

**AVAILABLE** +/- 1.25 AC Development Site Fronting Route 59

SEC State Route 59 & Leverenz Rd | Naperville, Illinois



# Property Profile

Space Available	+/- 1.25 AC		1 mile	3 miles	5 miles
		Population	15,781	94,575	225,942
Area Retailers	Jewel-Osco, AMC Theater (16 screens), Pet Supplies Plus,	Average HHI	\$155,112	\$133,472	\$116,587
	Biaggi's, Panera, Chipotle	Households	5,050	30,629	75,590
Traffic Counts	50,094 VPD (Route 59)	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

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Above information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing may be withdrawn without notice.

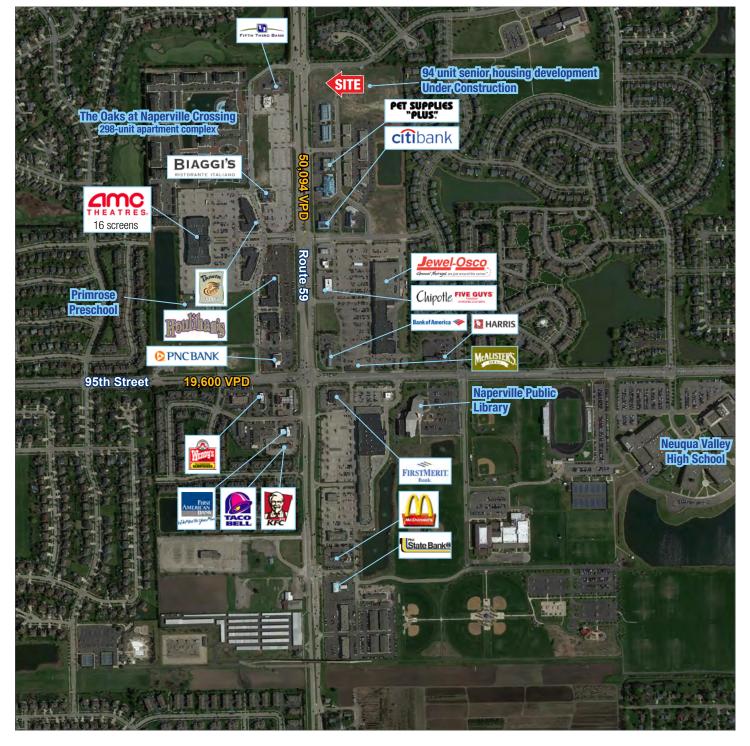


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### Market Aerial



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