




NEW FLAGSHIP OPPORTUNITY
in the heart of
DOWNTOWN NAPERVILLE



WASHINGTON CORNERS

47 EAST CHICAGO AVENUE
NAPERVILLE, IL

RETAIL/RESTAURANT
SPACE AVAILABLE



PRIME RETAIL SPACE AVAILABLE

WASHINGTON CORNERS

47 East Chicago Avenue | Naperville, IL

SUMMARY

SPACE AVAILABLE

Ground Floor 4,418 SF - 12,120 SF

Second Floor 21,100 SF

*All Floors/Spaces are Divisible

**Multiple Space Configurations are Available

SITE SUMMARY

- Corner space available previously occupied by Barnes & Noble
- Landlord has the ability to accommodate all types of tenants/sizes
- Naperville is the #1 wealthiest city in the Midwest
- Washington Corners is located at the busiest intersection in Downtown Naperville with a combined 46,000 vehicles per day
- The building is adjacent to Central Parking Deck with 575 parking spaces
- Other notable retailers in Naperville include: Apple, Sephora, Pottery Barn, Williams Sonoma, Lululemon, and many more!

CO-TENANTS

Fat Rosie's, and newly-signed Gyu-Kaku Japanese BBQ

TRAFFIC COUNTS

| | |
|------------|---------------|
| 15,000 ADT | Chicago Ave |
| 31,000 ADT | Washington St |

POPULATION DENSITY

| | |
|---------|---------------|
| 12,795 | 1 Mile Radius |
| 95,035 | 3 Mile Radius |
| 216,963 | 5 Mile Radius |

AVERAGE HOUSEHOLD INCOME

| | |
|-----------|---------------|
| \$132,376 | 1 Mile Radius |
| \$130,588 | 3 Mile Radius |
| \$129,349 | 5 Mile Radius |



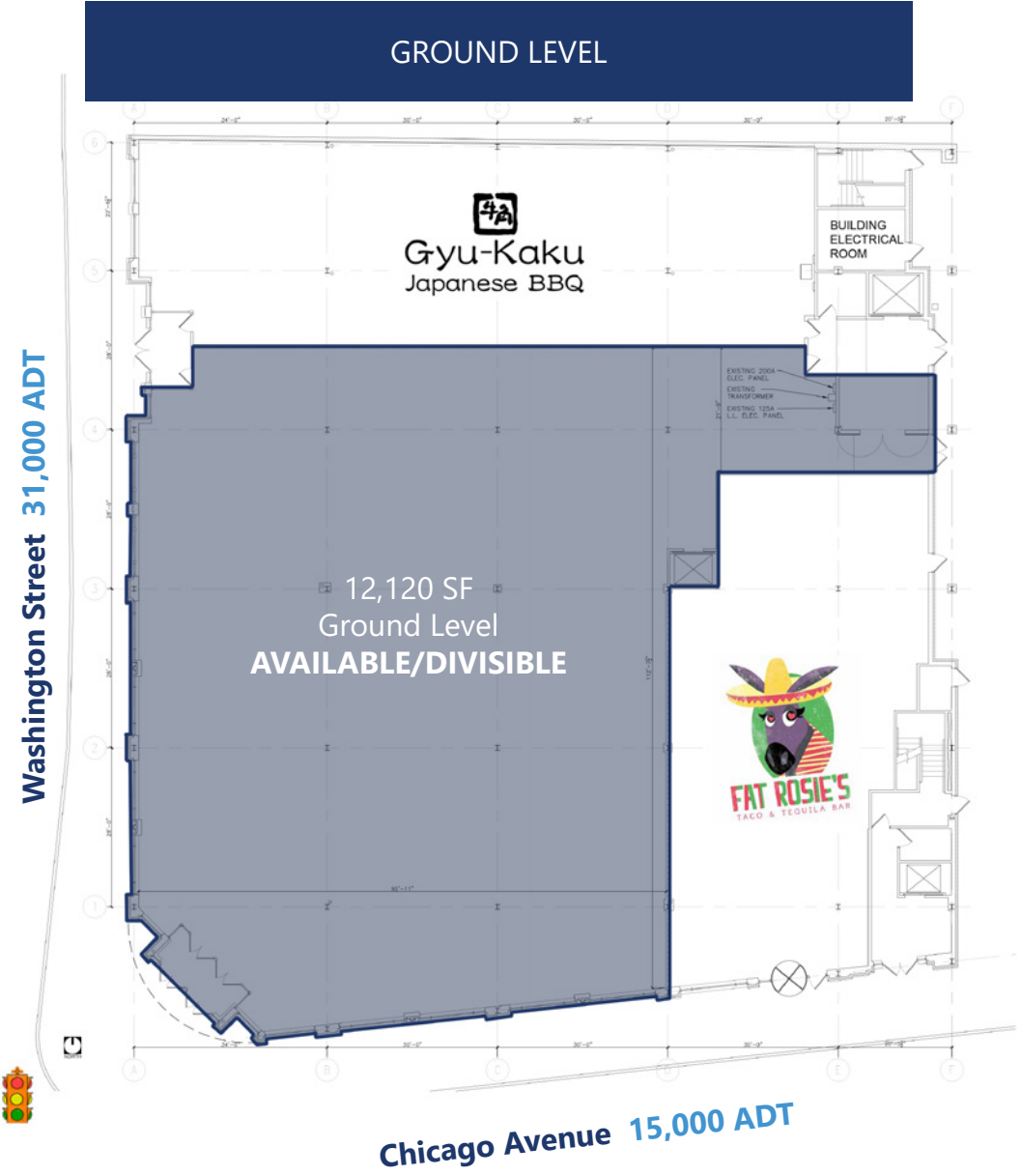
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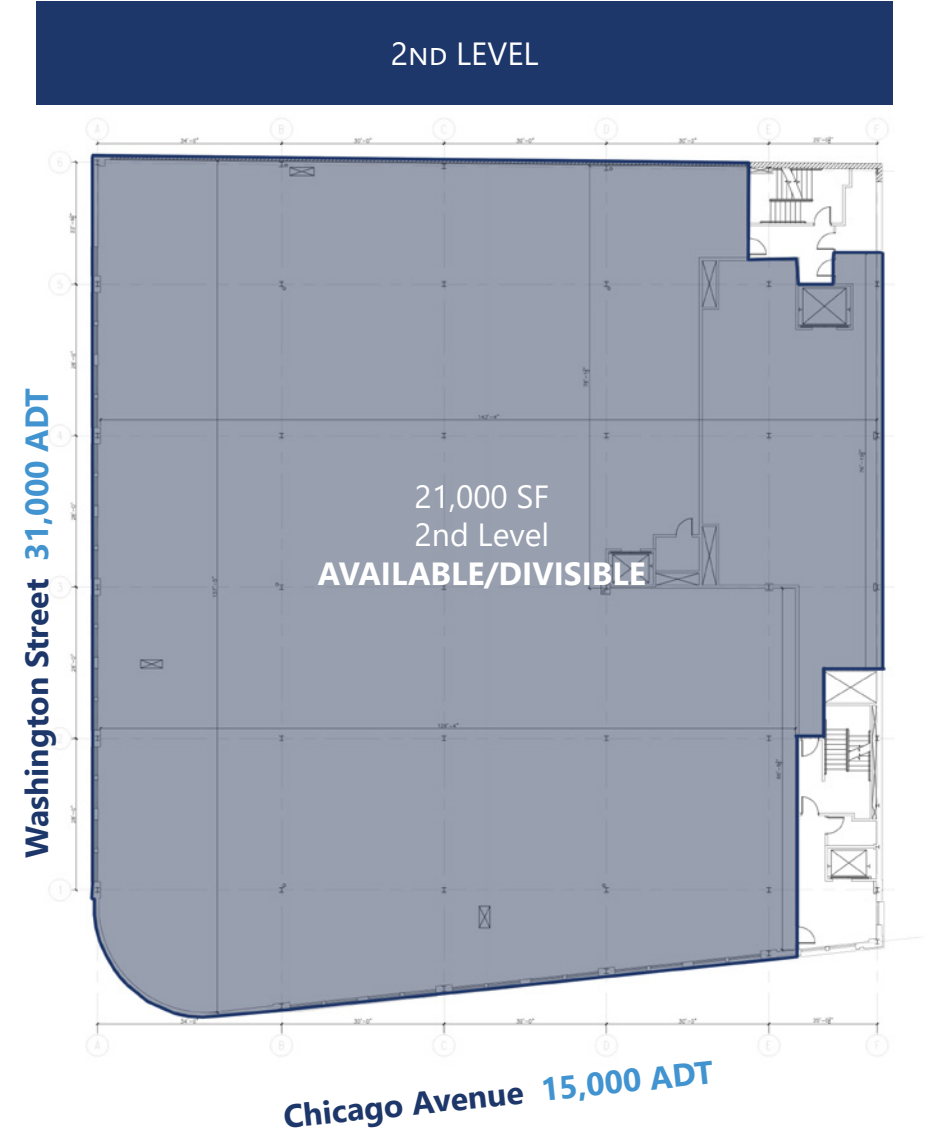
47 East Chicago Avenue | Naperville, IL



GROUND LEVEL



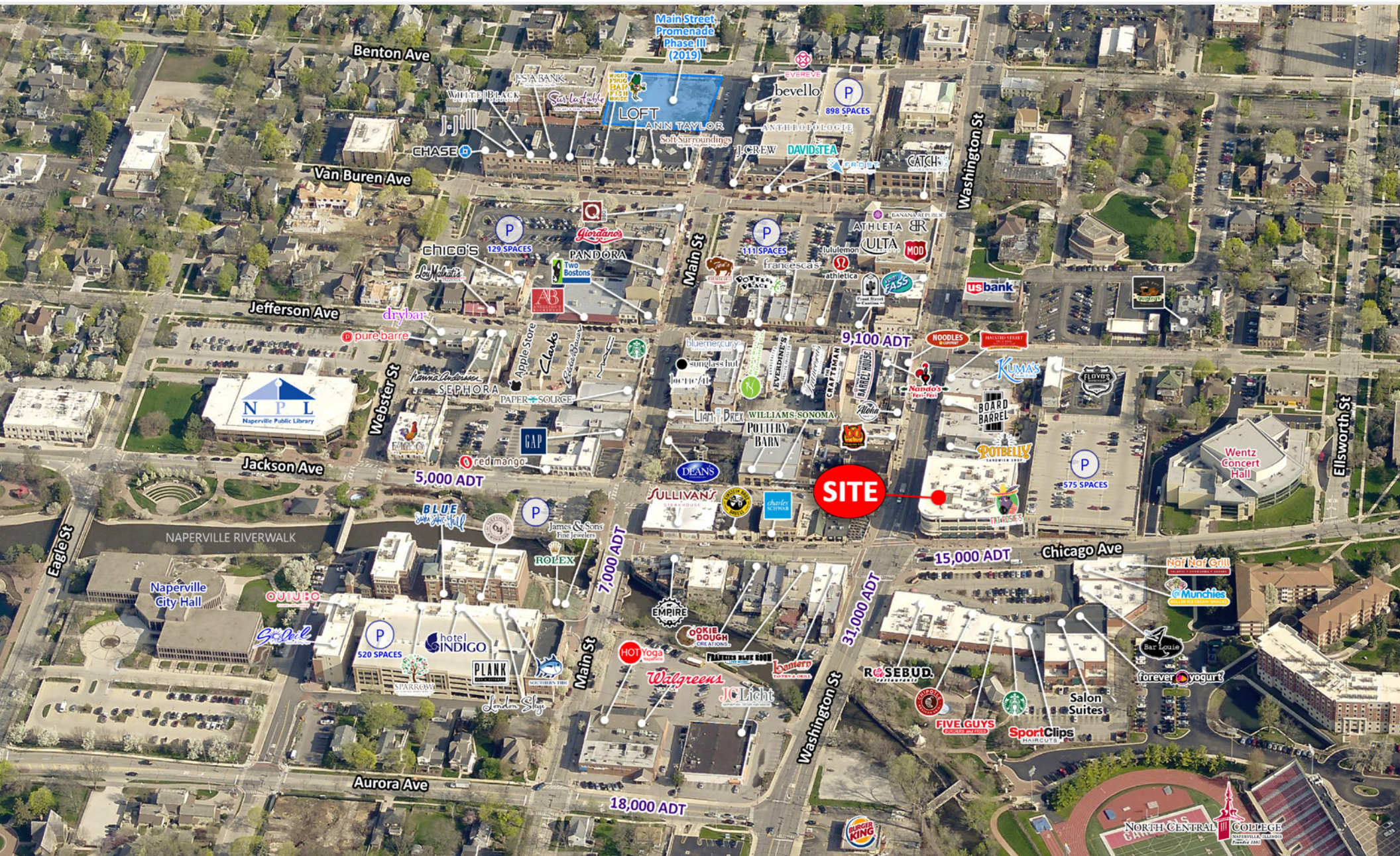
2ND LEVEL



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