



AVAILABLE +/- 1.25 AC Development Site Fronting Route 59

SEC State Route 59 & Leverenz Rd | Naperville, Illinois



Property Profile

| | |
|-----------------|---|
| Space Available | +/- 1.25 AC |
| Area Retailers | Jewel-Osco, AMC Theater (16 screens), Pet Supplies Plus, Biaggi's, Panera, Chipotle |
| Traffic Counts | 50,094 VPD (Route 59) |

Demographics

| | 1 mile | 3 miles | 5 miles |
|-------------|-----------|-----------|-----------|
| Population | 15,781 | 94,575 | 225,942 |
| Average HHI | \$155,112 | \$133,472 | \$116,587 |
| Households | 5,050 | 30,629 | 75,590 |
| Employment | 5,196 | 20,359 | 84,531 |

Property Highlights

- Corner lot with +/- 220 ft of frontage on Route 59
- Dynamic retail trade area anchored by Jewel and AMC Showplace Naperville 16
- Proposed stoplight at Leverenz Road (per IDOT traffic warrants)
- Across from 298-unit luxury apartment development

Contact

Michael Havdala
 p 312.458.4318
 mhavdala@hsacommercial.com

Brenton Schrader
 p 312.458.4392
 bschrader@hsacommercial.com



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Market Aerial

