

1120 ILLINOIS ROUTE 59

Naperville, Illinois 60540

5,000-8,000± SF

Available for Lease



PROPERTY DESCRIPTION

South End Cap of Regional furniture store Penny Mustard Available from 5,000± - 8,000± SF. Freestanding multi-tenant building.

Join Penny Mustard, one of the regions finest custom furniture retailers in the Midwest. This rare opportunity to join Penny Mustard in their building on Rt. 59 does not happen often. Up to 8,000 sf available with high traffic and other high end retailers. Penny Mustard has refined their footprint to approx. 25,000 sf for new stores. This rare opportunity to join Penny Mustard in their Rt. 59 showroom is a home goods retailer's dream.

PROPERTY HIGHLIGHTS

- + High End furniture co-tenant
- + Unobstructed view to Rfoute 59
- + End Cap
- + High traffic counts
- + up to 8,000±
- + 74 Parking stalls, 4 Handicap

AREA RETAILERS



	1 Mile	3 Miles	5 Miles
Population	8,087	96,829	264,162
Households	3,178	36,789	92,893
Avg. HHI	\$97,231	\$116,075	\$116,159
Daytime Employees	15,955	95,424	204,588



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 ROCKFORD, ILLINOIS 61107
 MAIN | (815) 977-5544
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FOR MORE INFORMATION:
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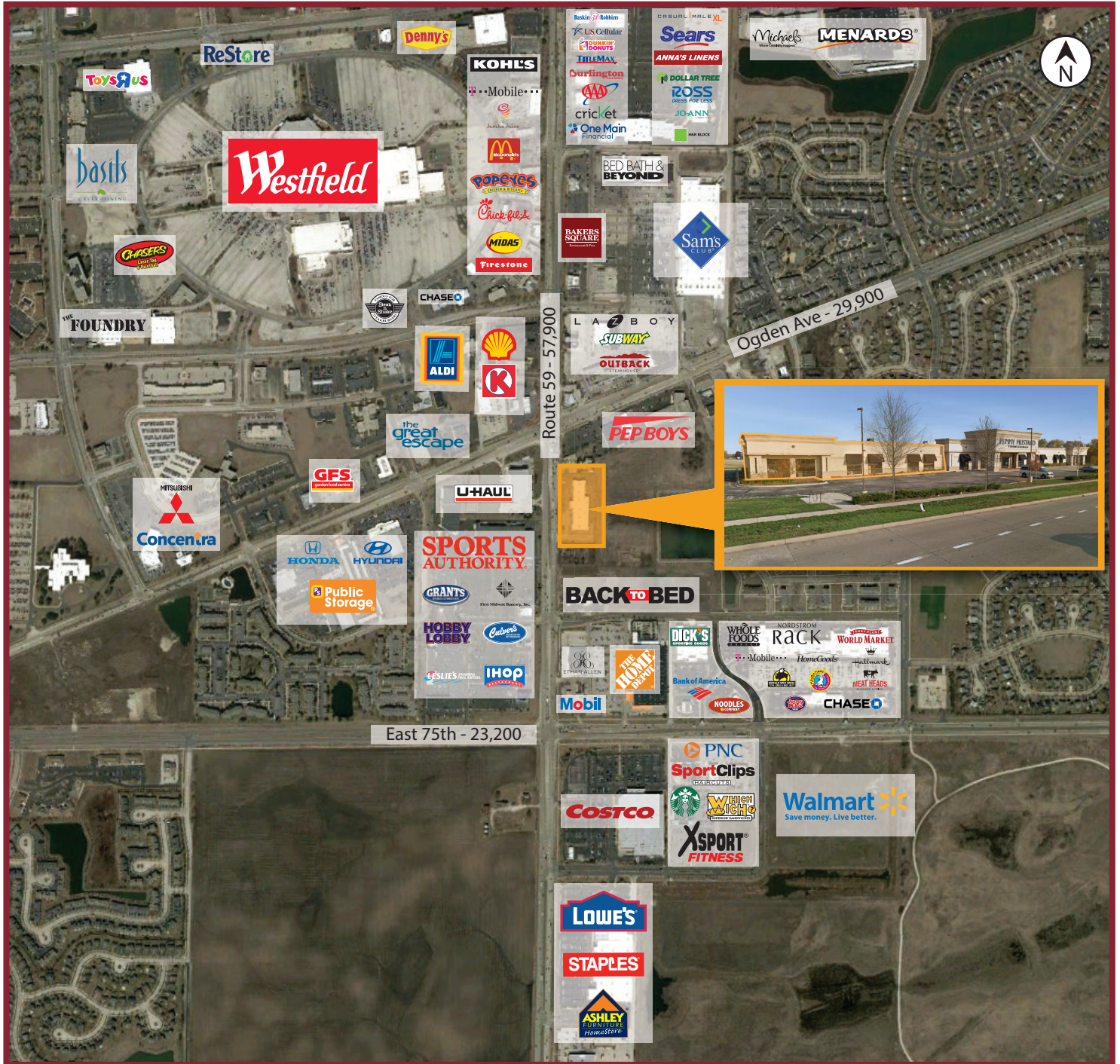
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AERIAL



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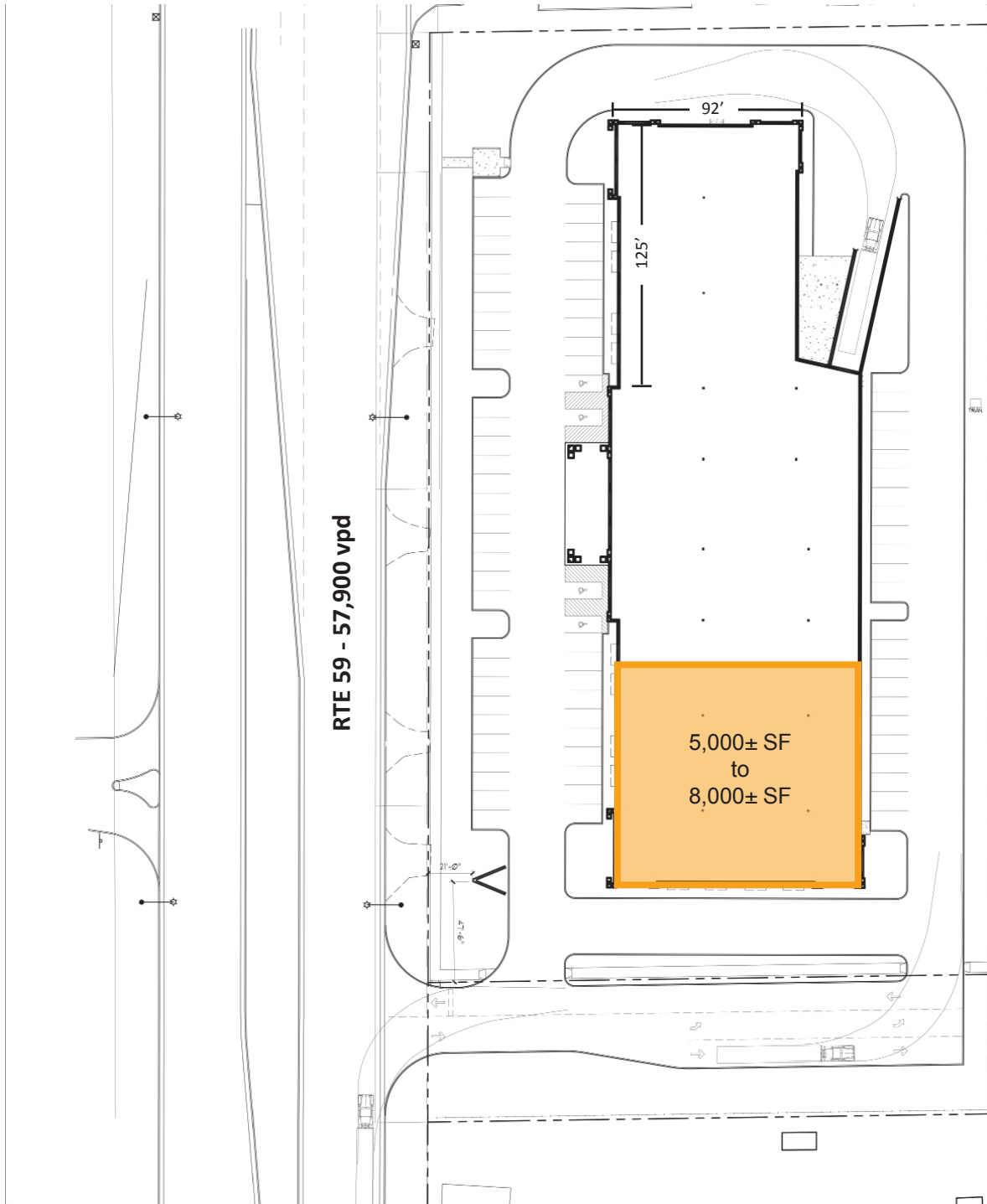
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SITE PLAN



BUILDING SPECIFICATIONS:

Type:	Freestanding multi-tenant building
Address:	1120 Illinois Route 59, Naperville, IL 60540
County:	DuPage
Building:	38,000 SF
Space Available:	From 5,000± - 8,000± SF
Date Available:	90 days after approved building permits (weather permitting)
Parking:	74 Parking Stalls, 4 Handicap Stalls
Heat:	GFA
Lease Rate:	\$18.00 PSF
NNN:	\$6.50
Tax ID/Parcel #:	07-27-102-017
Village Contact:	Christine Jeffries 630-305-7701 cjeffries@naper.org
Zoning:	B2
VPD:	57,900 vpd
Comments:	Join Penny Mustard, one of the regions finest custom furniture retailers in the Midwest. This rare opportunity to join Penny Mustard in their building on Rt. 59 does not happen often. Up to 8,000± sf available with high traffic and other high end retailers. Penny Mustard has refined their footprint to approx. 25,000 sf for new stores. This rare opportunity to join Penny Mustard in their Rt. 59 showroom is a home goods retailer's dream.