



CATON
COMMERCIAL
REAL ESTATE GROUP

Retail Space For Lease



ROUTE 59 RETAIL CENTER

2735 HASSERT BLVD, NAPERVILLE, IL 60564

ROUTE 59 RETAIL CENTER



OFFERING SUMMARY

Available SF:	1,472 - 2,961 SF
Lease Rate:	Contact Broker
Lot Size:	1.94 Acres
Building Size:	15,917 SF
Zoning:	B-3

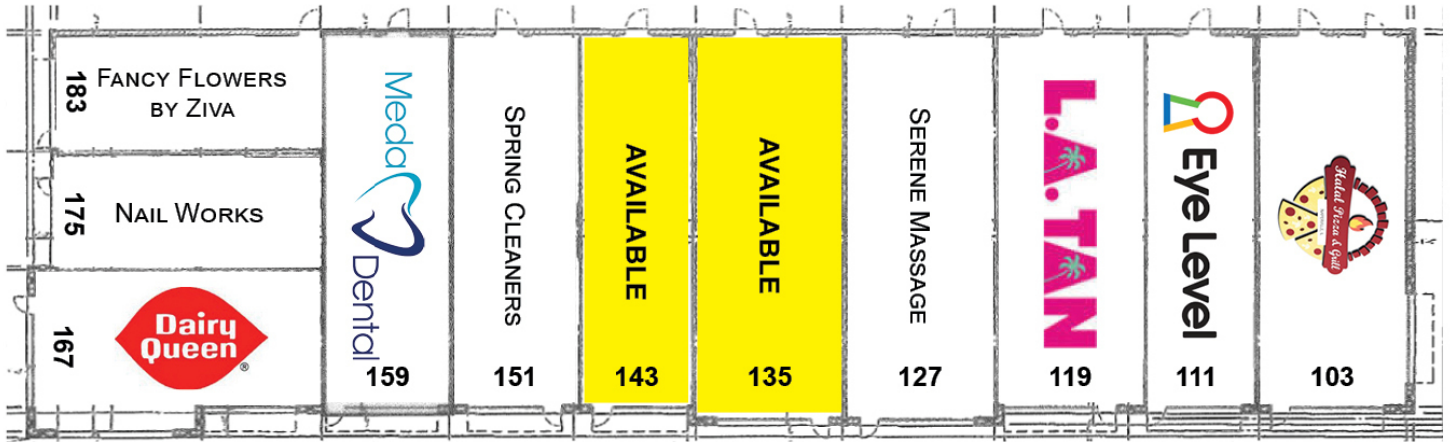
PROPERTY HIGHLIGHTS

- Space available Walgreens anchored retail center - Harmony Grove Commons
- Second generation restaurant space includes exhaust hood with Ansel system, walk-in freezer/cooler, grease trap and kitchen equipment
- Co-tenants include Dairy Queen, L.A. Tan, Eye Level Learning Center, Meda Dental and more
- Adjacent to BP/Dunkin' and Walgreens
- Easy access from Route 59 and Hassert Blvd.
- 35,000 vehicles per day pass this center on Route 59

LOCATION OVERVIEW

Area retailers include Starbucks, Angelo Caputo's Fresh Markets, Dollar Tree, Petsmart, T.J. Maxx, Dollar Tree, Murphy Express, Speedway, Popeyes and more. Highly visible location at the north east corner of the intersection of Hassert Blvd (18,900 vpd) and Route 59 (35,000 vpd).

ROUTE 59 RETAIL CENTER



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
135	Available	1,472 SF	NNN	Contact Broker	Inline space
143	Available	1,489 SF	NNN	Contact Broker	2nd gen. restaurant
135 + 143	Available	2,961 SF	NNN	Contact Broker	combined units

ROUTE 59 RETAIL CENTER



Unit 143 - 2nd Generation Restaurant

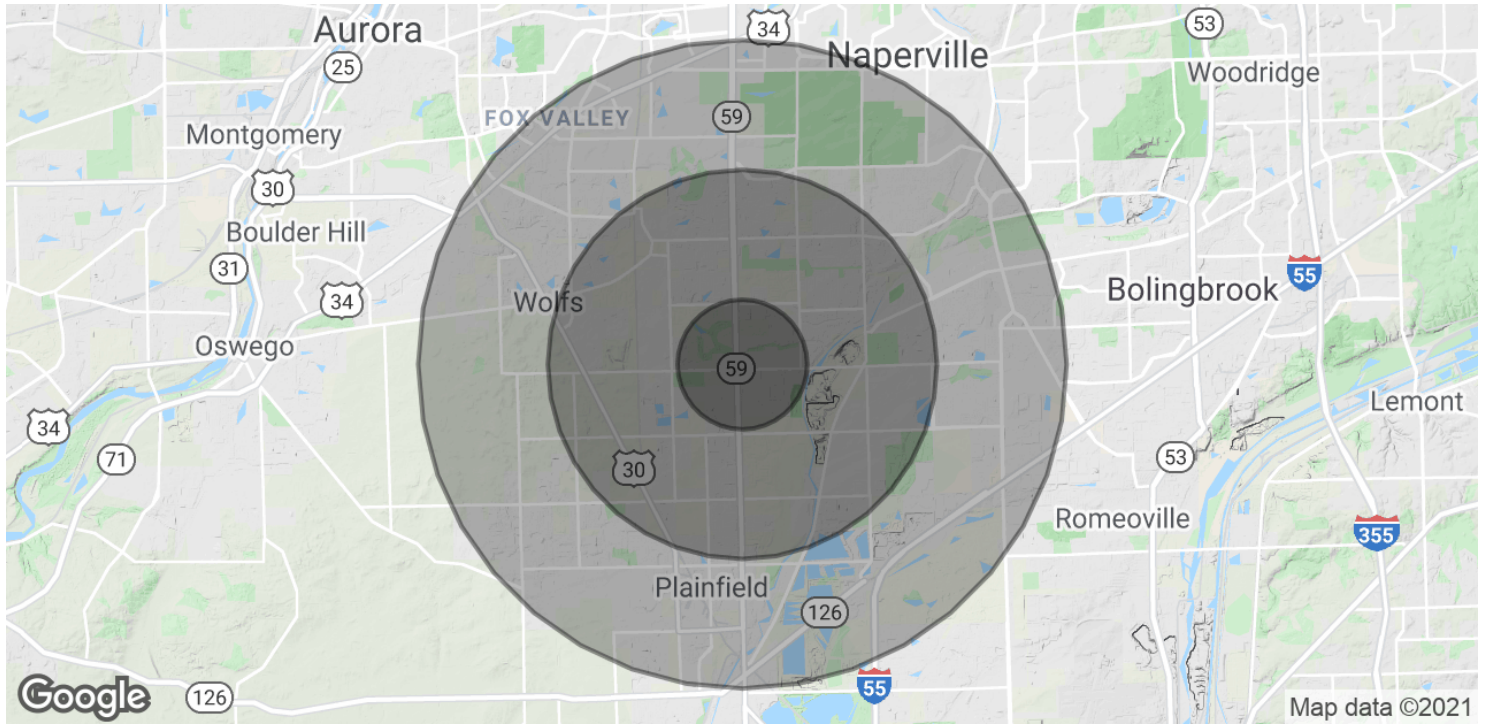


Unit 143 - 2nd Generation Restaurant

ROUTE 59 RETAIL CENTER



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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,209	60,819	161,795
Average age	34.5	34.2	33.7
Average age (Male)	33.8	33.5	33.0
Average age (Female)	34.7	34.7	34.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,702	17,517	49,066
# of persons per HH	3.6	3.5	3.3
Average HH income	\$155,892	\$150,230	\$128,571
Average house value	\$518,594	\$483,439	\$428,324

* Demographic data derived from 2010 US Census