



Retail Property For Sale



OF  
**CATON**  
COMMERCIAL  
REAL ESTATE GROUP

# REDEVELOPMENT/OWNER-USER OPPORTUNITY

508 N RIVER ROAD , NAPERVILLE, IL 60563



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## OFFERING SUMMARY

Sale Price: \$2,750,000

Building Size: 7,790 SF

Lot Size: 0.88 Acres

Zoning: B-3

## PROPERTY HIGHLIGHTS

- Commercial building with a well-established car wash and oil change business
- The owner would consider selling the business with property
- 4 drive-thru bays, 2 DIDs, and 1 door for car wash
- Taxes (2021): \$18,372.98

## LOCATION OVERVIEW

Located on the signalized corner of Route 34 and River Road with traffic counts of approximately 32,000 vehicles per day.

## DEMOGRAPHICS

|                   | 1 MILE   | 3 MILES   | 5 MILES   |
|-------------------|----------|-----------|-----------|
| Total Households  | 3,671    | 30,783    | 73,979    |
| Total Population  | 8,722    | 77,325    | 200,644   |
| Average HH Income | \$97,839 | \$102,570 | \$115,195 |



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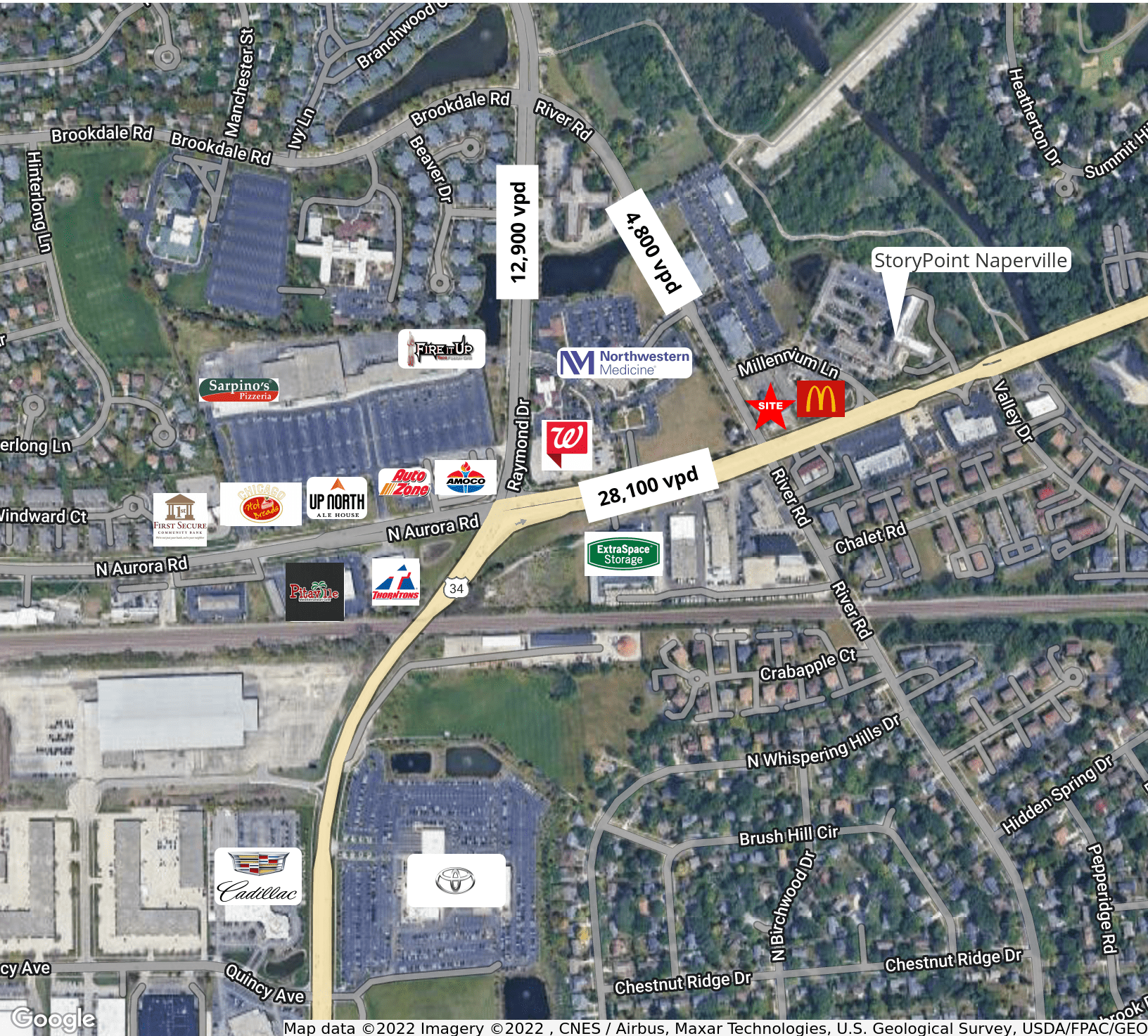
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