



NEW FLAGSHIP OPPORTUNITY
in the heart of
DOWNTOWN NAPERVILLE



WASHINGTON CORNERS

47 EAST CHICAGO AVENUE
LOCATED AT THE NORTHEAST
CORNER OF CHICAGO AND
WASHINGTON STREETS
NAPERVILLE, IL

RETAIL/RESTAURANT
SPACE AVAILABLE

WASHINGTON CORNERS

47 East Chicago Avenue | Naperville, IL

SPACE AVAILABLE

Ground Floor

Retail A: 7,765 SF
 Retail B: 4,415 SF
 Retail C: 12,180 SF

Second Floor 21,100 SF

*All Floors/Spaces are Divisible
 **Multiple Space Configurations are Available

SITE SUMMARY

- Highly visible flagship opportunity located at the northeast corner of Chicago and Washington Streets, currently occupied by Barnes & Noble.
- Landlord has the ability to accommodate all types of tenants/sizes.
- Naperville is the #1 wealthiest city in the Midwest.
- Washington Corners is located at the busiest intersection in Downtown Naperville with a combined 46,000 vehicles per day.
- The building is adjacent to Central Parking Deck with 575 parking spaces.
- Other notable retailers in Naperville include: Apple, Sephora, Pottery Barn, Williams Sonoma, Lululemon, and many more!

CO-TENANTS

Fat Rosie's, and newly-signed Gyu-Kaku Japanese BBQ

TRAFFIC COUNTS

Chicago Avenue	15,000 ADT
Washington Street	31,000 ADT

	1 Mile	3 Miles	5 Miles
Total Population	12,795	95,035	216,963
Average HH Income	\$132,376	\$130,588	\$129,349



SINGLE TENANT SCENARIO



TWO TENANT SCENARIO

PRIME RETAIL SPACE AVAILABLE

WASHINGTON CORNERS

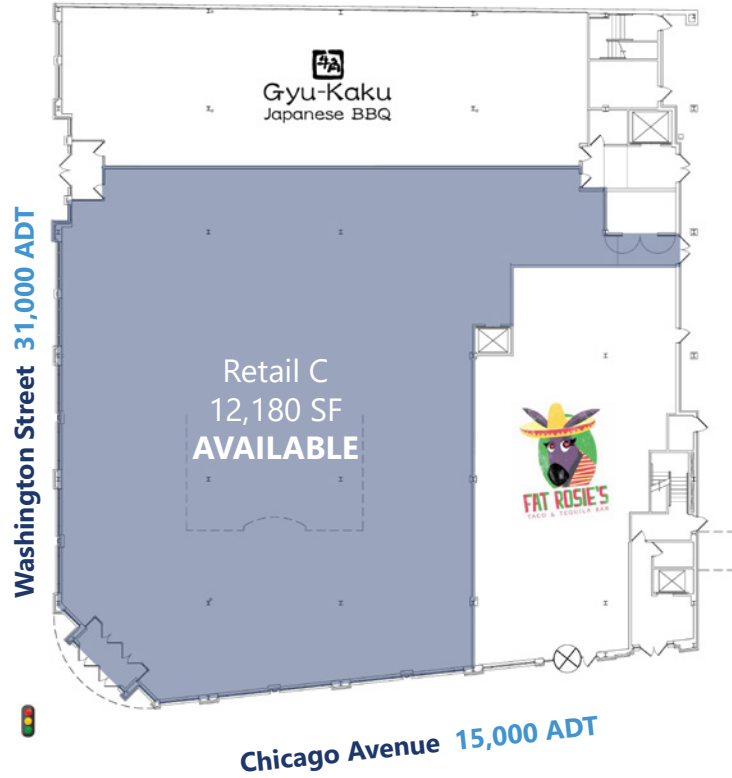
47 East Chicago Avenue | Naperville, IL



GROUND LEVEL | TWO-TENANT



GROUND LEVEL | SINGLE TENANT



2ND LEVEL



PRIME RETAIL SPACE AVAILABLE

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AERIAL



