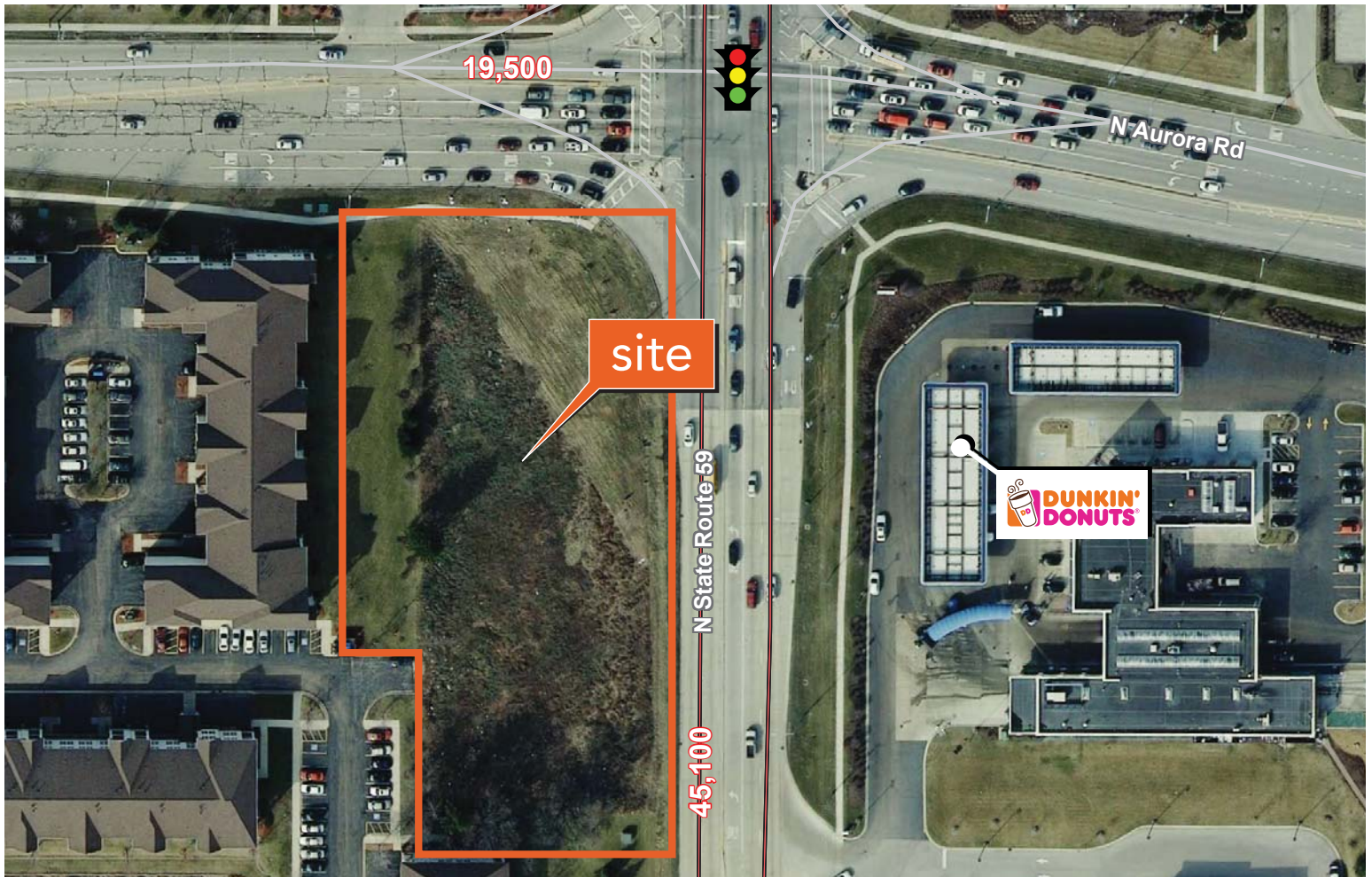


For Lease

Retail Space

SWC Route 59 & N. Aurora Road

Naperville, IL 60563



- BTS opportunity on the SWC of Route 59 & N Aurora Road
- Buildable up to 3,500 SF with a drive-thru
- High household income in Naperville
- High traffic intersection in a strong retail trade area
- Located north of Fox Valley Mall, Yorkshire Shopping Center and Heritage Square Shopping Center
- Neighboring tenants include CVS, Dunkin Donuts, Oberweis, Texas Roadhouse and Speedway

DEMOGRAPHIC SUMMARY

	RADIUS		
	1 MILE	3 MILES	5 MILES
AVERAGE HHI	\$98,428	\$114,844	\$116,303
DAYTIME POPULATION	9,271	99,335	197,574
RESIDENTIAL POPULATION	12,167	75,007	222,533

TRAFFIC COUNTS

ROUTE 59	45,100 VPD
N. AURORA ROAD	19,500 VPD

Joint project between Draper and Kramer
as lead developer and Baum Realty Group

DRAPER AND KRAMER
INCORPORATED

Established 1893

Mark Fredericks
312.275.3109
mark@baumrealty.com

Trevor Jack
312.275.3128
trevor@baumrealty.com



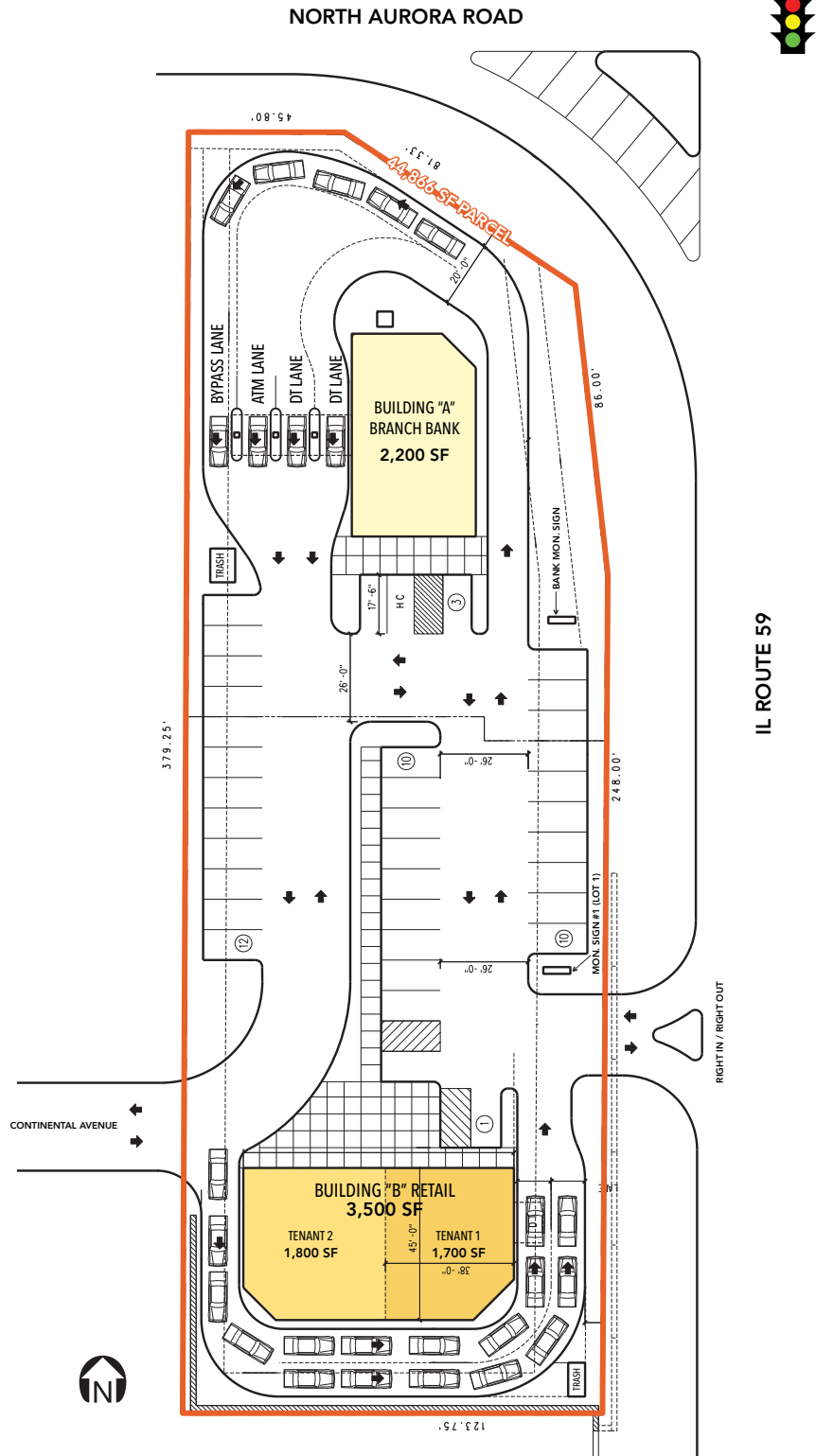
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Potential Redevelopment Plan



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