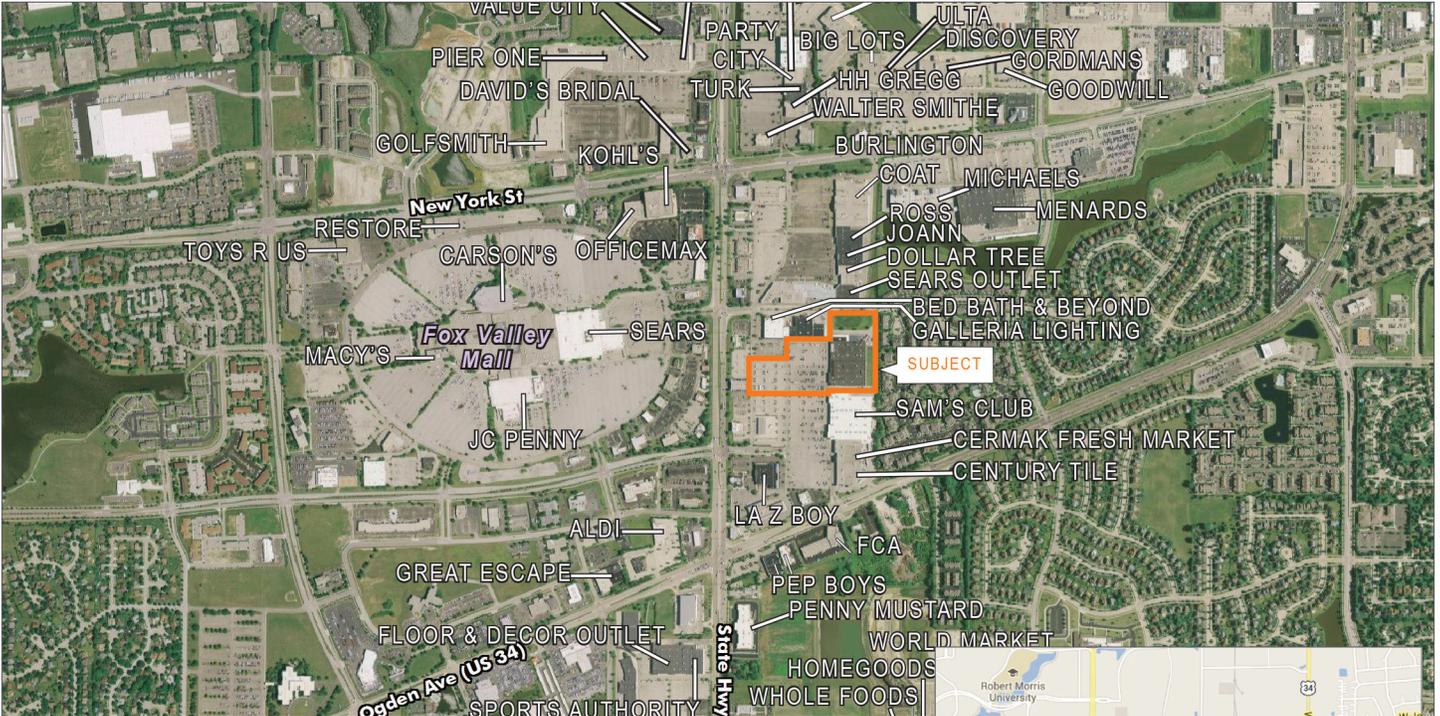




**NAPERVILLE, IL**

**776 SOUTH ROUTE 59**

**ASKING PRICE: \$5,300,000**



**Price Per Foot:** \$45.79  
**Building Size:** ± 115,751 SF  
**Building Dimensions:** ± 380' Wide x 291' Deep  
**Parcel Size:** ± 11.47 Acres  
**Year Built:** 1990  
**Building/Site Configuration:** In Shopping Center  
**Zoning:** B-2 PUD, Community Shopping PUD

**Est. 2015 Population:**  
 5-mile Radius.....261,522  
 10-mile Radius....797,236

**Est. 2015 Income:**  
 5-mile Radius....\$112,127  
 10-mile Radius..\$100,744

- Additional Information:**
- Across from Fox Valley Mall in a 469,000 SF shopping center with six major anchors including Sam's Club, Bed Bath & Beyond, and Cermak Fresh Market
  - Over 5 million SF of retail in the immediate trade area
  - Traffic counts exceed 77,000 VPD
  - Signalized access to both Route 59 and Ogden (Rt. 34)



EXCLUSIVELY OFFERED BY:

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