

RIVERBROOK SHOPPING CENTER

1523 NORTH AURORA RD, NAPERVILLE, IL 60563

LM
Lagestee-Mulder
Commercial Real Estate

RETAIL PROPERTY FOR LEASE



PROPERTY HIGHLIGHTS

- Various retail spaces available
- Co-tenants include: Auto Zone, Signature Fitness, Jenny Craig, GNC, LA Tan, Chicago Hot Breads, Fire It Up, Sarpino's Pizza, 2 Toots Train Whistle Grill, State Farm, Up North Ale House and more
- High traffic counts & strong demographics

LOCATION OVERVIEW

Signalized intersection of North Aurora Rd & Raymond Dr.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,704	30,962	72,355
Total Population	8,710	76,061	195,787
Average HH Income	\$95,929	\$97,833	\$113,814

LEASE RATE \$18.00 - 20.00 SF NNN

OFFERING SUMMARY

Building Size: 158,000 SF

Available SF: 1,200 - 65,816 SF

Lot Size: 22.0 Acres

Year Built: 1996

County: DuPage

MARTHA WINTER

Senior Vice President
630.560.2902
MARTHA@LMTEAM.COM

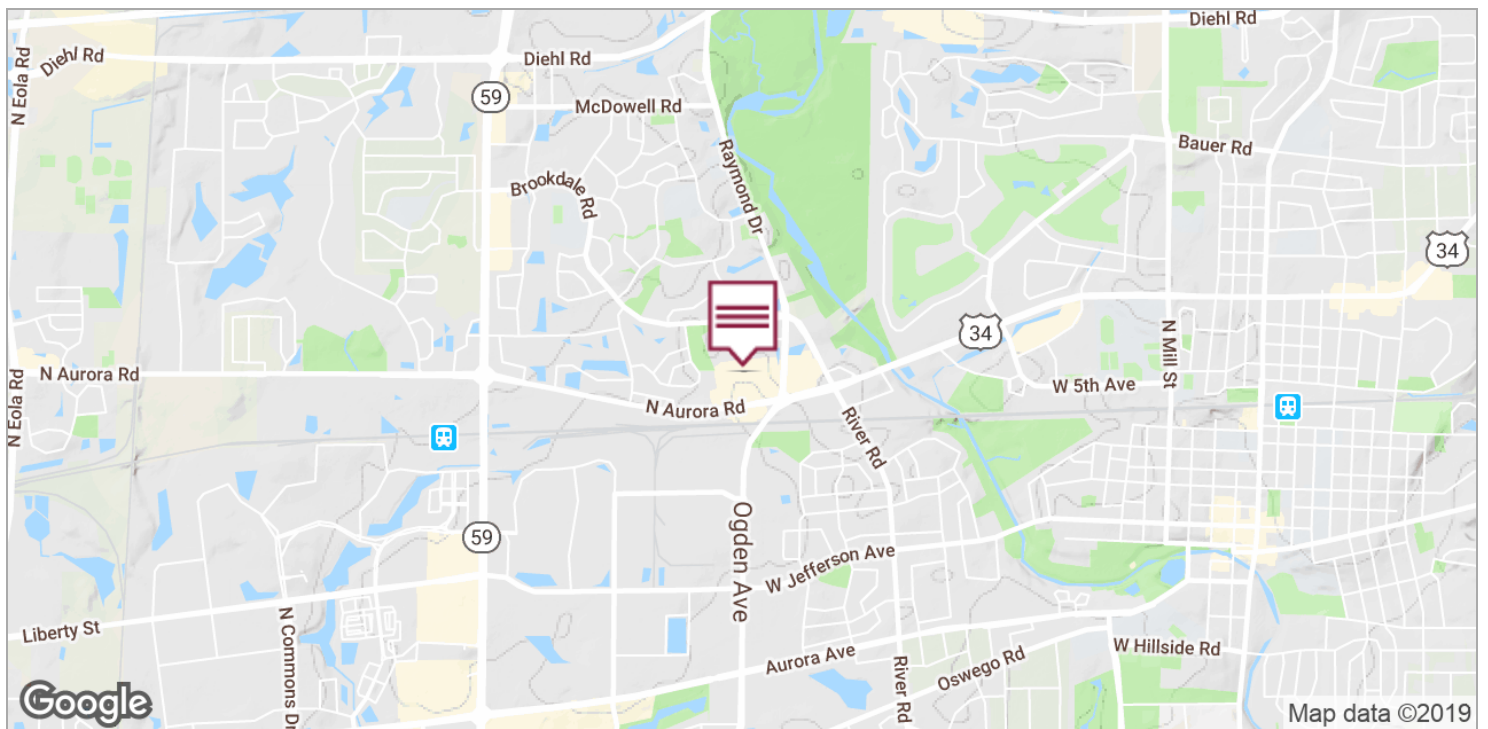
Office Address: 361 S. Frontage Rd,
Suite 126
Burr Ridge, IL 60527
630.325.8338
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Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Martha Winter represent(s) the Landlord only, and not the Tenant.

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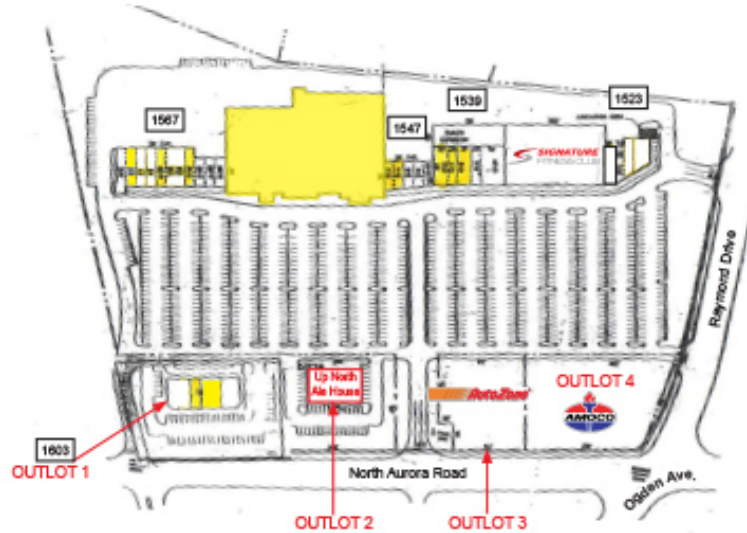
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TENANT	ADDRESS	SUITE	SF
H&R Block	1567	103	1,500
Available	1567	107	1,200
Sarpino's Pizza	1567	111	1,200
Available	1567	115	1,600
2Toots Train Whistle Grill	1567	119-123	3,200
Smita's Daycare	1567	127	1,600
Available	1567	131	1,600
State Farm	1567	135	1,600
Available	1567	139	1,600
Dentist	1567	151	1,600
Available	1555		65,816
Available	1547	115-119	2,300
Nail Perfections	1547	111	1,090
Jenny Craig	1547	103	2,070
Available	1539	131	2,400
Available	1539	127-119	4,000
GNC	1539	115	1,600
LA Tan	1539	103	4,000
Signature Fitness	1531		24,888
Yamada Sushi & Poke	1523	119	1,600
Morrison Eye Center	1523	115	1,600
Newfangled Technologies	1523	111	1,580
Fire It Up	1523	107	2,210
OFFICE	1523	103	480
Outlot 1			
Chicago Hot Breads	1603	113-111	2,360
Available	1603	109	1,200
Available	1603	105-107	2,100
NuYu Endogenesis Healing	1603	101-103	2,400
Outlot 2			
Up North Ale House	1595		6,500
Outlot 3			
AutoZone	1539		7,381
Outlot 4			
Amoco (coming soon)	1523		
Total GLA:			154,160

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