

A photograph of a commercial building with a stone and stucco facade. On the left, there is a car wash area with a sign that reads "CAR WASH". The building has a large glass entrance on the right side. Two blue benches are placed outside the entrance. The ground is paved and shows some wear.



508 N RIVER ROAD , NAPERVILLE, IL 60563





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## REDEVELOPMENT/OWNER-USER OPPORTUNITY



### OFFERING SUMMARY

Sale Price: \$2,750,000

Building Size: 7,790 SF

Lot Size: 0.88 Acres

Zoning: B-3

### PROPERTY HIGHLIGHTS

- Commercial building with a well-established car wash and oil change business
- The owner would consider selling the business with property
- 4 drive-thru bays, 2 DIDs, and 1 door for car wash
- Taxes (2021): \$18,372.98

### LOCATION OVERVIEW

Located on the signalized corner of Route 34 and River Road with traffic counts of approximately 32,000 vehicles per day.

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,671	30,783	73,979
Total Population	8,722	77,325	200,644
Average HH Income	\$97,839	\$102,570	\$115,195

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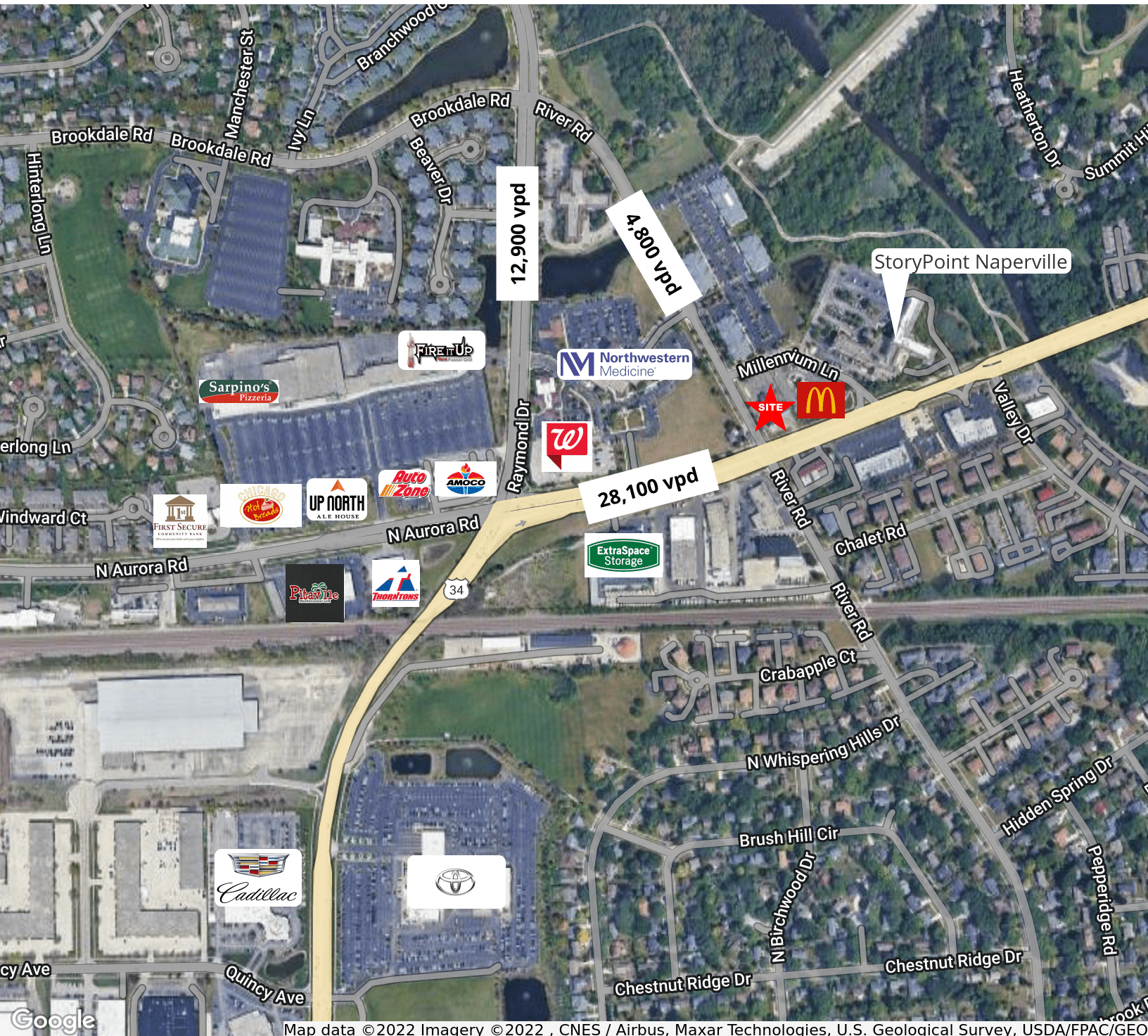
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