



Corporate Suites | Downtown Naperville



-MAIN STREET PROMENADE-

55 S. MAIN STREET, NAPERVILLE, IL 60540

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

CHRISTINA CATON KITCHEL
815.436.5700
CHRISTINA@CATONCOMMERCIAL.COM

MAIN STREET PROMENADE



PROPERTY HIGHLIGHTS

- The Main Street Promenade is a favorite destination for diners, business people and shoppers in downtown Naperville.
- The three story mixed-use building is one of two buildings within the Main Street Promenade development.
- Corporate suites are being offered for lease on the 2nd and 3rd floors with a wide range of space options.
- The development is home to multiple national retailers, a fine dining restaurant, a banking facility and many businesses and medical offices.
- An abundance of complimentary street and covered parking is available adjacent to the property.
- The Main Street Promenade is in the heart of the vibrant downtown Naperville and is surrounded by many National, Regional and Local businesses and retailers.
- The property is ideally located at the corner of Main Street and Van Buren Avenue, one block west of the highly trafficked Washington Street, and a short walk to the famed Naperville Riverwalk, North Central College and the 5th Avenue Metra stop.

MAIN STREET PROMENADE



PROPERTY AMENITIES

- Building Security System | On-Site Building Management
- Keyless Tenant Entry | After Hours Access
- Mail Room | Common Area Break Room
- Multiple Meeting Space Options Available



MAIN STREET PROMENADE

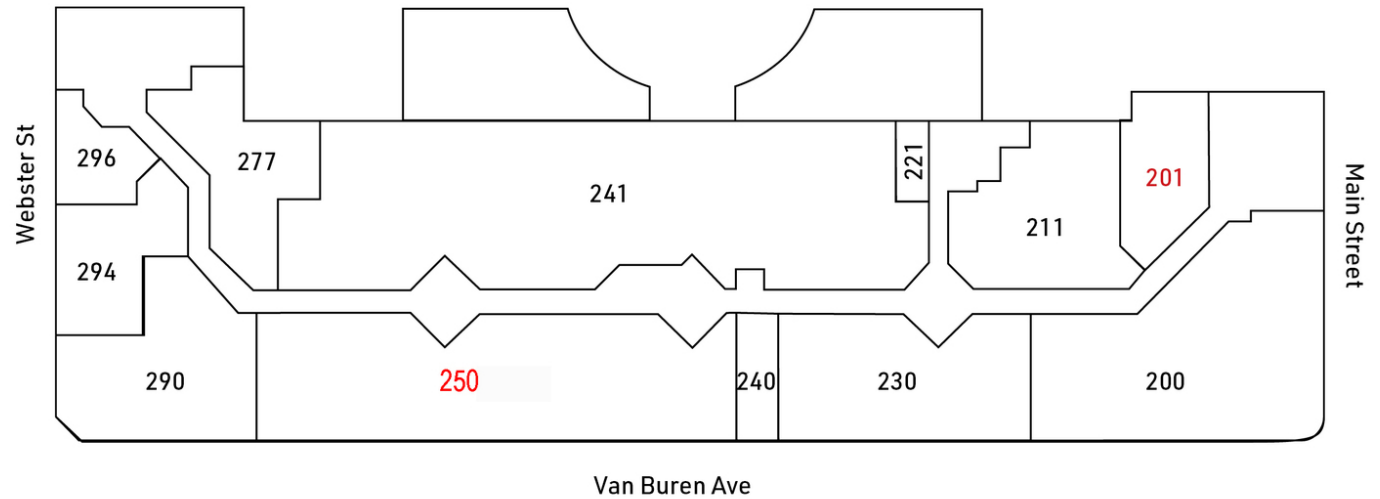


MAIN STREET PROMENADE



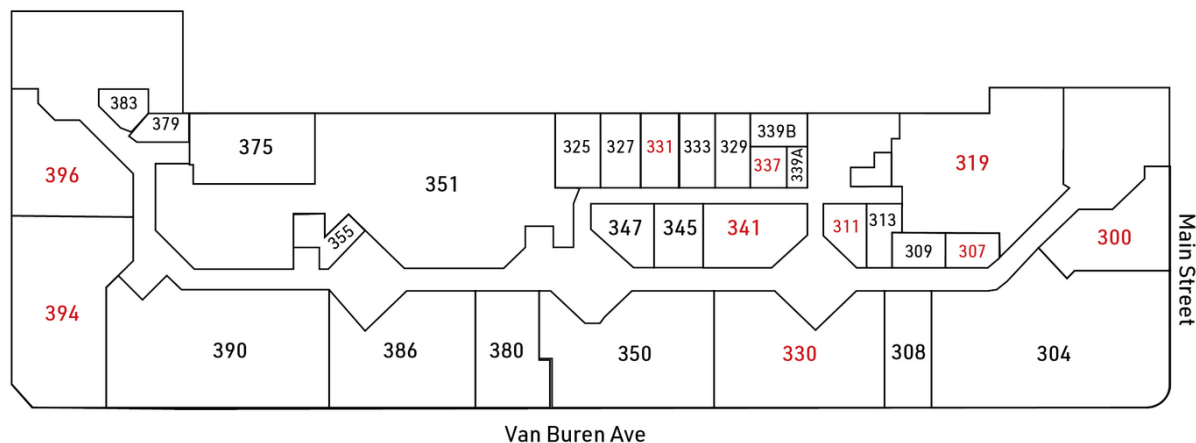
55 S. MAIN ST. - 2ND FLOOR

Unit#	Sq. Ft.	Tenant
200	6,622	Me Spa
201	1,500	Available
211	2,973	Bar Method
221		Me Spa Storage
230	3,569	Codeverse
240	756	Renew Ketamine & Wellness Center
241	11,713	Naperville Dental Specialists
250	7,182	Available (June 2020)
277	2,294	Armanino
290	3,346	Smiles by Dr. Gibson
294	1,872	Advanced Wellness
296	968	IHT Wealth Management



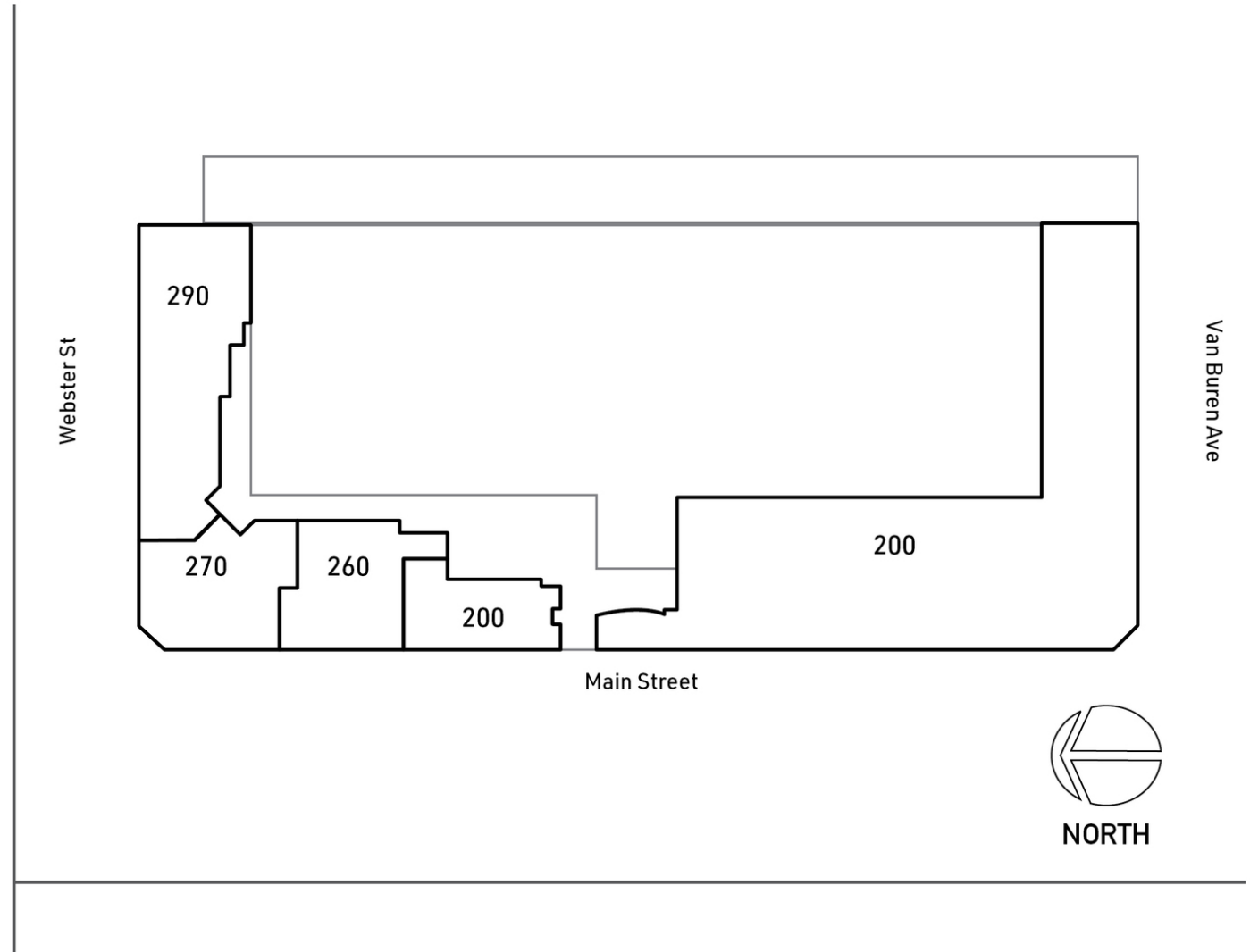
55 S. MAIN ST. - 3RD FLOOR

Unit#	Sq. Ft.	Tenant
300	1,280	Available
304	4,397	Call Potential
307	326	Available
308	822	Bruder Trading
309	248	MJ Bratsos
311	381	Available
313		Conference Room C
319	3,499	Available
325	542	Pacific Gate Partners
327	512	Caspian Insurance
329	434	Conference Room D
330	2,496	Available
331	434	Available
333	434	SolAmerica Energy
337	294	Available
339A	148	Storage
339B	291	Stone Point
341	1,002	Available
345	517	Youth RX
347	486	RPAL US Management LLC
350	2,894	Realty Data
351	7,593	Naperville Chamber of Commerce
355	606	Creative Cakes
375		Naperville Chamber of Commerce
380	1,456	Model Wealth
383	546	State Representative
386	1,986	Wells Fargo Advisors
390	3,820	RGRD
394	3,002	Available
396	1,615	Available



50 S. MAIN ST. - 2ND FLOOR

Unit#	Sq. Ft.	Tenant
200	13,554	Regus
260	2,186	Chicago Title
270	2,499	The Alchemedia Project
290	4,092	Banyan Treatment Center





NAPERVILLE - THE COMMUNITY

Naperville is located just 28 miles west of Chicago and is a welcoming destination for shopping, dining and entertainment. Naperville is regarded as a top city in the nation to live, is home to award-winning schools, and to the best public library system in the country. The city is one of the safest and wealthiest communities in the country and provides access to a variety of public transportation options.

At the heart of the action, Main Street Promenade is perfectly positioned to capture the demographic profile of any retail concept. With adjacency to North Central College, young couples who have migrated to the suburbs, along with established affluent families, this thriving city is the ideal location for any demographic. A wide mix of employment and housing, partnered with the benefits of a modern city, makes Naperville an ideal city to call Home.



1 Mile

3 Mile

5 Mile

12,154

Estimated Population

93,420

Estimated Population

215,908

Estimated Population

4,580

Estimated Households

34,958

Estimated Households

81,556

Estimated Households

\$123,774

Estimated Household Income

\$133,331

Estimated Household Income

\$130,619

Estimated Household Income

26,275

Estimated Daytime Population

114,509

Estimated Daytime Population

241,253

Estimated Daytime Population

NAPERVILLE PROFILE



HOW NAPERVILLE RANKS

- 2nd Best City To Live In (Niche.com, 2017)
- Named "One of the Top 100 Places to Live" (Livability.com, 2017)
- Best city to live in (Niche.com, 2016)
- \$3.2 billion in sales in 2016; No. 2 of Chicago suburbs (Melaniphy & Associates Inc.)
- Ranked #10 on best places to live (Time.com, September 18, 2016)
- 3rd most successful city in the US based on high median income and low poverty levels (Zippia.com)
- "Best Places to Live" list seven times since 2004, ranking No. 10 in 2016 (Money Magazine)
- Best place for early retirement (Kiplinger, 2013)
- Wealthiest city in the Midwest (NerdWallet, 2016)
- Named one of the safety cities in the U.S. to raise a child (Safewise, 2016)
- North Central College ranked No. 15 in the 2017 edition of Best College/Regional Universities Midwest
- Naperville Public Library ranked as the No. 1 Public Library in the U.S. in 100,000 – 250,000 population category for the last 10 years

NAPERVILLE PORTRAIT (3 MILE RADIUS)

Average Household Income \$133,331

Median Home Value: \$378,396

Median Age: 39.9

Population With Bachelor Degree Or Higher: 35.5%

Five Year Projected Population Growth: 28%

White Collar Employees: 80.4%

Average Net Worth: \$1,060,000

CONSUMER PORTRAIT



55 S. MAIN STREET, NAPERVILLE, IL 60540

- Percent: 20.7% (Based on a 5 Mile Radius)
- Enterprising Professionals residents are well educated and involved in STEM related occupations.
- They are a young and diverse population, and make over one and a half times more income than the US median.
- Enterprising Professionals are early adopters of technology and are health and wellness focused.



SAVVY SUBURBANITES

- Percent: 16.1% (Based on a 5 Mile Radius)
- Savvy Suburbanites residents are well educated, well read, and well capitalized.
- Families include empty nesters and or couples with older children. Average household size is 2.38.
- Savvy Suburbanites are well-connected consumers that appreciate and make liberal use of technology, enjoy good food and wine and the city's amenities.



CONSUMER PORTRAIT



CONSUMER PORTRAIT

- Percent: 14.7% (Based on a 5 Mile Radius)
- Professional Pride residents are mostly married couples with an average household size of 3.11.
- They are well-educated career professionals who often commute far and work long hours. These consumers are financially savvy and invest wisely.



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