



Advocate Health Care

10,150 SF Available



Jewel-Osco

MENARDS

27,400 VPD

17,500 VPD

Aurora Avenue

Ogden Avenue



ACURA

~10,150 SF AVAILABLE
JOIN ADVOCATE & STARBUCKS
1528 N Aurora Avenue, Naperville, IL



WILHELM KREUZER
312.914.9400
will@evolve-cre.com

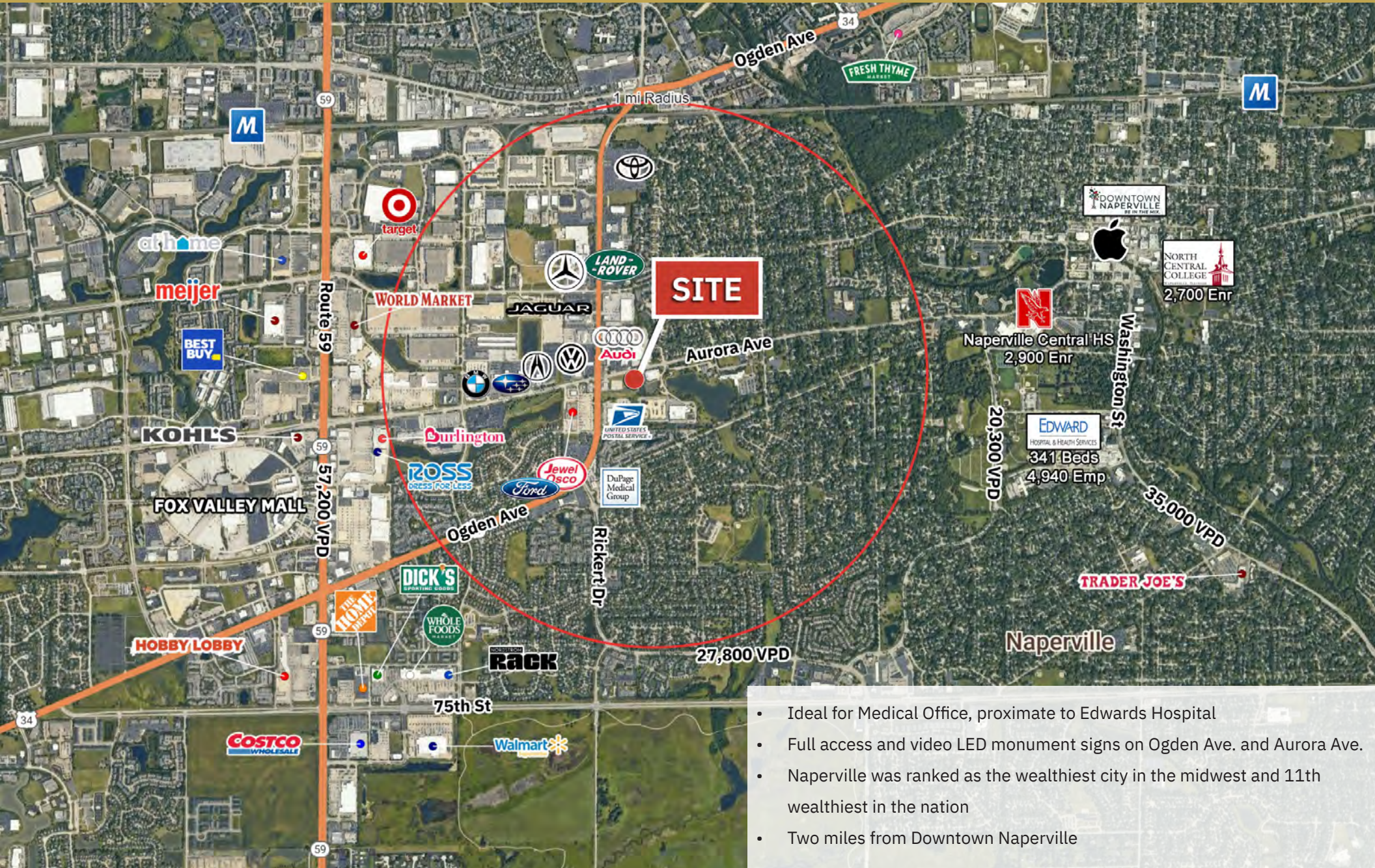
MIKE SCHERTLER
312.718.2157
mike@greatstreetrealty.com

~10,150 SF AVAILABLE

1528 N Aurora Avenue | Naperville, IL



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

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.

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 RESTAURANT	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

B.1

September 21, 2021 Project #: 21098

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SITE PLAN



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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