



4,895 SF Available

15,000 SF Available

Advocate Health Care

Jewel-Osco

MENARDS

Ogden Avenue



27,400 VPD

17,500 VPD

Aurora Avenue



ACURA



15,000 SF & 4,895 SF AVAILABLE | IDEAL FOR MEDICAL JOIN 34,533 SF ADVOCATE & STARBUCKS

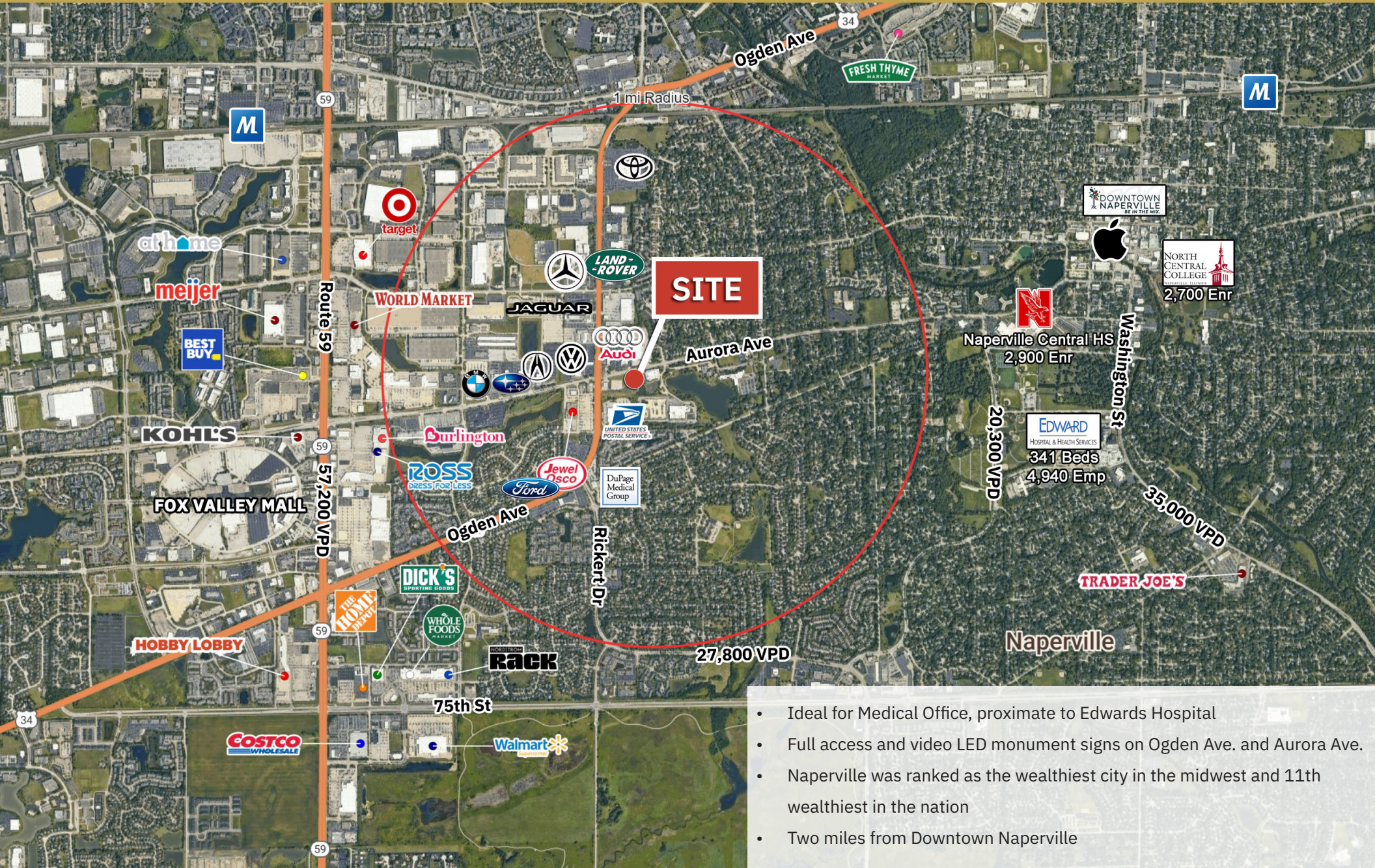
1528 & 1508 Aurora Avenue, Naperville, IL



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AERIAL



- Ideal for Medical Office, proximate to Edwards Hospital
- Full access and video LED monument signs on Ogden Ave. and Aurora Ave.
- Naperville was ranked as the wealthiest city in the midwest and 11th wealthiest in the nation
- Two miles from Downtown Naperville

SITE PLAN

DEVELOPMENT SUMMARY

SITE AREA: 353,088 SF (8.1 AC)
 TOTAL BUILDING AREA: 56,658 SF
 EXISTING: 39,448 SF
 PROPOSED: 17,210 SF
 MULTI TENANT A: 15,000 SF
 RESTAURANT B: 2,210 SF
 F.A.R.: .16

EXISTING STANDARD GROCERY OPTION
 SUITE 1 (CLINIC/MED/DENTAL) 34,553 SF 5 SPACES/1000SF = 173 SPACES
 SUITE 2 (CLINIC/MED/DENTAL) 4,895 SF 5 SPACES/1000SF = 25 SPACES
 TOTAL GLA 39,448 SF 198 SPACES

MULTI TENANT A
 RETAIL (TYP OFFICE: 3.33 SPACES/1000SF) 15,000 SF 4 SPACES/1000SF = 60 SPACES
 RESTAURANT B 2,210 SF 10 SPACES/1000SF = 23 SPACES

PARKING REQUIRED: 281 SPACES
 PARKING PROVIDED: 287 SPACES



SITE PLAN OPTION B.1
 SCALE: 1" = 100'



OKW ARCHITECTS
 600 W. Jackson, Suite 250
 Chicago, IL 60661



NAPERVILLE
SITE PLANNING
 1508 AURORA AVE, NAPERVILLE IL

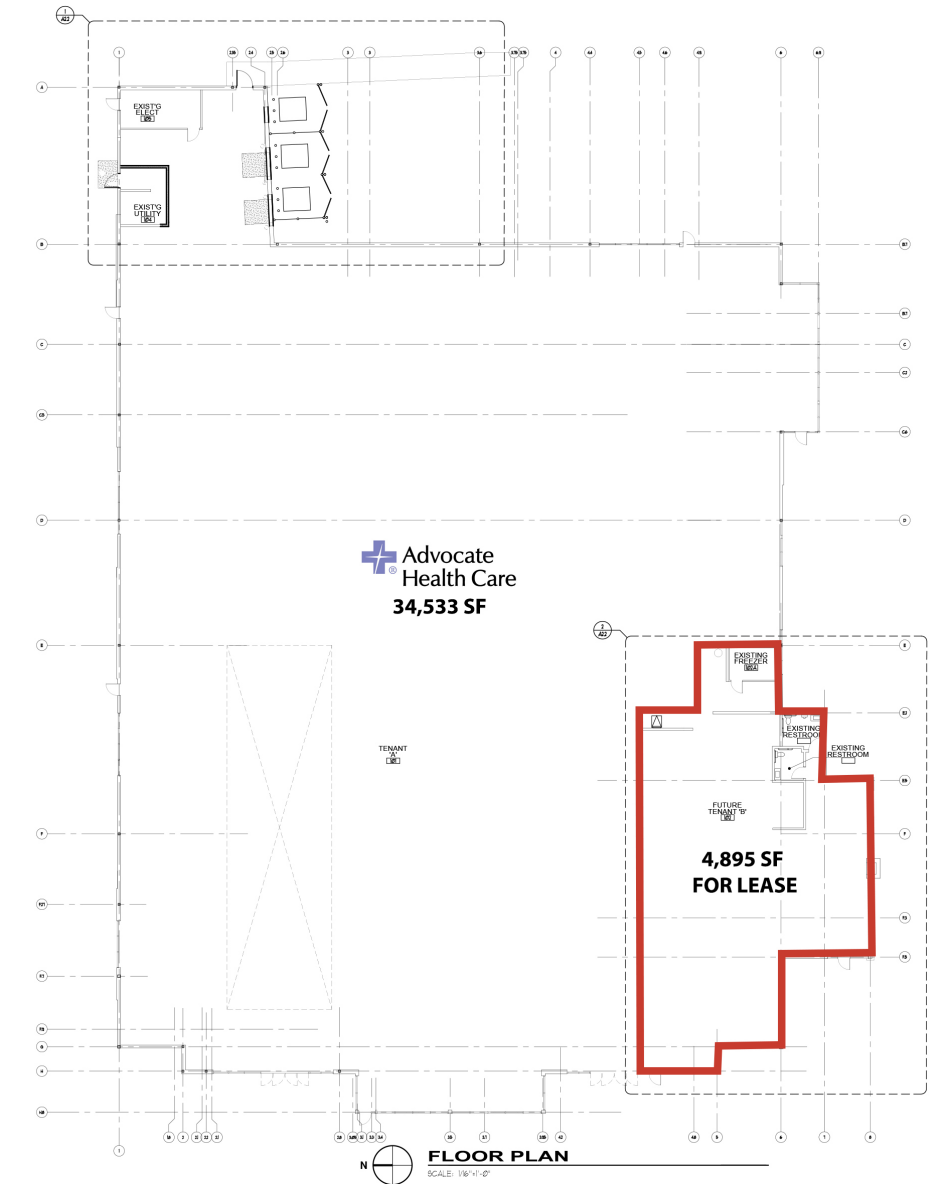
September 21, 2021 Project #: 21098

The information provided herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. You should conduct a careful, independent investigation on the property and verify all information. Any reliance on this information is solely at your own risk.

15,000 SF & 4,895 SF AVAILABLE
 1508 Aurora Avenue | Naperville, IL



FLOOR PLAN - 4,895 SF



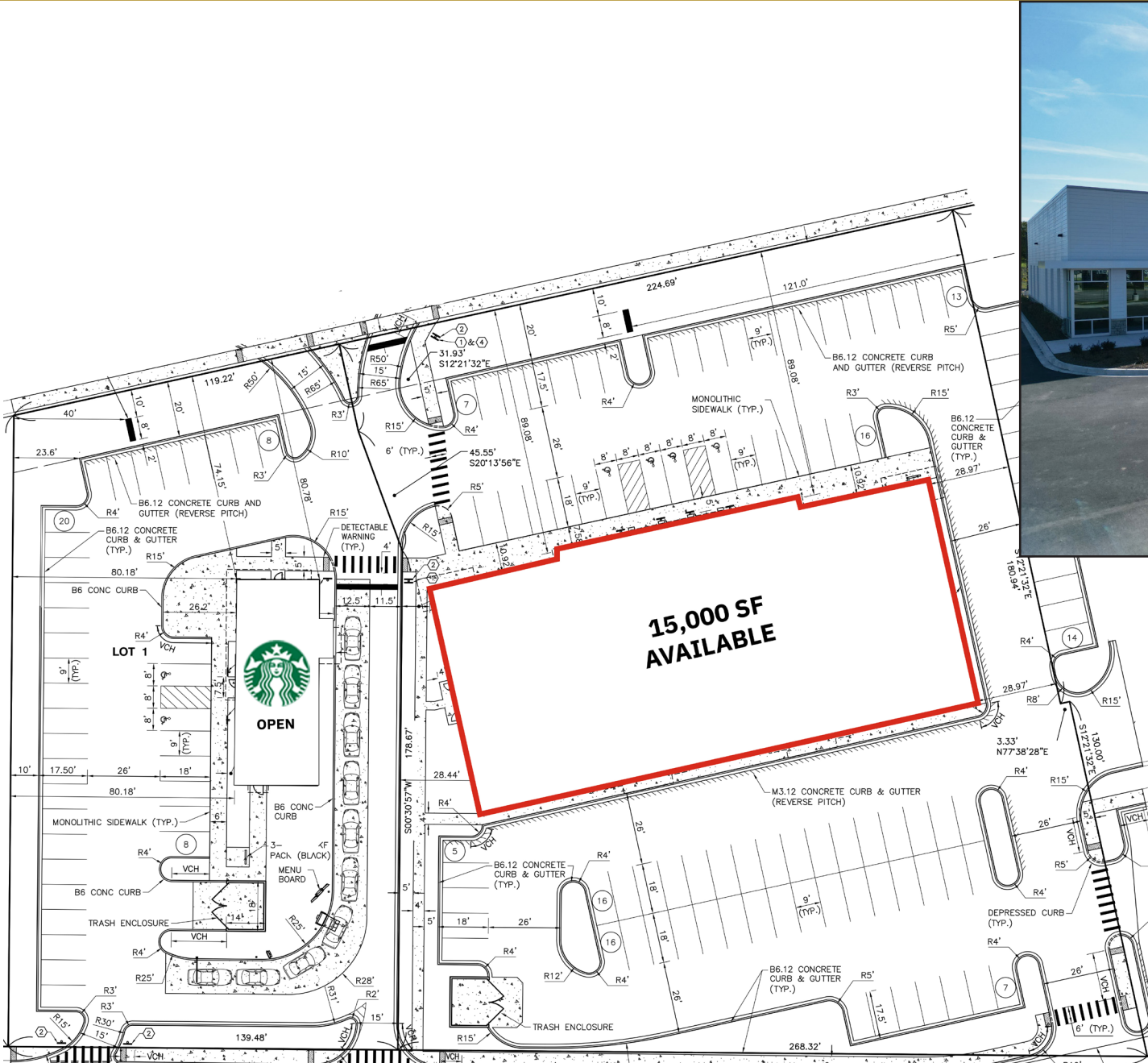
DEMOGRAPHICS		
TOTAL POPULATION	1 MILE	11,231
	2 MILE	41,312
	3 MILE	88,984
DAYTIME POPULATION	1 MILE	5,573
	2 MILE	50,885
	3 MILE	84,664
AVERAGE HH INCOME	1 MILE	\$141,177
	2 MILE	\$131,480
	3 MILE	\$141,775

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15,000 SF & 4,895 SF AVAILABLE
 1528 N Aurora Avenue | Naperville, IL



FLOOR PLAN - 15,000 SF



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