



### Offering Summary

Lease Rate:	Negotiable
NNN's:	Approx. \$12.00
Available SF:	1,019 - 5,700 SF
Building Size:	60,427 SF
Occupancy:	72%
Year Built:	2002
Zoning:	B-2, Community Shopping District
County:	Will County
Traffic Count:	Approx. 50,000 VPD

### Property Overview

Up to 5,700 SF available for lease at The Wheatland Marketplace, located at the southeast corner of the signalized intersection at Route-59 and 95th Street, in Naperville. The center is shadow-anchored by Amazon Fresh and LA Fitness and offers an opportunity to join co-tenants Giordano's, Amy's Hallmark Shop, Duck Donuts, and Stretch Lab, among others. The available units range in size and layout, including a second generation restaurant opportunity at the southern endcap. The center is located within an affluent submarket with an average household income of approximately \$160,000/yr. Additionally, the center features multiple monument signs along Route-59, providing visibility and exposure to approximately 50,000 VPD, and is located just a few blocks from Nequa Valley High School, with an enrollment of approximately 3,300 students. Neighboring retailers include Jewel-Osco, Amazon Fresh, LA Fitness, Whole Foods, ALDI, Walgreens AMC Naperville 16, Pet Supplies Plus, Orange Theory, Advance Auto Parts, UPS Store, McAlister's Deli, Nothing Bundt Cake, Starbucks, and Dunkin' among many others.

### Property Highlights

- Opportunity to join a multi-tenant center shadow anchored by a newly constructed Amazon Fresh
- Co-tenants at the center include Giordano's, Hallmark, Duck Donuts, and Stretch Lab, among others
- Visibility and exposure to approx. 50,000 VPD along Route 59
- Located just a few blocks from Nequa Valley High School with an enrollment of approx. 3,300 students

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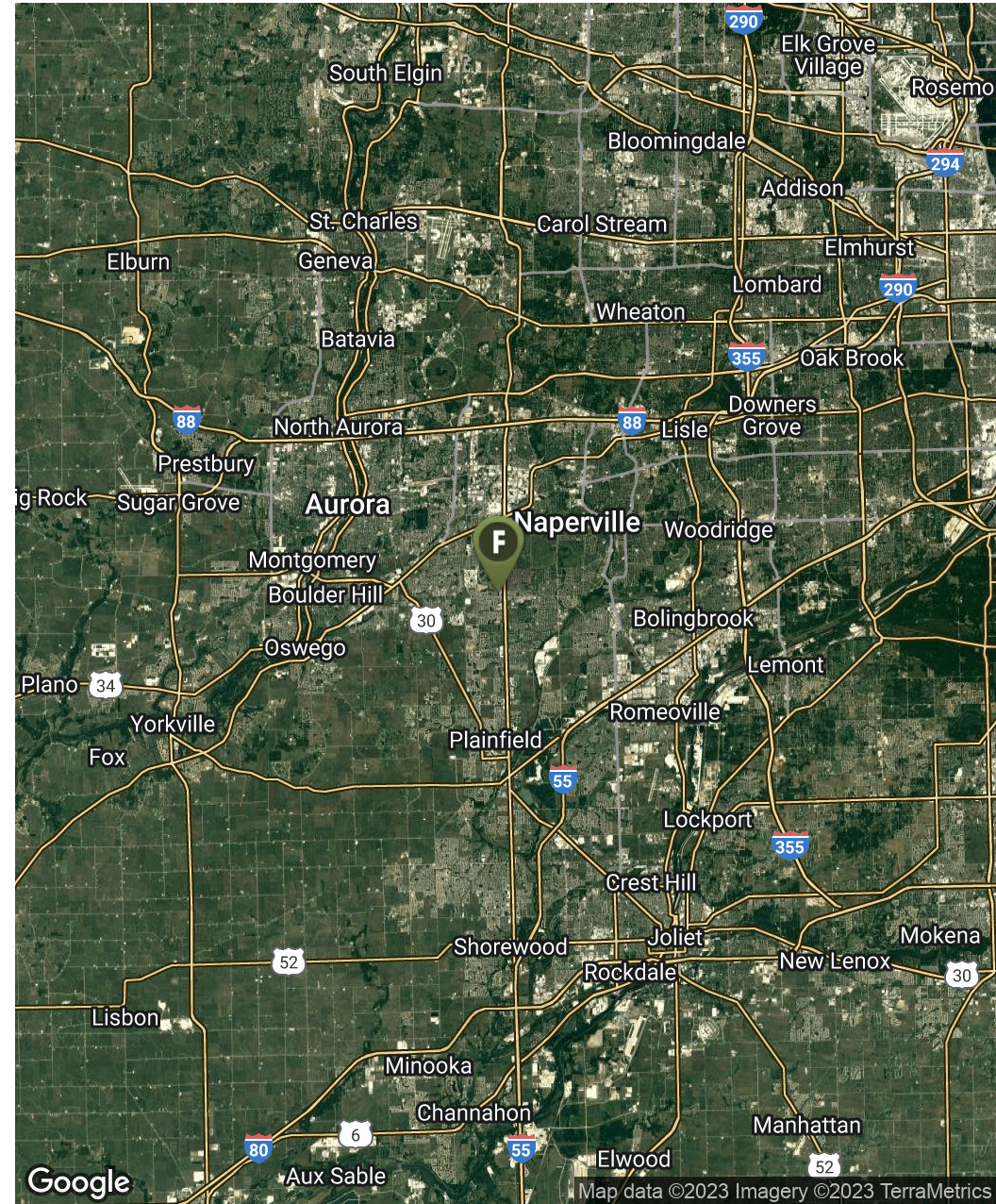
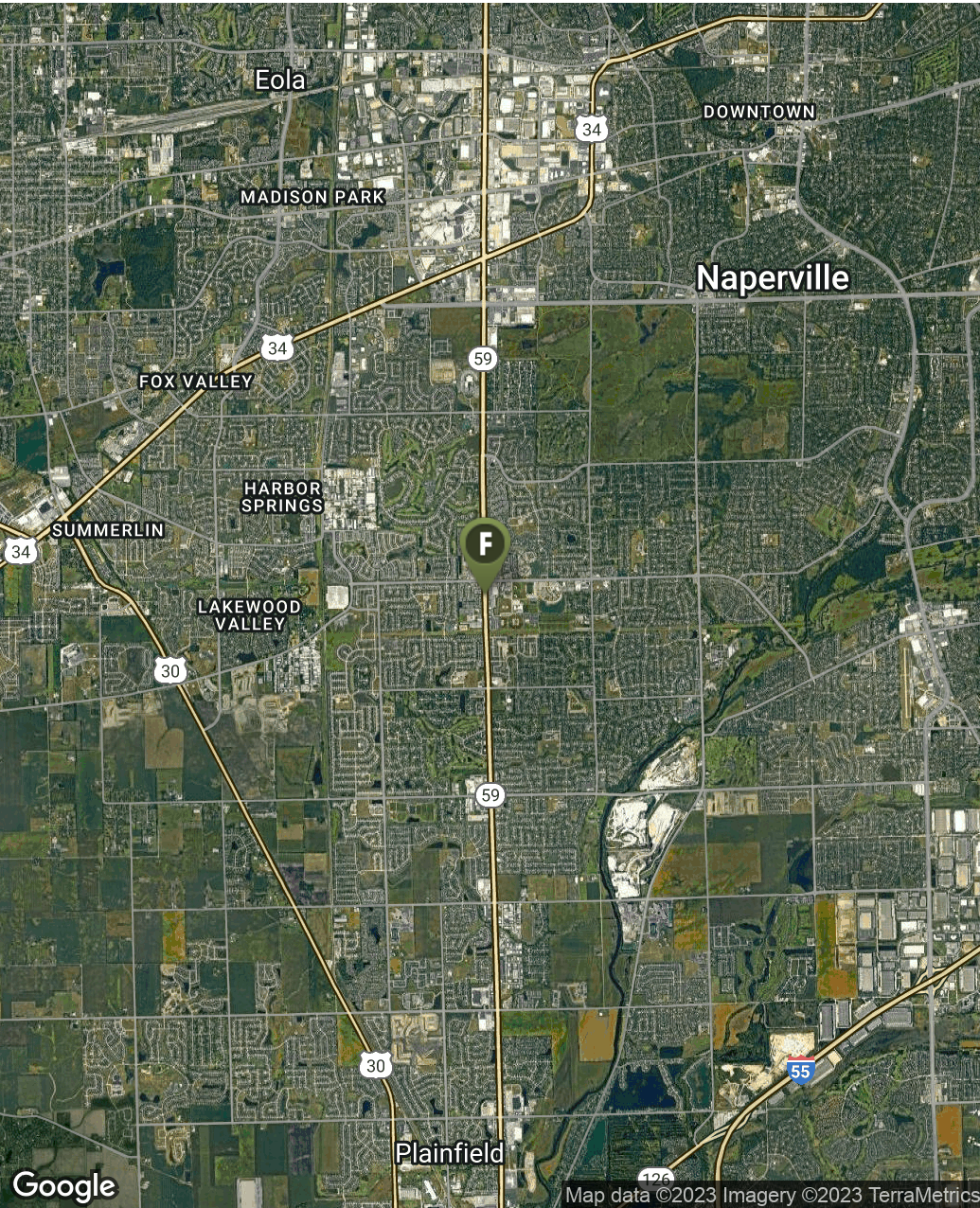
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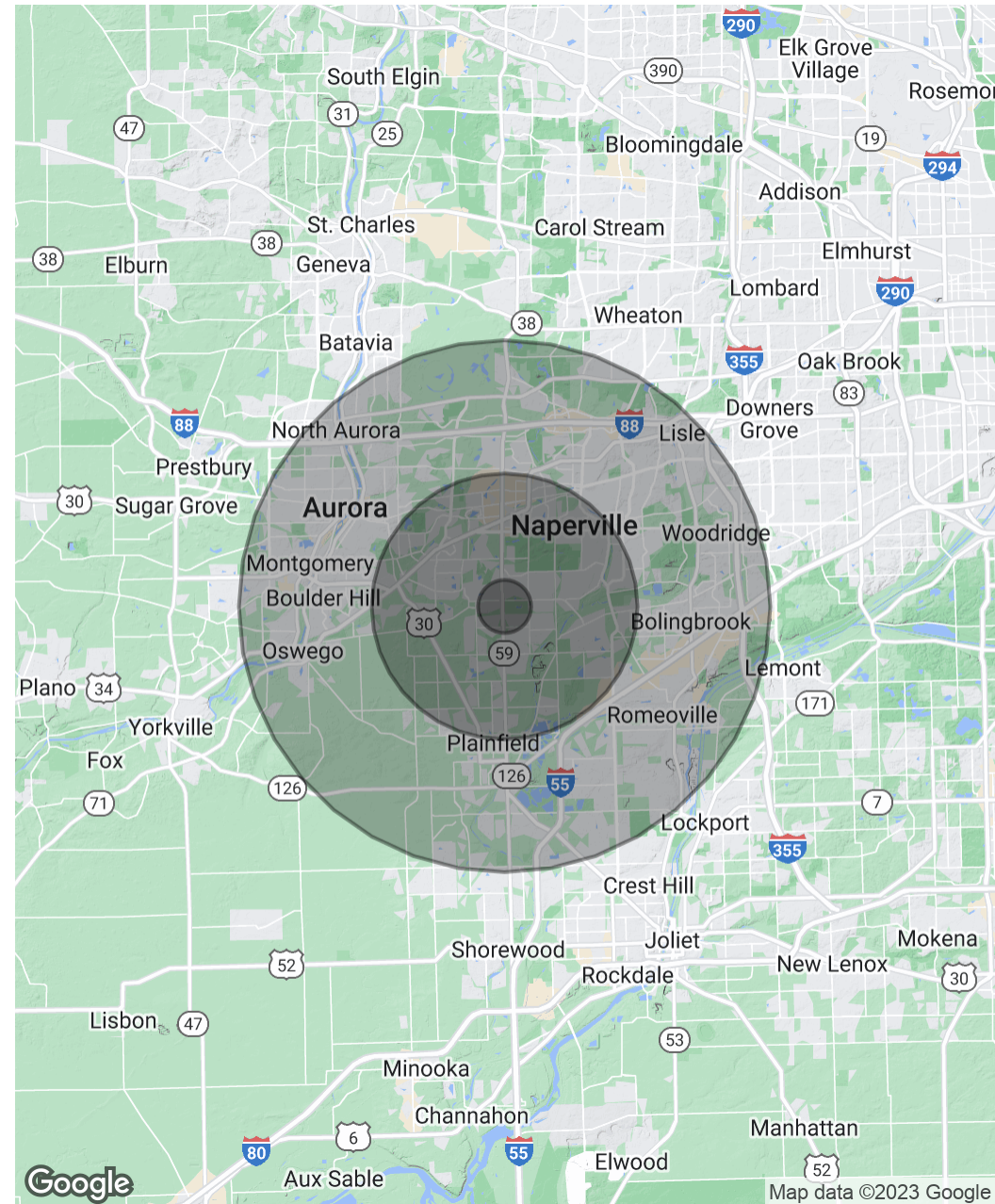
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Population	1 Mile	5 Miles	10 Miles
Total Population	7,941	253,145	759,746
Average Age	40.5	37.5	37.6
Average Age (Male)	37.3	36.5	36.6
Average Age (Female)	41.5	37.9	38.5

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	2,825	89,721	272,394
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$158,685	\$133,585	\$114,021
Average House Value	\$450,861	\$330,715	\$281,996

\* Demographic data derived from 2020 ACS - US Census



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