



CATON
COMMERCIAL
REAL ESTATE GROUP



Retail Property For Lease



2112 WINDING RIVER DR

NAPERVILLE, IL 60564

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OFFERING SUMMARY

Available SF: 2,766 SF

Lease Rate: \$18.00 SF/yr (NNN)

Year Built: 1999

Building Size: 7,175 SF

Zoning: C

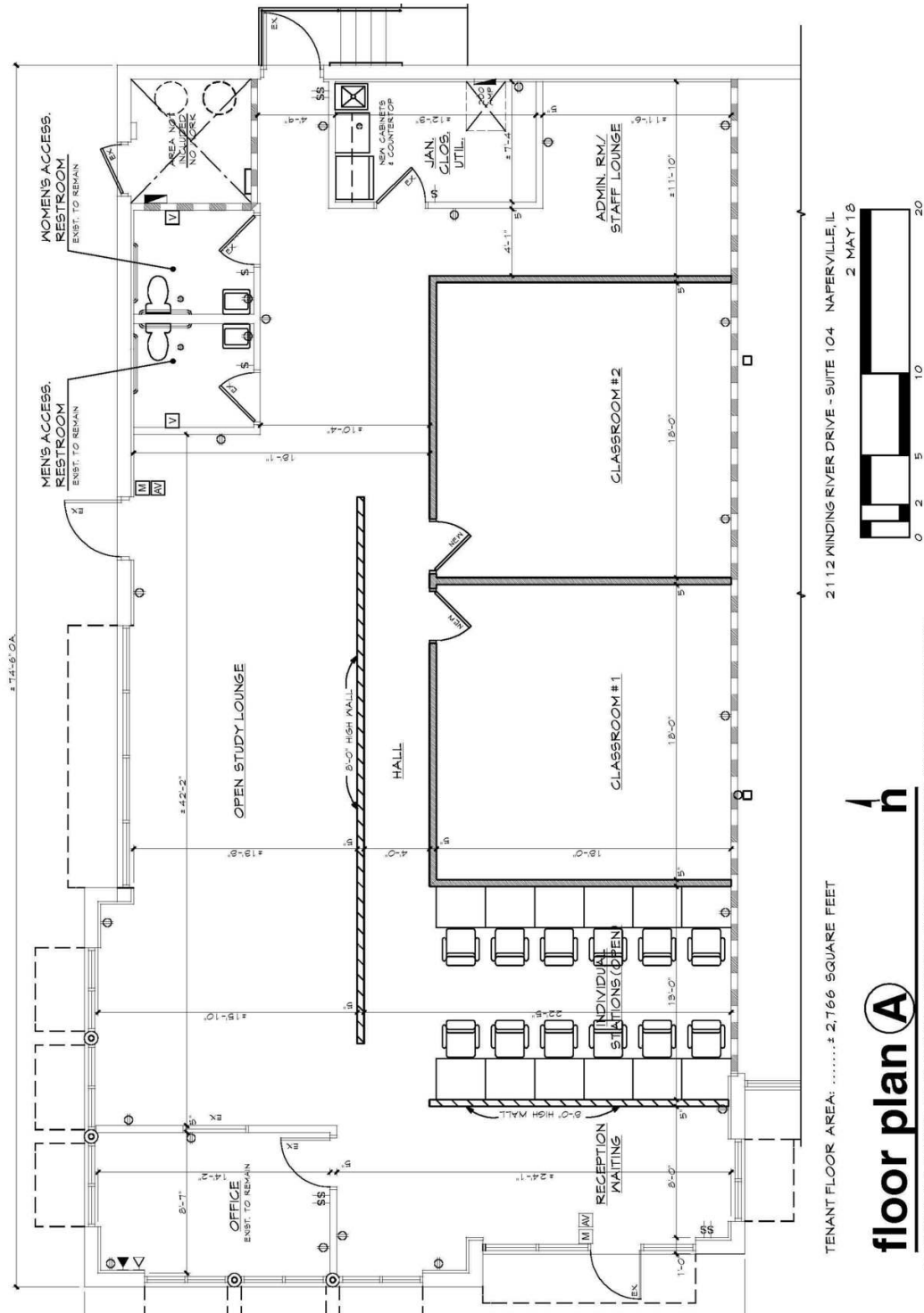
PROPERTY HIGHLIGHTS

- 2,766 SF endcap
- Former Study Huddle
- Has some restaurant infrastructure and large outdoor patio, could be converted
- Centrally located in Naperville at Route 59 and 87th
- Surrounded by rooftops and strong incomes/demographics
- Population exceeds 92,000 in a three-mile radius with an average household income greater than \$147,000

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,308	31,969	87,814
Total Population	9,103	92,050	247,712
Average HH Income	\$147,922	\$147,962	\$134,632

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