

# RETAIL STRIP CENTER FOR SALE

1592 W. OGDEN AVE., NAPERVILLE, IL 60540

**LM**  
Lagestee-Mulder  
Commercial Real Estate

RETAIL PROPERTY FOR SALE



## PROPERTY HIGHLIGHTS

- Great visibility and strong demographics
- Traffic count on Ogden Avenue of 37,000 vehicles per day

## LOCATION OVERVIEW

Highly visible retail space on busy Ogden Avenue

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,187	29,869	79,950
Total Population	8,592	75,095	223,791
Average HH Income	\$128,727	\$103,105	\$118,535

**SALE PRICE** **\$2,100,000**

## OFFERING SUMMARY

Building Size: 8,000 SF

County: DuPage

Price / SF: \$262.50

## MARTHA WINTER

Senior Vice President  
630.560.2902  
MARTHA@LMTEAM.COM

Office Address: 361 S. Frontage Rd,  
Suite 126  
Burr Ridge, IL 60527  
630.325.8338  
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Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Martha Winter represent(s) the Seller only, and not the Buyer.

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)
CD One Price Cleaners	1	3,000
Asian Massage	2	1,000
Smoke/Vape	3	1,000
Axe Zone, Inc.	4	3,000
<b>Totals/Averages</b>		<b>8,000</b>

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