



# WATERSIDE CENTER

2764 AURORA AVE  
NAPERVILLE, IL 60540

Joel Miller, CCIM  
Senior Advisor, Retail Services  
O: 630.270.6949  
[joel.miller@svn.com](mailto:joel.miller@svn.com)





# Property Summary



## OFFERING SUMMARY

Available SF: 2,400 - 8,254 SF

Lease Rate: \$25.00 SF/yr  
[NNN]

2019 Estimated NNN Expense: \$6.00/sf

Lot Size: 5.979 Acres

Year Built: 2004

Building Size: 52,101 SF

Market: Chicago

Traffic Count: 21,000

## PROPERTY OVERVIEW

Flexible retail space in attractive masonry retail center anchored by Michael's arts and crafts. Strong co-tenancy including highly successful Kiku Japanese Steakhouse (recent 15 year renewal), Massage Envy, Bernina (Now Open), Mesa Manila (Coming Soon), Absolute Integrated Health (Coming Soon) and Top Level Fitness. The center offer excellent visibility from Aurora Ave uninhibited by outlots, and strong access with two full access points including a signaled entrance. Ideal location for retail, showroom, children's entertainment, martial arts, medical and service tenancy.

## LOCATION OVERVIEW

The property situated in the Heart of the Naperville retail corridor, just east of Rt 59 on Aurora Ave. The property is less than 1/2 miles from Fox Valley Mall, a 1.5 million square foot enclosed regional mall anchored by Macy's and JCPenney, and is surrounded by best in class national retailers including Target, Meijer, Best Buy, PetCo, Ulta Beauty, Art Van Furniture, and many others. These surrounding retailers draw significant demand to the area, creating retail synergies with The Waterside Center. The Property is shadow-anchored by a 165,689 square foot Menards, driving significant consumer traffic to the center.

Strong traffic counts with more than 21,000 VPD on Aurora Ave and more then 80,000 VPD at the intersection of Aurora Ave & Route 59.

# Available Spaces

**LEASE RATE:** \$25.00 SF/YR

**LEASE TYPE:** NNN

**TOTAL SPACE:** 2,400 - 8,254 SF

**LEASE TERM:** Negotiable

| SPACE | SPACE USE    | LEASE RATE    | LEASE TYPE | SIZE     | TERM       | COMMENTS   |
|-------|--------------|---------------|------------|----------|------------|--|
| 120   | Strip Center | \$25.00 SF/yr | NNN        | 5,854 SF | Negotiable | Former fitness center. Ideal for retail, martial arts, fitness, and medical use. Exceptional signage/visibility for a smaller storefront with facade tower and monument signage available.                             |
| 122   | Medical      | \$25.00 SF/yr | NNN        | 2,400 SF | Negotiable | Retail / Professional space last occupied by a testing lab. Layout includes private office, 20 x 16' room, large open area and 2 restrooms. Can be combined with adjacent unit for up to 8,254 SF of contiguous space. |



# Site Plan





# Additional Photos



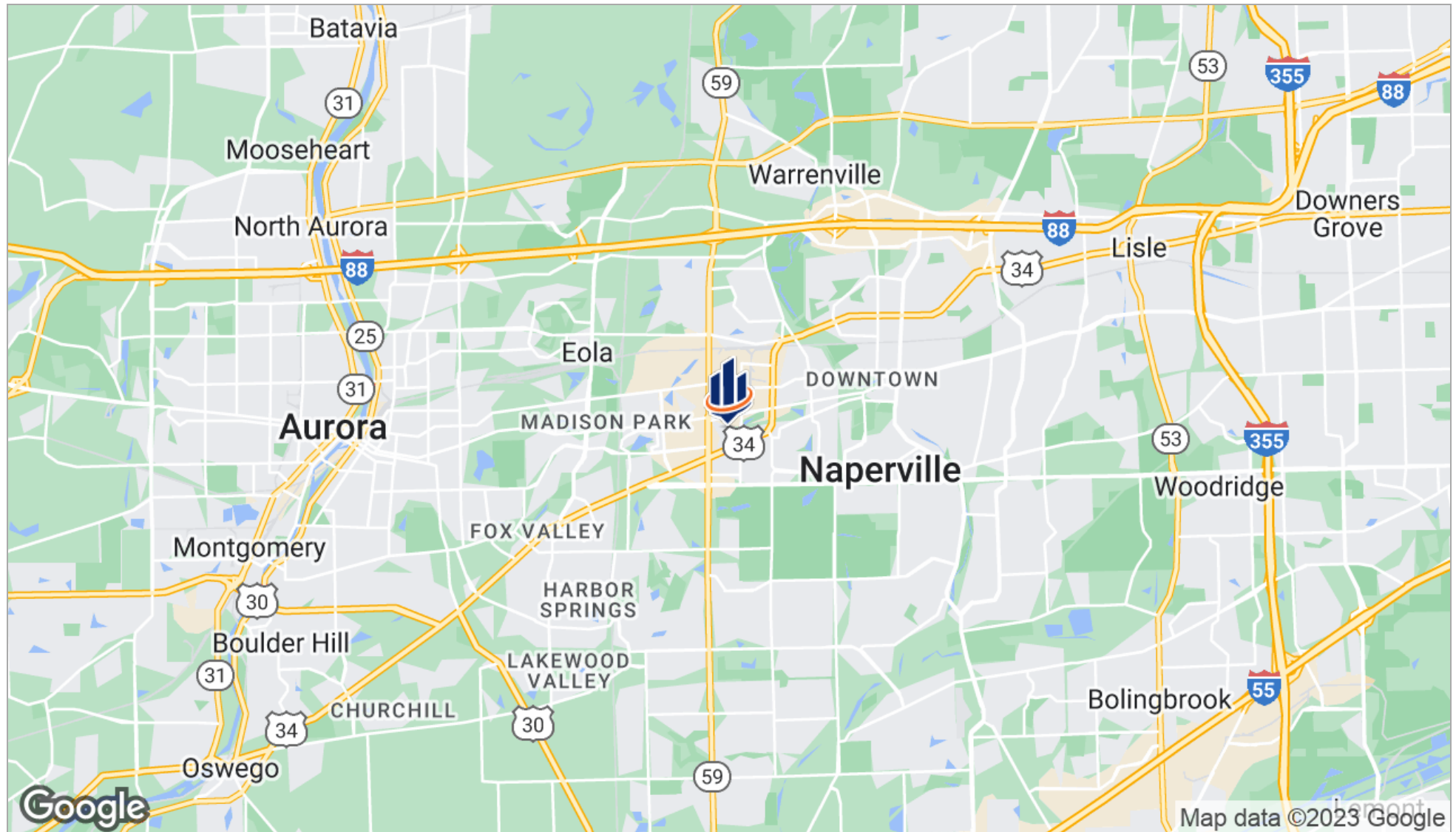


# Retailer Map

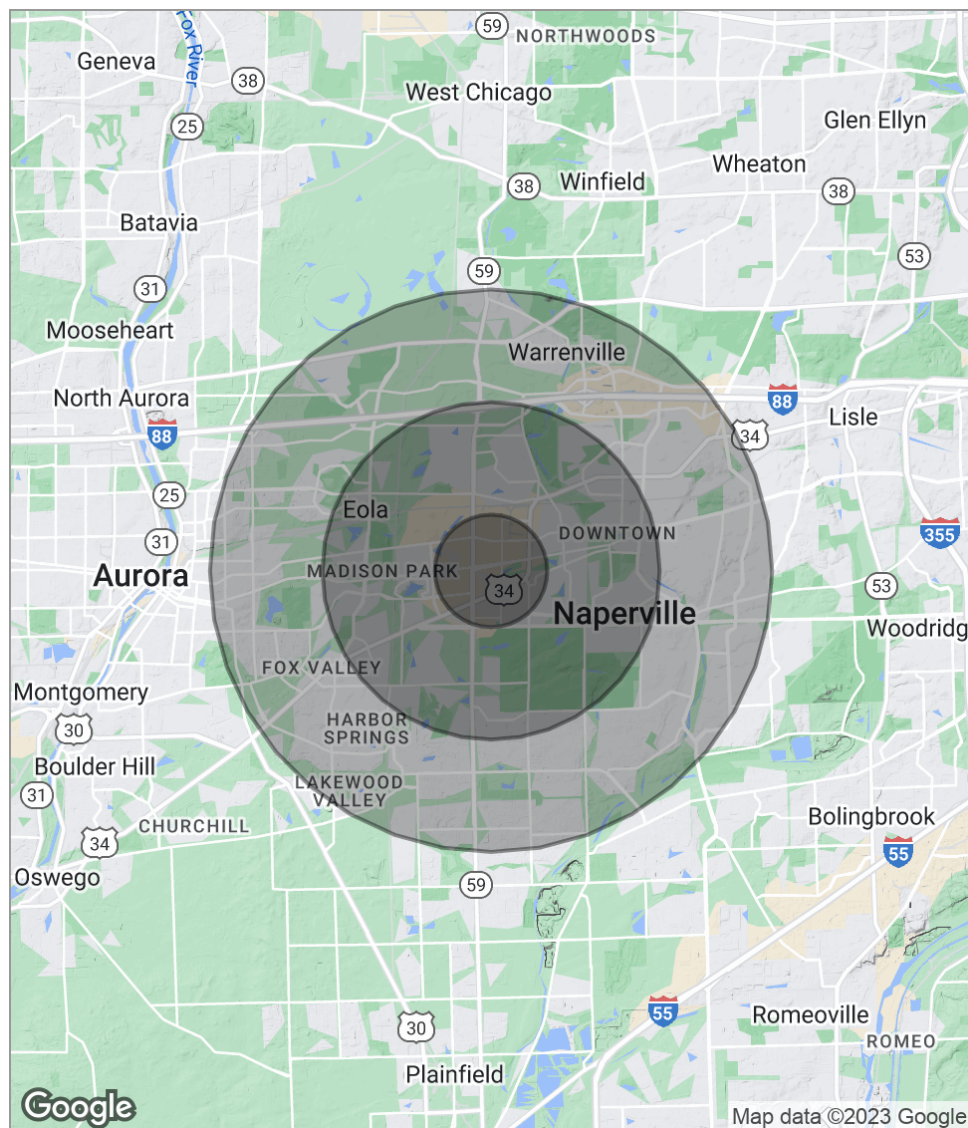




# Location Maps



# Demographics Map



| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total population    | 7,428     | 78,462    | 224,379   |
| Median age          | 31.9      | 34.4      | 35.0      |
| Median age (Male)   | 31.4      | 33.5      | 34.0      |
| Median age (Female) | 32.7      | 35.1      | 36.0      |
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
| Total households    | 2,950     | 30,619    | 79,759    |
| # of persons per HH | 2.5       | 2.6       | 2.8       |
| Average HH income   | \$91,244  | \$103,667 | \$112,826 |
| Average house value | \$317,037 | \$387,093 | \$411,878 |
| ETHNICITY (%)       | 1 MILE    | 3 MILES   | 5 MILES   |
| Hispanic            | 8.7%      | 8.3%      | 11.1%     |
| RACE (%)            | 1 MILE    | 3 MILES   | 5 MILES   |
| White               | 58.2%     | 68.4%     | 73.1%     |
| Black               | 10.4%     | 8.2%      | 7.0%      |
| Asian               | 21.4%     | 17.0%     | 12.8%     |
| Hawaiian            | 0.1%      | 0.1%      | 0.1%      |
| American Indian     | 0.5%      | 0.2%      | 0.2%      |
| Other               | 2.5%      | 2.8%      | 4.2%      |

\* Demographic data derived from 2020 ACS - US Census