



WATERSIDE CENTER

2764 AURORA AVE
NAPERVILLE, IL 60540

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Property Summary



OFFERING SUMMARY

Available SF:	2,400 - 23,871 SF
Lease Rate:	\$18.00 SF/yr [NNN]
2019 Estimated NNN Expense:	\$6.00/sf
Lot Size:	5.979 Acres
Year Built:	2004
Building Size:	52,101 SF
Market:	Chicago
Traffic Count:	21,000

PROPERTY OVERVIEW

Flexible retail space in attractive masonry retail center anchored by Michael's arts and crafts. Strong co-tenancy including highly successful Kiku Japanese Steakhouse (recent 15 year renewal), Massage Envy, Bernina (Now Open), Mesa Manila (Coming Soon), Absolute Integrated Health (Coming Soon) and Top Level Fitness. The center offer excellent visibility from Aurora Ave uninhibited by outlots, and strong access with two full access points including a signaled entrance. Ideal location for retail, showroom, children's entertainment, martial arts, medical and service tenancy.

LOCATION OVERVIEW

The property situated in the Heart of the Naperville retail corridor, just east of Rt 59 on Aurora Ave. The property is less than 1/2 miles from Fox Valley Mall, a 1.5 million square foot enclosed regional mall anchored by Macy's and JCPenney, and is surrounded by best in class national retailers including Target, Meijer, Best Buy, PetCo, Ulta Beauty, Art Van Furniture, and many others. These surrounding retailers draw significant demand to the area, creating retail synergies with The Waterside Center. The Property is shadow-anchored by a 165,689 square foot Menards, driving significant consumer traffic to the center.

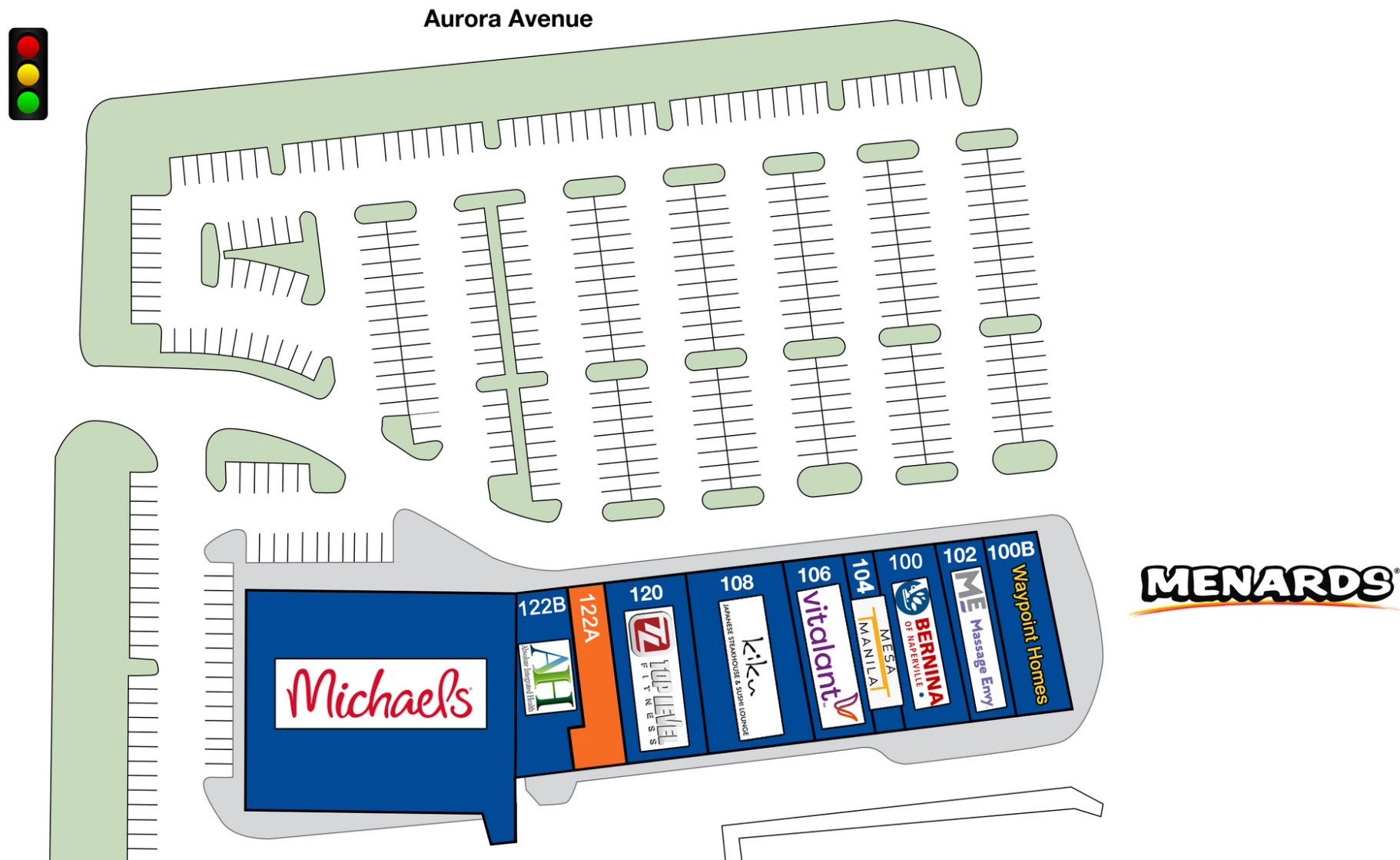
Strong traffic counts with more than 21,000 VPD on Aurora Ave and more then 80,000 VPD at the intersection of Aurora Ave & Route 59.

Available Spaces



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
122A	Strip Center	\$18.00 SF/yr	NNN	2,400 SF	Negotiable	Retail space with 1 ADA Restrooms. Located between Top Level Fitness and Absolute Integrated Health (Coming Soon).
2768	Strip Center	Negotiable	NNN	23,871 SF	120 months	Anchor endcap position position. Dedicated monument signage. Do not disturb tenant.

Site Plan



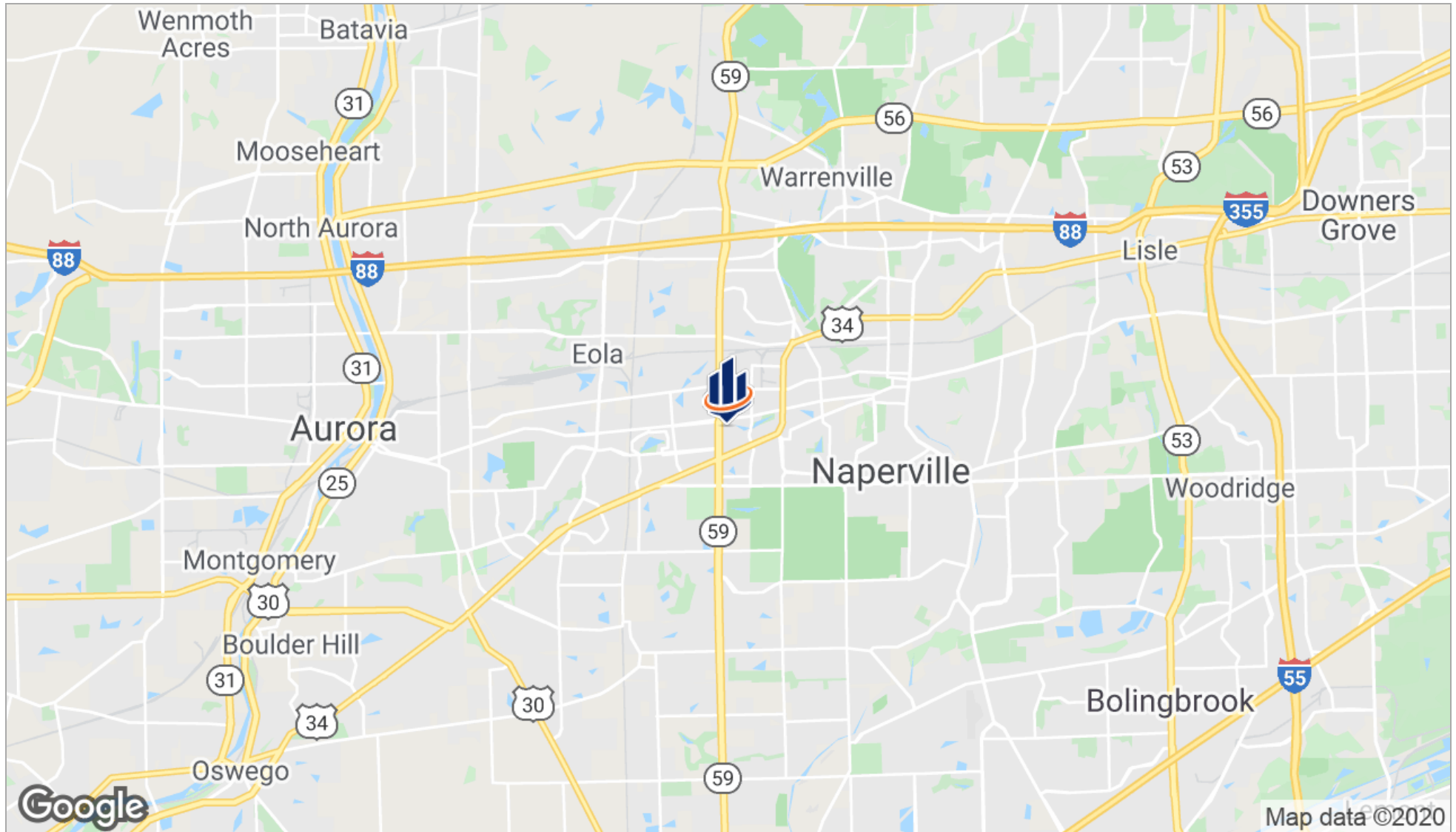
Additional Photos



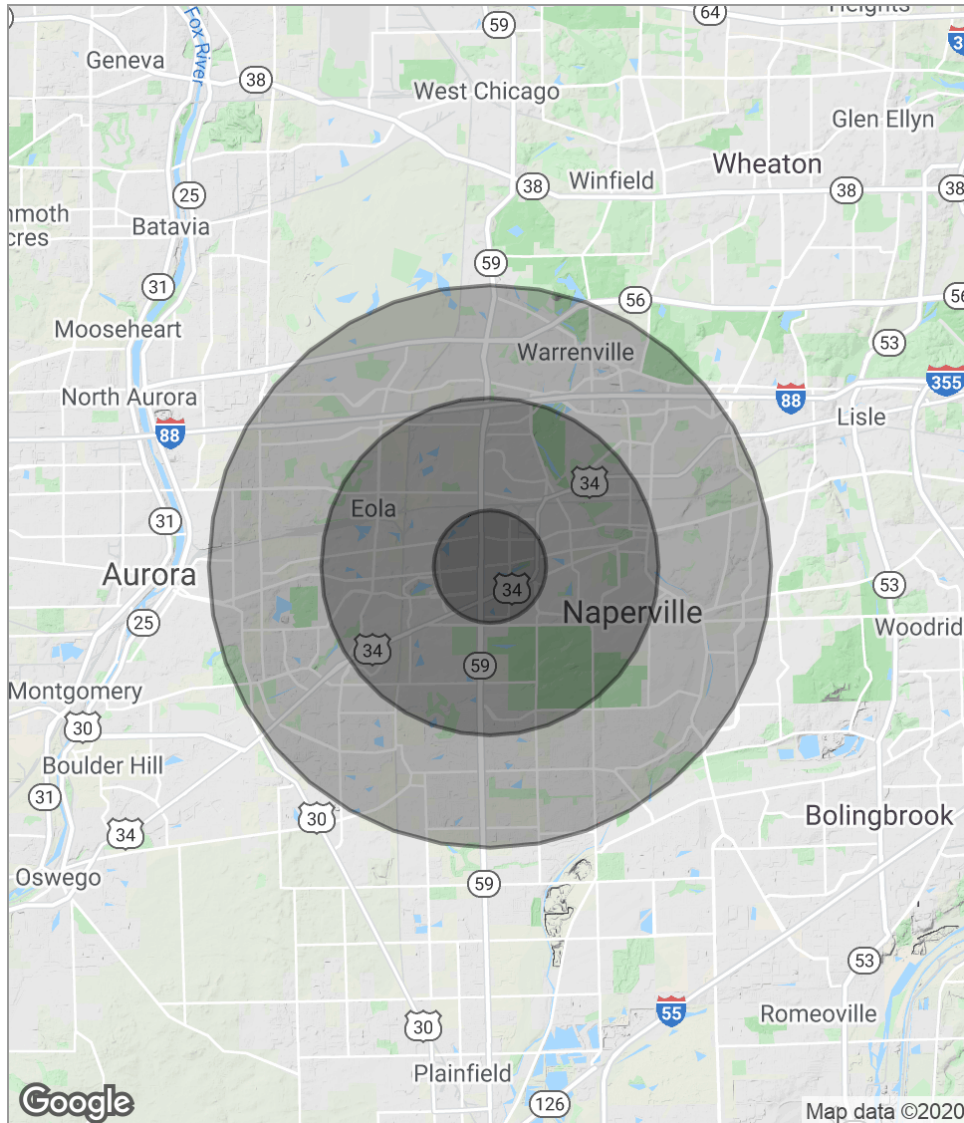
Retailer Map



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,428	78,462	224,379
Median age	31.9	34.4	35.0
Median age [Male]	31.4	33.5	34.0
Median age [Female]	32.7	35.1	36.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,950	30,619	79,759
# of persons per HH	2.5	2.6	2.8
Average HH income	\$91,244	\$103,667	\$112,826
Average house value	\$317,037	\$387,093	\$411,878
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	8.7%	8.3%	11.1%
RACE (%)	1 MILE	3 MILES	5 MILES
White	58.2%	68.4%	73.1%
Black	10.4%	8.2%	7.0%
Asian	21.4%	17.0%	12.8%
Hawaiian	0.1%	0.1%	0.1%
American Indian	0.5%	0.2%	0.2%
Other	2.5%	2.8%	4.2%

* Demographic data derived from 2010 US Census