

4405 Winfield Rd

WARRENVILLE, IL



OFFERING MEMORANDUM

KW COMMERCIAL
45 S. Park, Suite 300
Glen Ellyn, IL 60137

PRESENTED BY:

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WARRENVILLE, IL

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4405 WINFIELD RD

PROPERTY INFORMATION

1

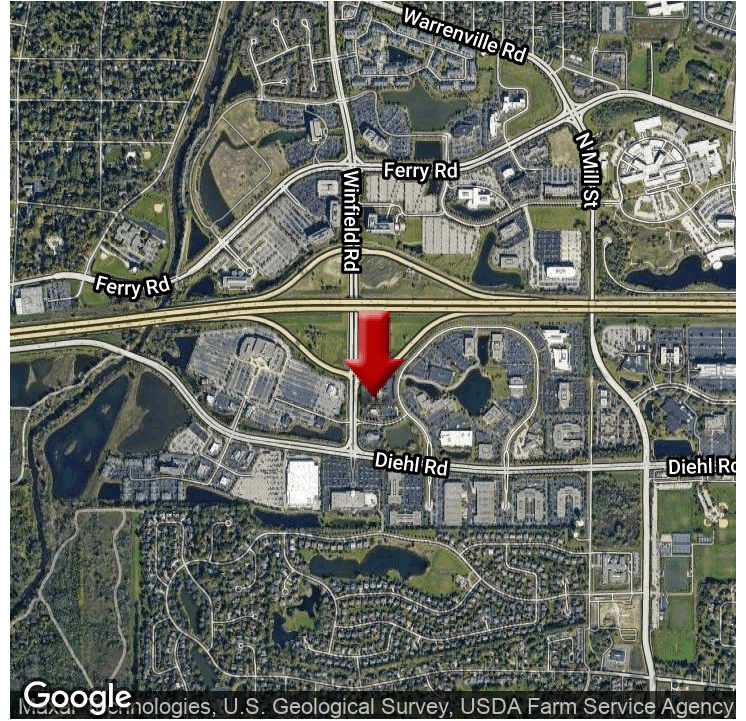
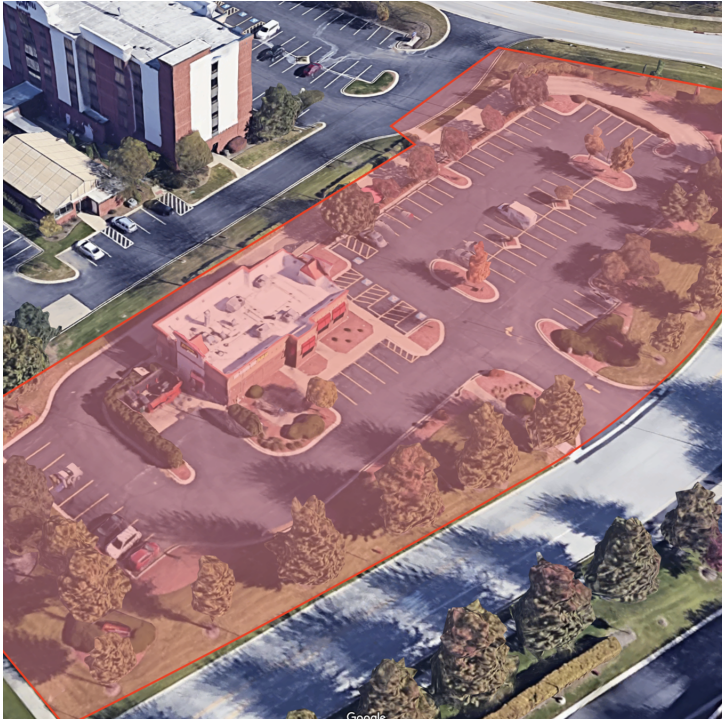
EXECUTIVE SUMMARY

PROPERTY DETAILS

FLOOR PLAN

ADDITIONAL PHOTOS

Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$1,050,000
AVAILABLE SF:	3,856 SF
LOT SIZE:	1.84 Acres
BUILDING SIZE:	3,856 SF
ZONING:	S-D
MARKET:	Chicago
SUBMARKET:	Western East/West Corr
TRAFFIC COUNT:	19,004
PRICE / SF:	\$272.30

PROPERTY OVERVIEW

Excellent high traffic location just off I-88 Exit in the Cantera development area. Built in 2000, the well-maintained brick building sits on a nicely landscaped lot. Lot is adjacent to a hotel and surrounded by corporate offices, many restaurants, Regal Cantera stadium, a Super Target store, five hotels, a Life Time Fitness center, five banks, a daycare center, two residential complexes, and more! Drive-thru Fast Food Restaurant with ample parking (70 spaces). Multiple opportunities as owner occupier, redevelopment - seller is flexible! Business not for sale. Do not disturb business/tenant. FF&E not included in sale price but negotiable. Matterport Tour here: <https://bit.ly/2SaXDjb>

PROPERTY HIGHLIGHTS

- High traffic location
- Ample parking
- Many businesses nearby
- Just off I-88 exit
- Owner occupier or redevelopment opportunity

Property Details

SALE PRICE

\$1,150,000

LOCATION INFORMATION

Street Address	4405 Winfield Rd
City, State, Zip	Warrenville, IL 60555
County/Township	DuPage/Naperville
Market	Chicago
Submarket	Western East/West Corr
Cross Streets	Winfield Rd / Diehl Rd
Side Of Street	East
Road Type	Paved
Market Type	Medium
Nearest Highway	I-88
Nearest Airport	O'Hare International Airport

BUILDING INFORMATION

Building Size	3,856 SF
Price / SF	\$272.30
Year Built	2000
Occupancy %	100%
Tenancy	Single
Number Of Floors	1
Average Floor Size	3,856 SF
Load Factor	Yes
Free Standing	Yes

PROPERTY DETAILS

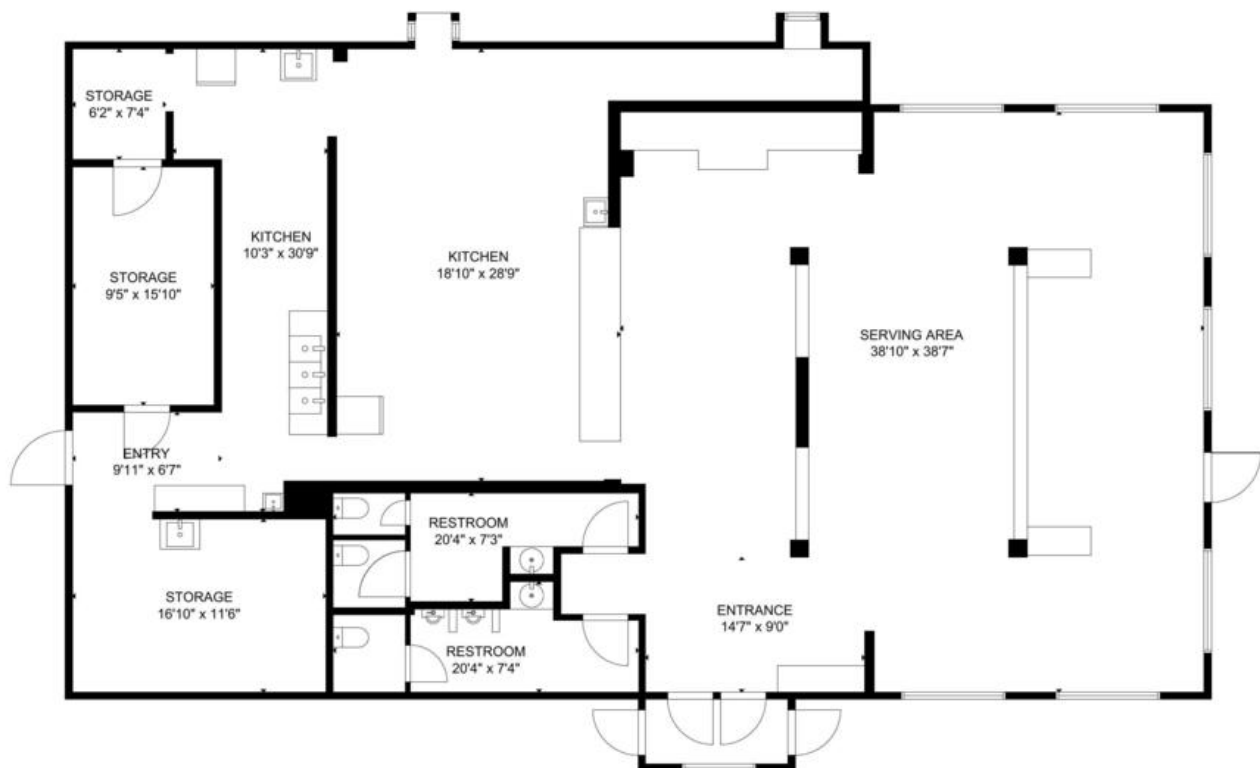
Property Type	Retail
Property Subtype	Free Standing Building
Zoning	S-D
Lot Size	1.84 Acres
APN#	07-01-303-003
Submarket	Western East/West Corr
Corner Property	Yes
Traffic Count	19,004
Traffic Count Street	Winfield / Diehl

PARKING & TRANSPORTATION

Number Of Spaces	70
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Floor Plan

4405 Winfield Rd Warrenville IL 60555 United States



FLOOR 1

GROSS INTERNAL AREA
TOTAL: 3,180 sq ft
FLOOR 1: 3,180 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Additional Photos





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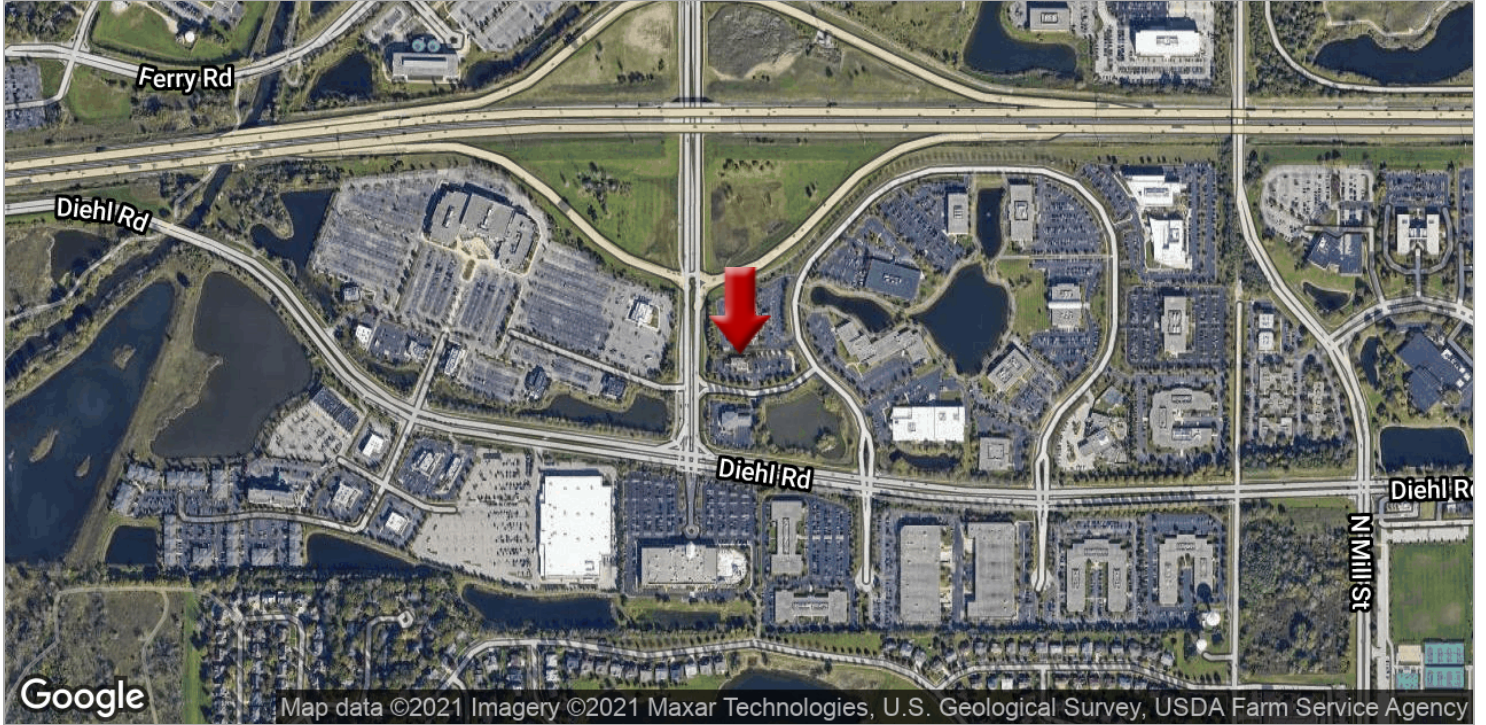
LOCATION INFORMATION

2

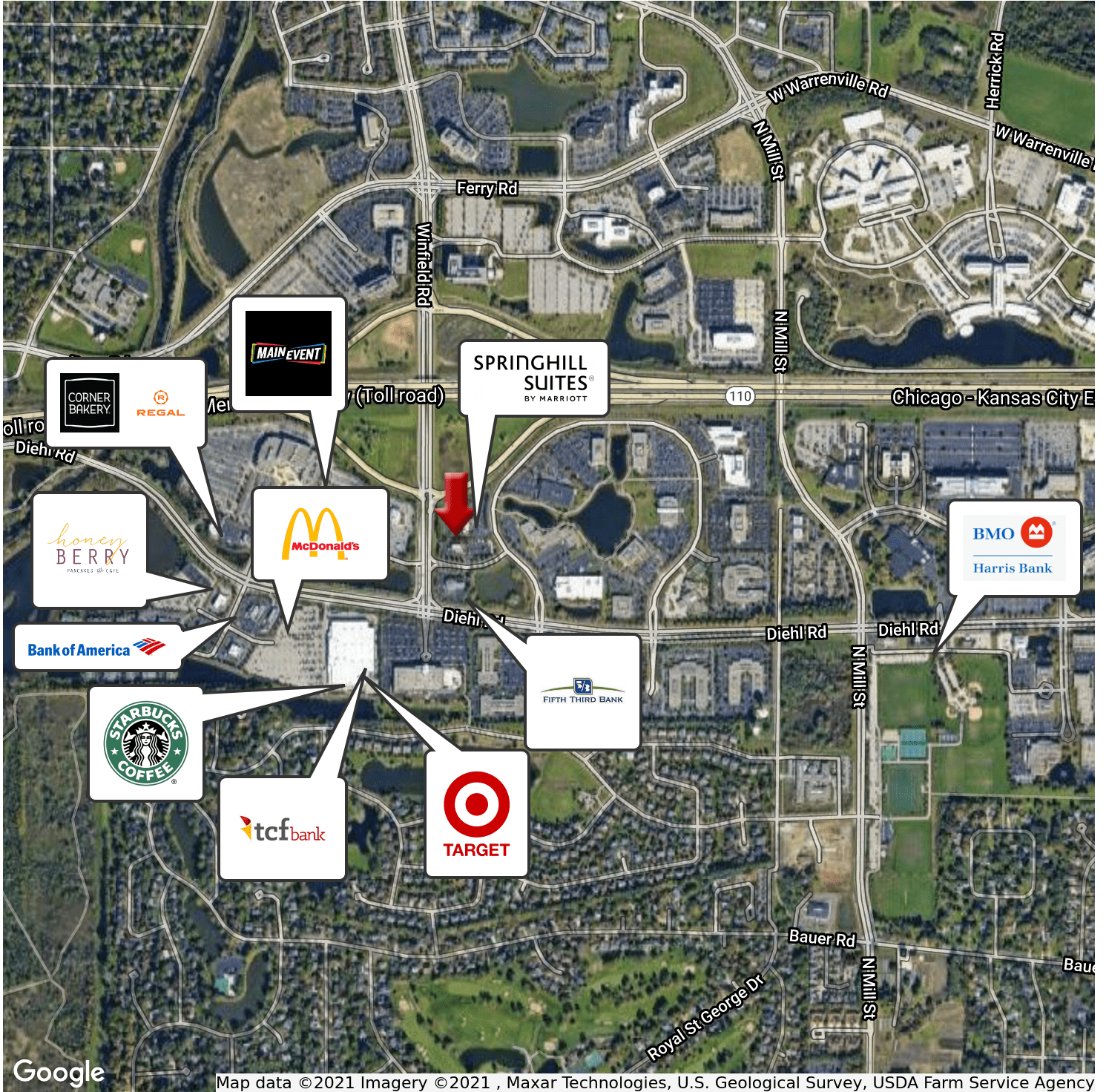
LOCATION MAPS

RETAILER MAP

Location Maps



Retailer Map



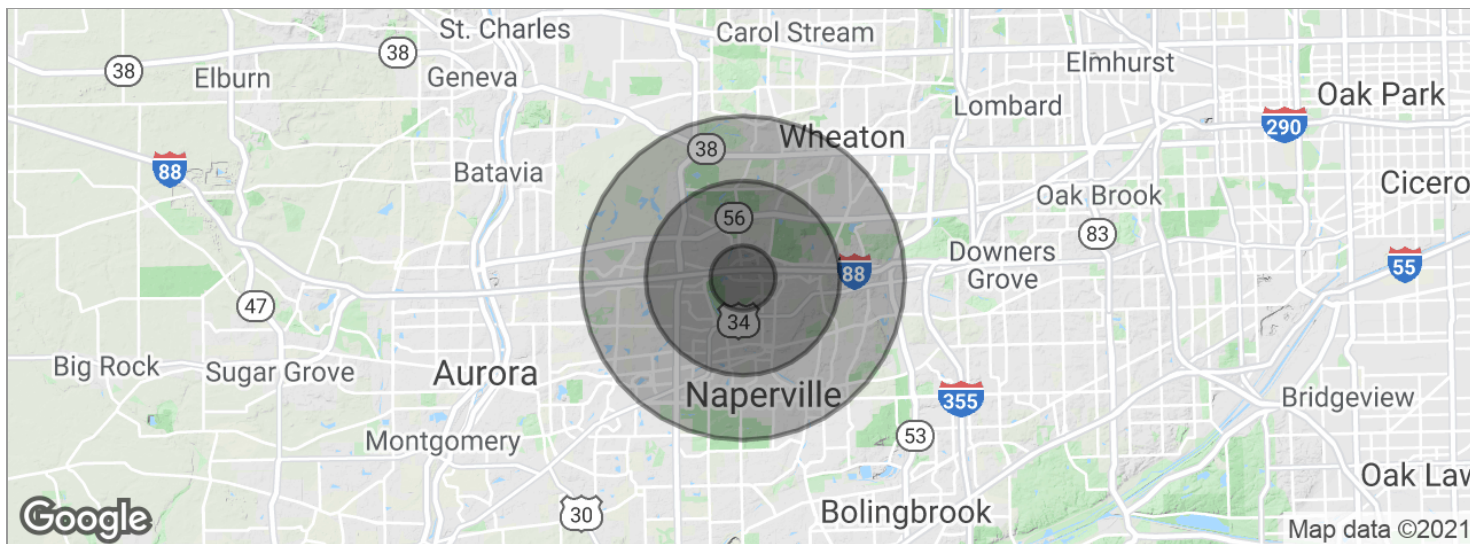
4405 WINFIELD RD

DEMOGRAPHICS

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DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,140	64,505	184,295
Median age	42.2	38.3	37.7
Median age (male)	39.7	36.3	36.5
Median age (Female)	44.9	39.9	38.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,056	25,225	69,747
# of persons per HH	2.5	2.6	2.6
Average HH income	\$108,172	\$104,815	\$112,585
Average house value	\$443,381	\$421,045	\$433,109

* Demographic data derived from 2010 US Census