



FLYER

**Downtown Wheaton Office
| CIBM Bank Anchored
Building Available**

330 S. NAPERVILLE ROAD

Wheaton, IL 60187

PRESENTED BY:

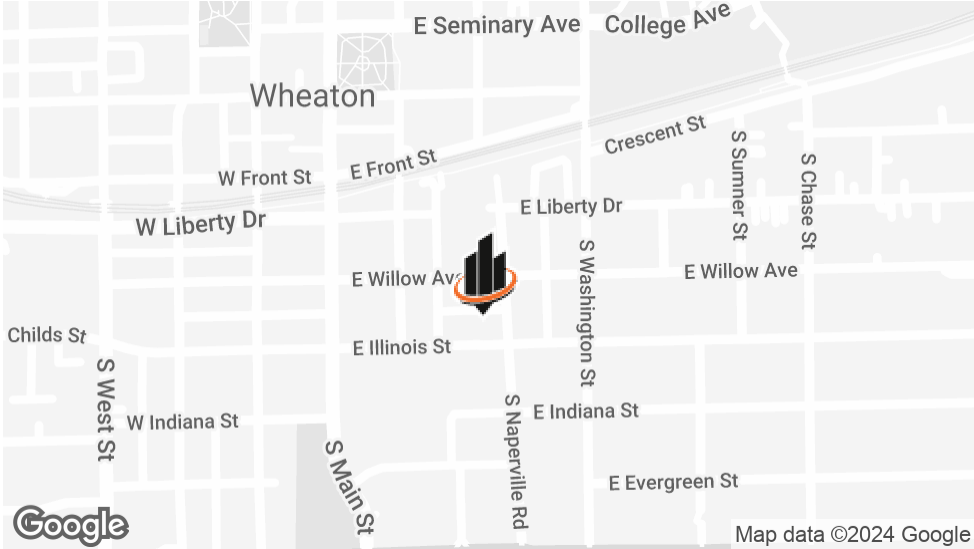
KAREN KULCZYCKI, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,900,000
NUMBER OF UNITS / OCCUPANCY:	23 Units / 62% Occupied
LOT SIZE:	0.6 AC plus 0.2 AC Overflow Lot
BUILDING SIZE:	35,400 SF
BUILT / RENOVATED:	1974 / 2007

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present 330 S. Naperville Road the CIBM Bank anchored Building located in the heart of downtown Wheaton, Illinois. This ±35,400 SF, four-story free-standing executive office building with lower level, 23 executive suites with 62% occupancy, a common area amenity with vending, high-quality finishes throughout, a variety of professional tenant mix, floor-to-ceiling windows in each unit, full-service leasing, ample parking with additional overflow parking lot, and highly visible. Fifth-floor rooftop mechanicals and lower-level storage. Walk to Wheaton West Line (Metra) train station or downtown restaurants and retail shops. DuPage County taxes. Priced below replace cost, value-add opportunity for an investor or owner/user.

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COMPLETE HIGHLIGHTS



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LOCATION INFORMATION

BUILDING NAME	Downtown Wheaton Office CIBM Bank Anchored Building Available
STREET ADDRESS	330 S. Naperville Road
CITY, STATE, ZIP	Wheaton, IL 60187
COUNTY	DuPage
MARKET	Chicago
SUB-MARKET	East/West Corridor
CROSS-STREETS	E. Willow Avenue and S. Naperville Road

PROPERTY HIGHLIGHTS

- ±35,400 SF Professional Office | 0.6 AC plus 0.2 AC Lot
- 4-Story | Multi-Tenant | 23 Executive Suites
- Floor to Ceiling Windows | Common Breakroom Area
- Bank Anchored with Drive-Thru Window and ATM
- Ample Parking plus Overflow Lot | Renovations with BTS
- Walk to Wheaton West Line (Metra) train station

AERIAL PHOTO



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DOWNTOWN WHEATON OFFICE | CIBM BANK ANCHORED BUILDING AVAILABLE | 330 S. Naperville Road Wheaton, IL 60187SVN | CHICAGO COMMERCIAL

RETAIL AREA & TRAFFIC COUNTS



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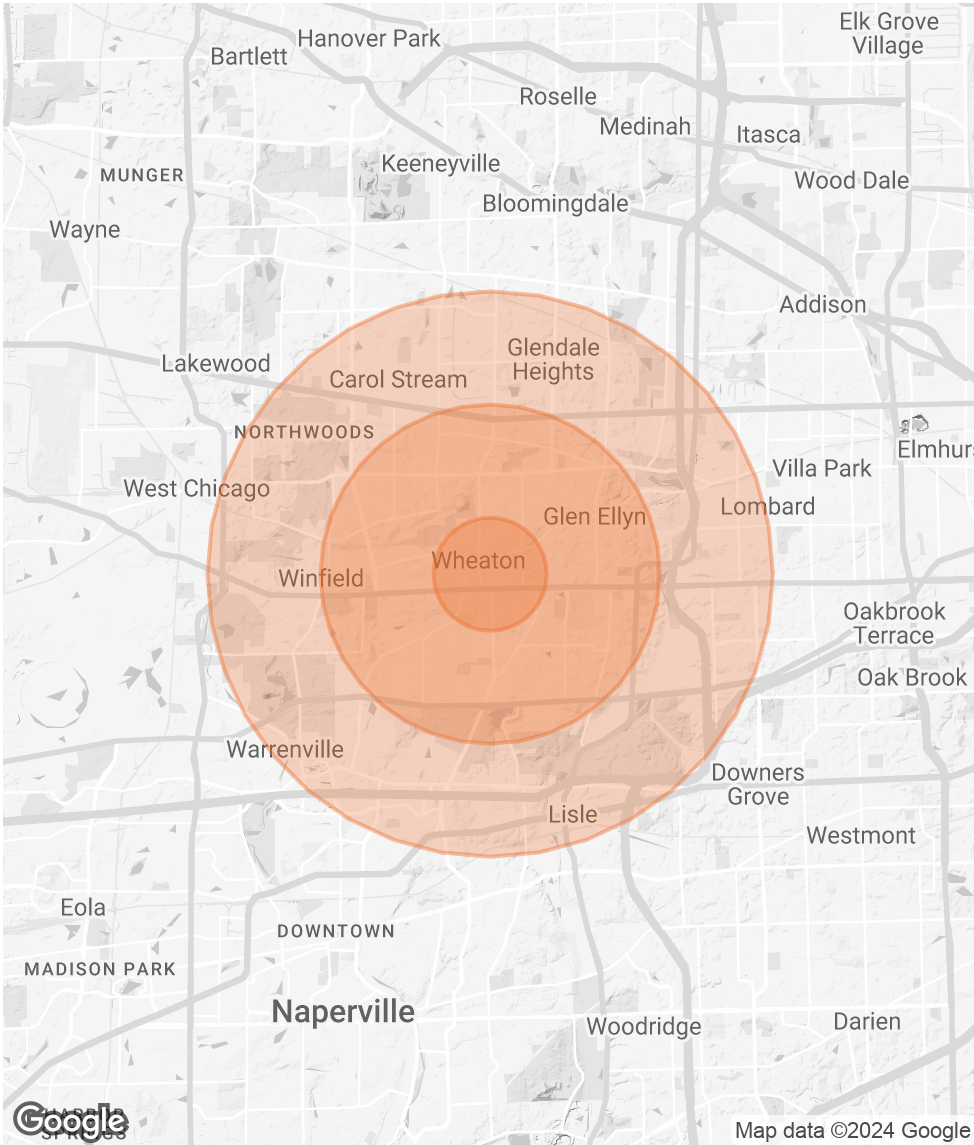
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	17,185	103,227	229,826
AVERAGE AGE	34.6	40.0	39.4
AVERAGE AGE (MALE)	33.6	38.5	38.5
AVERAGE AGE (FEMALE)	36.2	41.7	40.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,203	40,251	88,733
# OF PERSONS PER HH	2.8	2.6	2.6
AVERAGE HH INCOME	\$129,615	\$134,972	\$118,246
AVERAGE HOUSE VALUE	\$371,260	\$380,553	\$321,181

2020 American Community Survey (ACS)



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DISCLAIMER

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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