



**1932** Springbrook Square Drive

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# Property Highlights

**1932** Springbrook Square Drive



<b>Building size:</b>	± 11,500 SF	<b>Parking:</b>	50 Spaces - 4.3/1,000
<b>Lot Size:</b>	± 1.39 AC (5,200 SF Playground)	<b>Possession:</b>	Immediate

### Comments

- Located in one of Chicago's most elite suburban markets, this newly constructed freestanding building is available for immediate purchase or lease.
- This high traffic location off of Rte 59 with over 63,000 vehicles per day puts you in the heart of this regional trade area.
- The site boasts a generous 50 car parking field and an outdoor play area designed for a day care/ educational center.
- Elevated facade allows for oversized signage that will empower your brand to maximize its exposure in the market.

# Naperville Overview

Naperville is a city in DuPage and Will counties in Illinois, and a suburb of Chicago. Naperville consistently ranks as a top community in the nation in which to live, raise children and retire. In a 2010 study assessing cities with populations exceeding 75,000, Naperville was ranked as the wealthiest city in the Midwest and the eleventh wealthiest in the nation. It was ranked among the nation's safest cities by USAToday and Business Insider.

This city is home to acclaimed public and parochial schools, the best public library system in the country, world-class parks, diverse worship options, an array of healthcare options and an exceptionally low crime rate.

Naperville has ready access to a variety of public transportation, housing and employment options. The city's diversified employer base features high technology firms, retailers and factories, as well as small and home-based businesses. With all the amenities of a modern city and charm of a small town, Naperville has a lot to offer.



# DEMOGRAPHIC

## Overview



Household Income: \$178,308  
Total Population: 8,383 people  
# of Households: 2,835  
Daytime Population: 1,994

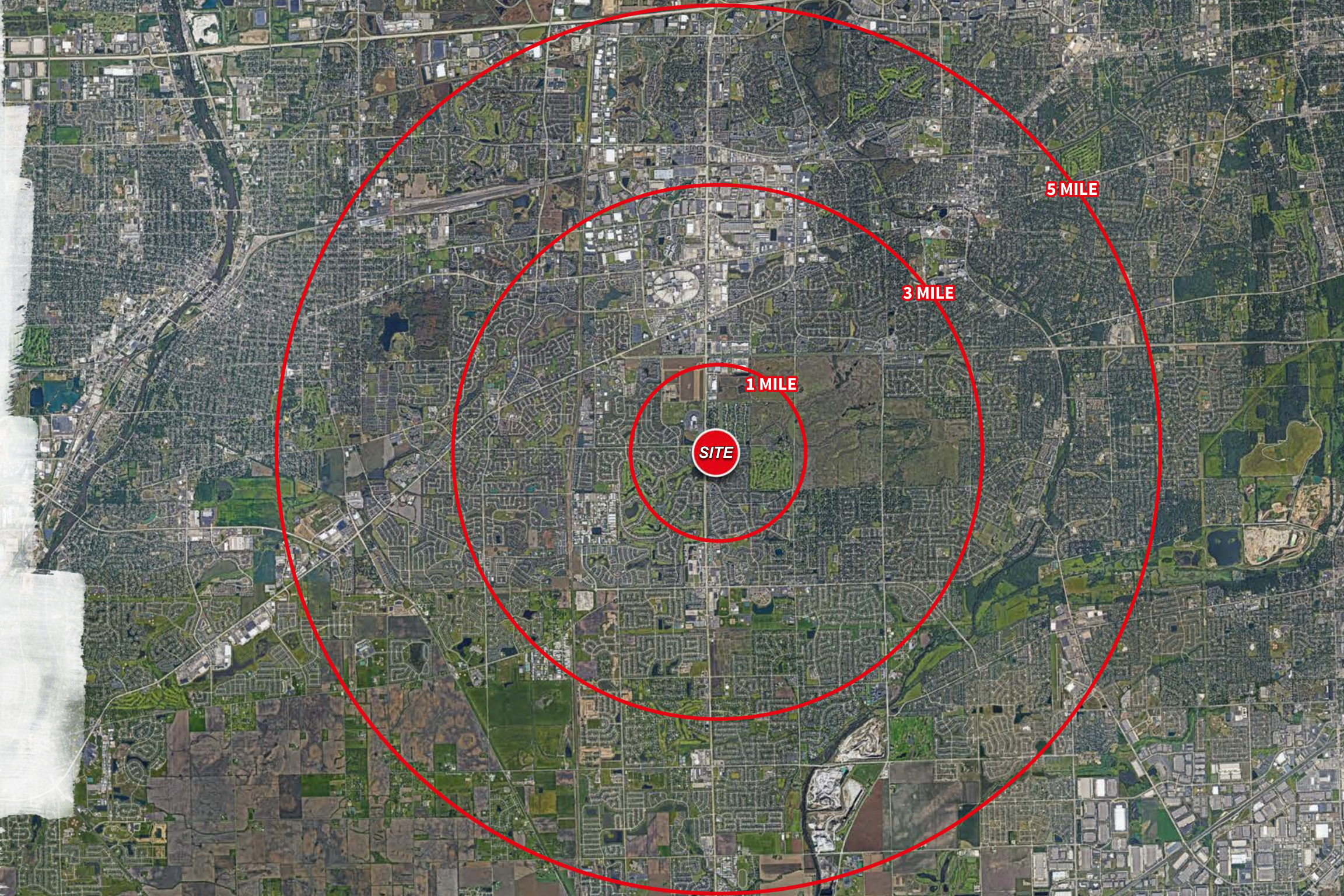


Household Income: \$145,031  
Total Population: 96,973 people  
# of Households: 32,459  
Daytime Population: 41,081



Household Income: \$135,053  
Total Population: 256,981 people  
# of Households: 86,927  
Daytime Population: 108,926

All numbers are taken from ESRI within 1,3, & 5 miles.



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