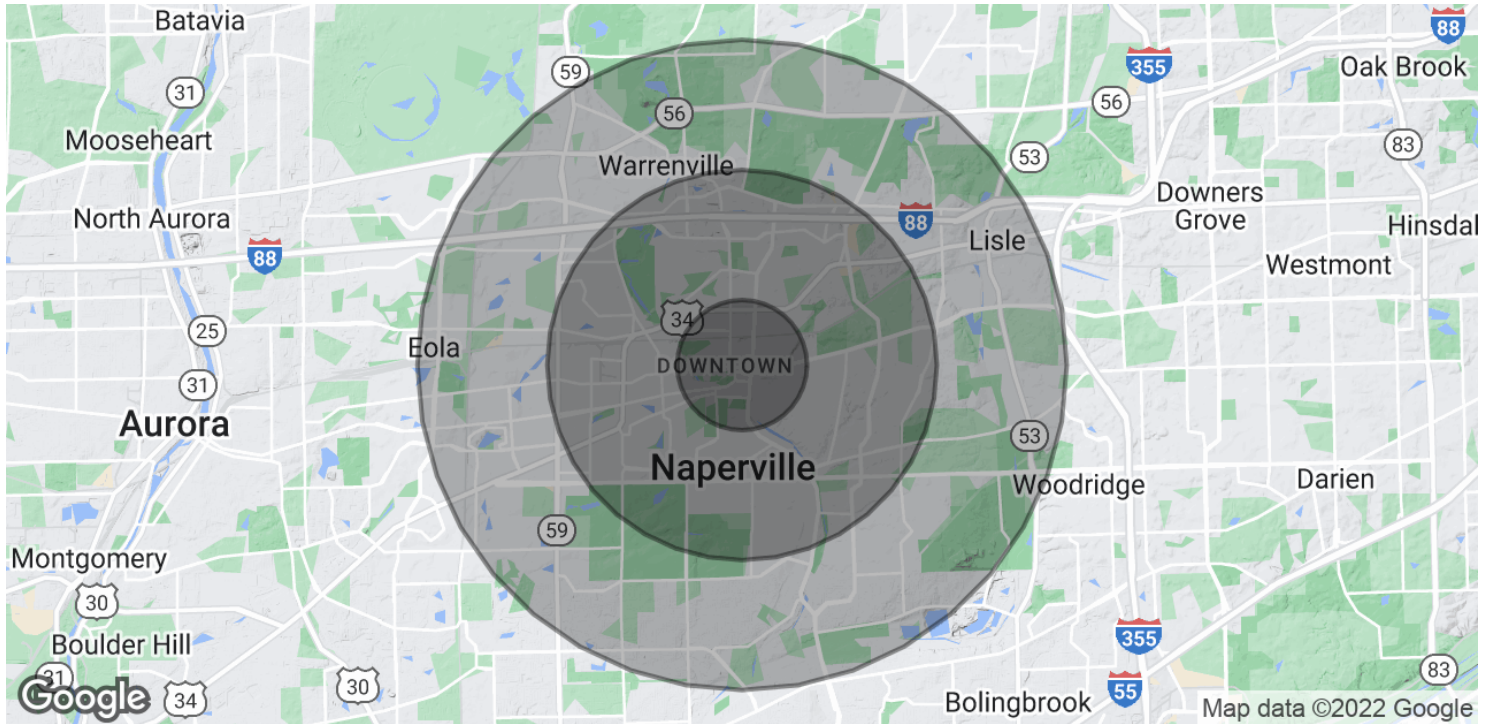
1ST FLOOR RETAIL - 778 SF



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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,763	87,467	217,400
Average age	38.9	39.3	37.5
Average age (Male)	36.6	37.6	36.3
Average age (Female)	39.9	40.3	38.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,489	31,897	80,146
# of persons per HH	2.6	2.7	2.7
Average HH income	\$111,604	\$125,429	\$118,632
Average house value	\$496,899	\$475,988	\$427,541

* Demographic data derived from 2020 ACS - US Census