

# 2916 W. OGDEN AVE., UNITS 120 & 128

NAPERVILLE, IL 60540

**LM**  
Lagestee-Mulder  
Commercial Real Estate

RETAIL PROPERTY FOR LEASE



## PROPERTY HIGHLIGHTS

- Prime location in the Fox Valley Regional Retail Market
- Dense Population with high incomes
- High traffic counts. Ogden Avenue 26,400 & Route 59: 59,700

## LOCATION OVERVIEW

Approximately 3,100 SF retail building

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,179	31,704	81,053
Total Population	8,346	83,921	230,670
Average HH Income	\$93,805	\$106,516	\$114,905

LEASE RATE

\$21.00 SF/YR MG

## OFFERING SUMMARY

Building Size: 3,100 SF

Available SF: 3,100 SF

County: DuPage

## MARTHA WINTER

Senior Vice President & Managing Broker  
224.523.9174  
MARTHA@LMTEAM.COM

17005 Westview Ave.,  
South Holland, IL 60473  
630.325.8338  
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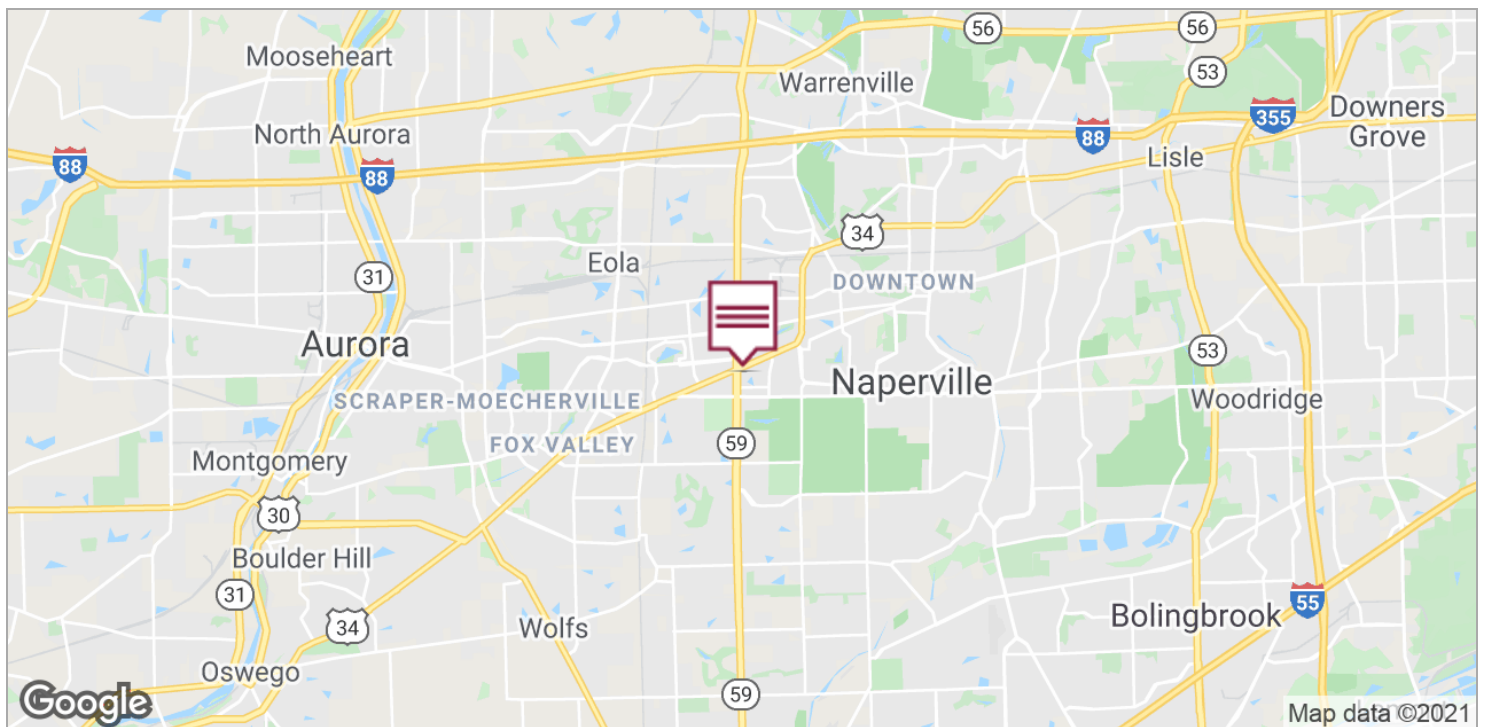
Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Martha Winter represent(s) the Landlord only, and not the Tenant.

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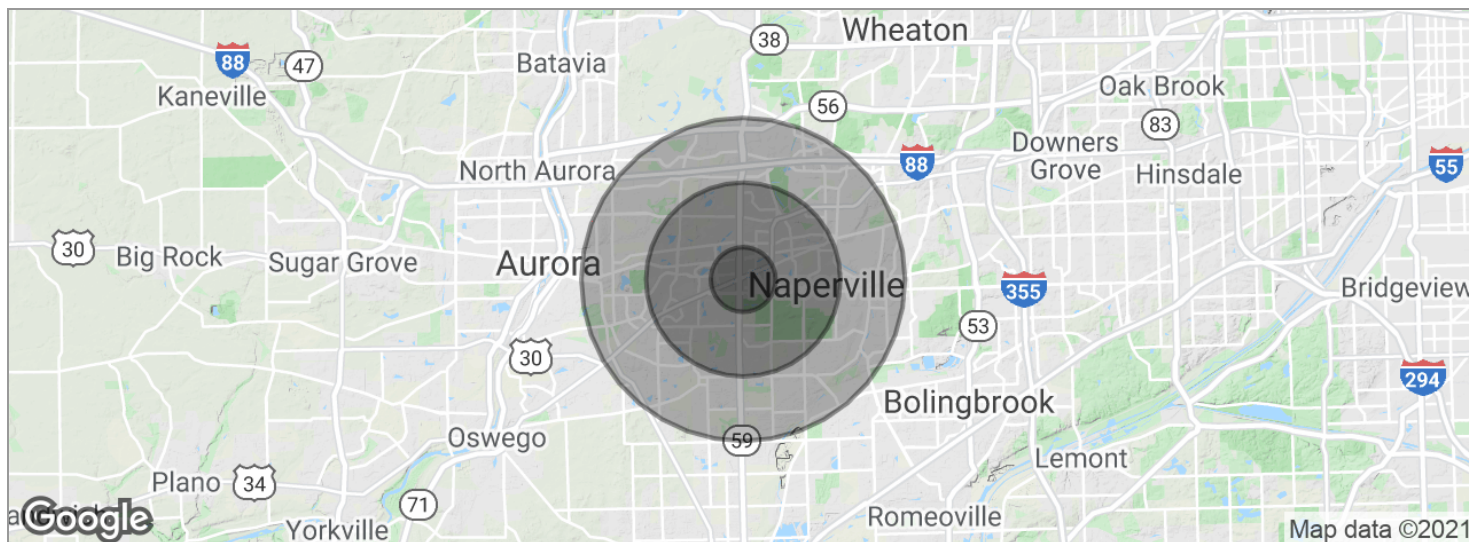
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,346	83,921	230,670
Median age	31.4	33.9	34.9
Median age (male)	31.4	33.0	33.9
Median age (Female)	31.8	34.7	35.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,179	31,704	81,053
# of persons per HH	2.6	2.6	2.8
Average HH income	\$93,805	\$106,516	\$114,905
Average house value	\$327,670	\$396,869	\$422,323

*\* Demographic data derived from 2010 US Census*

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