



Retail Property For Lease



FREESTANDING COMMERCIAL PROPERTY

1978 W. WILSON ST, BATAVIA, IL 60510

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OFFERING SUMMARY

Available SF: 5,757 SF

Lease Rate: Contact Broker

Lot Size: 1.3 Acres

Building Size: 5,757 SF

Zoning: GC

PROPERTY HIGHLIGHTS

- Located at heavily traveled, signalized intersection
- Excellent visibility with over 45,000 vpd passing the property
- Freestanding brick building with a detached drive-through
- High ceilings and light filled space with large windows
- Dedicated and exclusive parking
- Located on major thoroughfare surrounded by national retailers, restaurants and residential
- Signage opportunities

LOCATION OVERVIEW

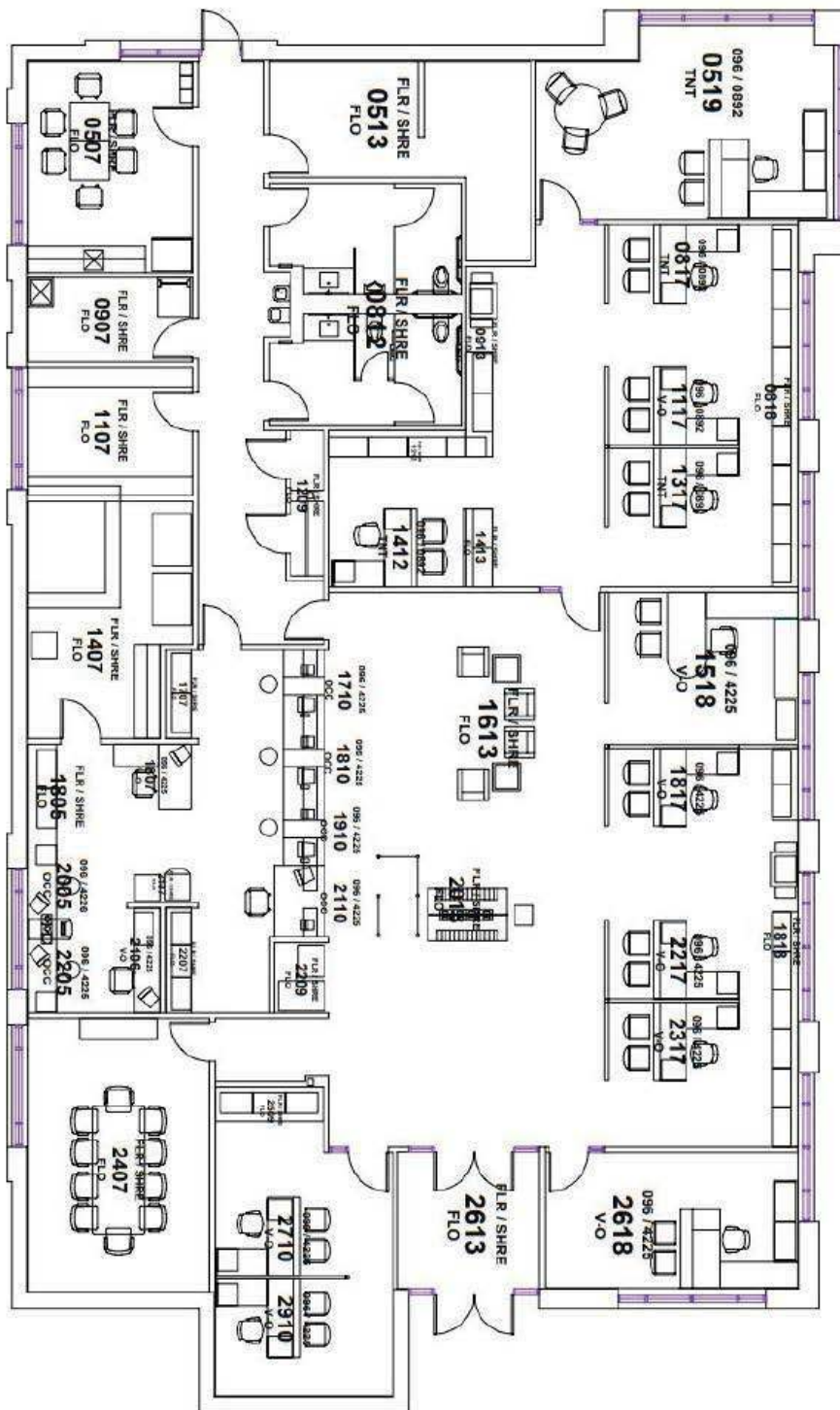
The property is easily accessible by several major highways, including I-88. Conveniently located to businesses along Wilson St. Batavia, IL is a growing city, with a 10% increase in population over the past decade.

The surrounding area is home to a diverse demographic including young professionals, families and retirees.



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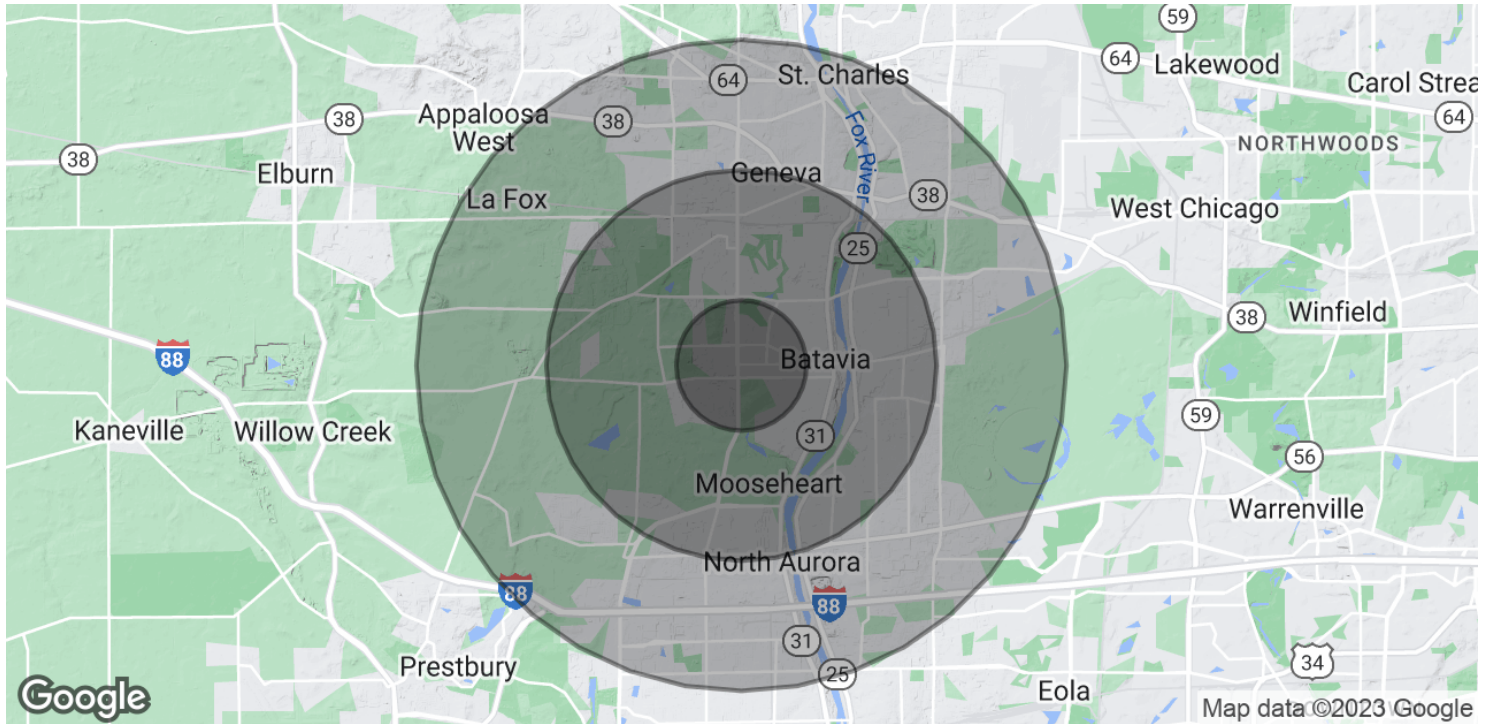
CATON COMMERCIAL REAL ESTATE GROUP // 1296 RICKERT DR, SUITE 200, NAPERVILLE, IL 60540 // CATONCOMMERCIAL.COM

AUTUMN PSAROS
574.707.5434
AUTUMN@CATONCOMMERCIAL.COM

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,879	50,874	119,188
Average Age	41.6	41.0	39.4
Average Age (Male)	39.6	39.6	38.3
Average Age (Female)	43.1	41.4	40.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,385	18,823	44,685
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$117,789	\$131,887	\$116,078
Average House Value	\$318,928	\$330,079	\$292,696

* Demographic data derived from 2020 ACS - US Census