



221 S Washington St

Washington St & Jackson St
Naperville, IL 60504



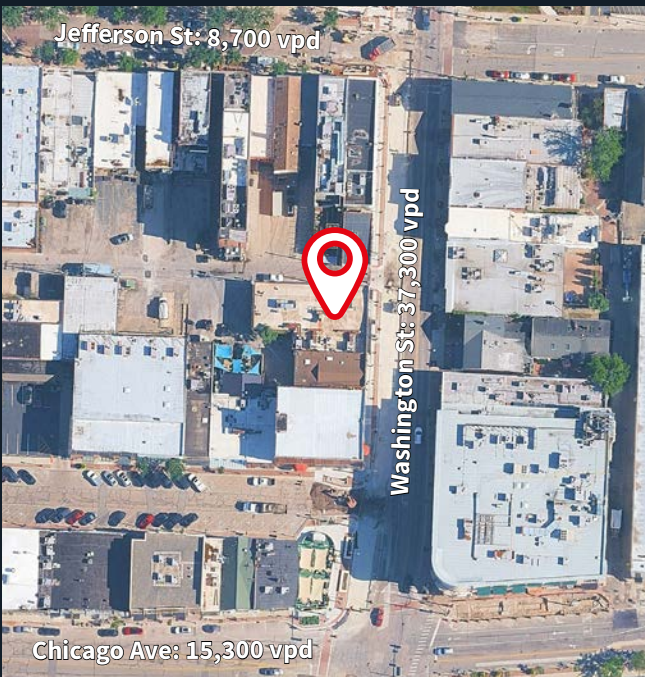
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Property overview & demographics

- **Unbeatable Downtown Location:** Situated in the heart of downtown Naperville on the highly visible Washington Street, ensuring maximum foot and vehicle traffic
- **Turn-key Restaurant Potential:** The space is a former restaurant, potentially reducing build-out costs and accelerating speed to market for a new food service business
- **Generous Square Footage:** Offering 4,010 SF (divisible) of available commercial space, suitable for a variety of retail or dining concepts
- **Vibrant Community Hub:** Located within walking distance of the Naperville Riverwalk, Centennial Beach, and other downtown attractions, drawing a consistent flow of residents and visitors
- **Established Local Presence:** Neighboring successful local businesses like Anderson’s Bookshop, with high local engagement
- **High-Income Demographics:** Positioned in Naperville, an affluent Chicago suburb recognized for its award-winning quality of life, top-ranked schools, and strong economic base

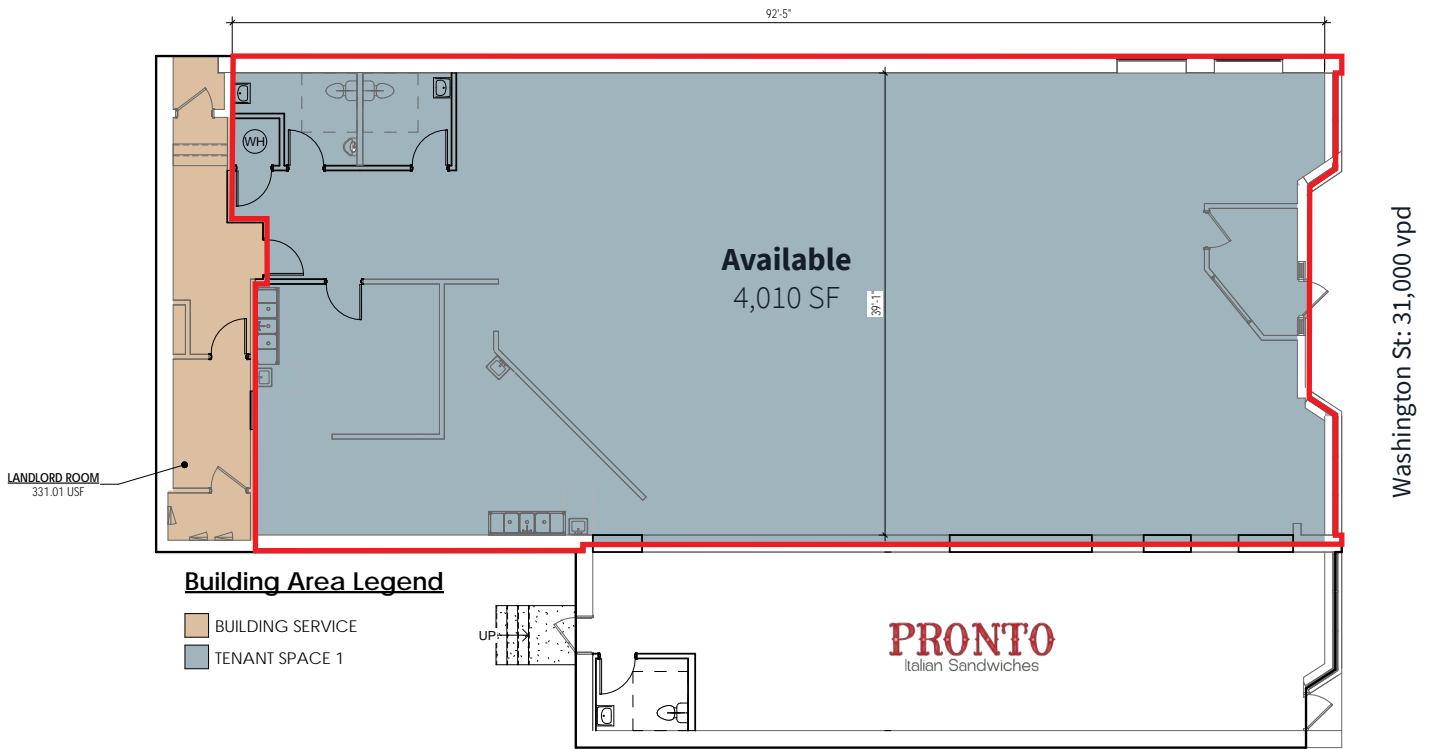


Address	221 S Washington St Naperville, IL 60504
Size	4,010 SF (divisible)
Asking rent	Upon request
Status	Vacant
Possession	Immediate

	1 mile	3 miles	5 miles
Population	12,511	92,635	218,702
Daytime population	28,156	122,721	252,571
Avg household income	\$188,388	\$178,365	\$169,452
Households	4,540	35,654	85,386

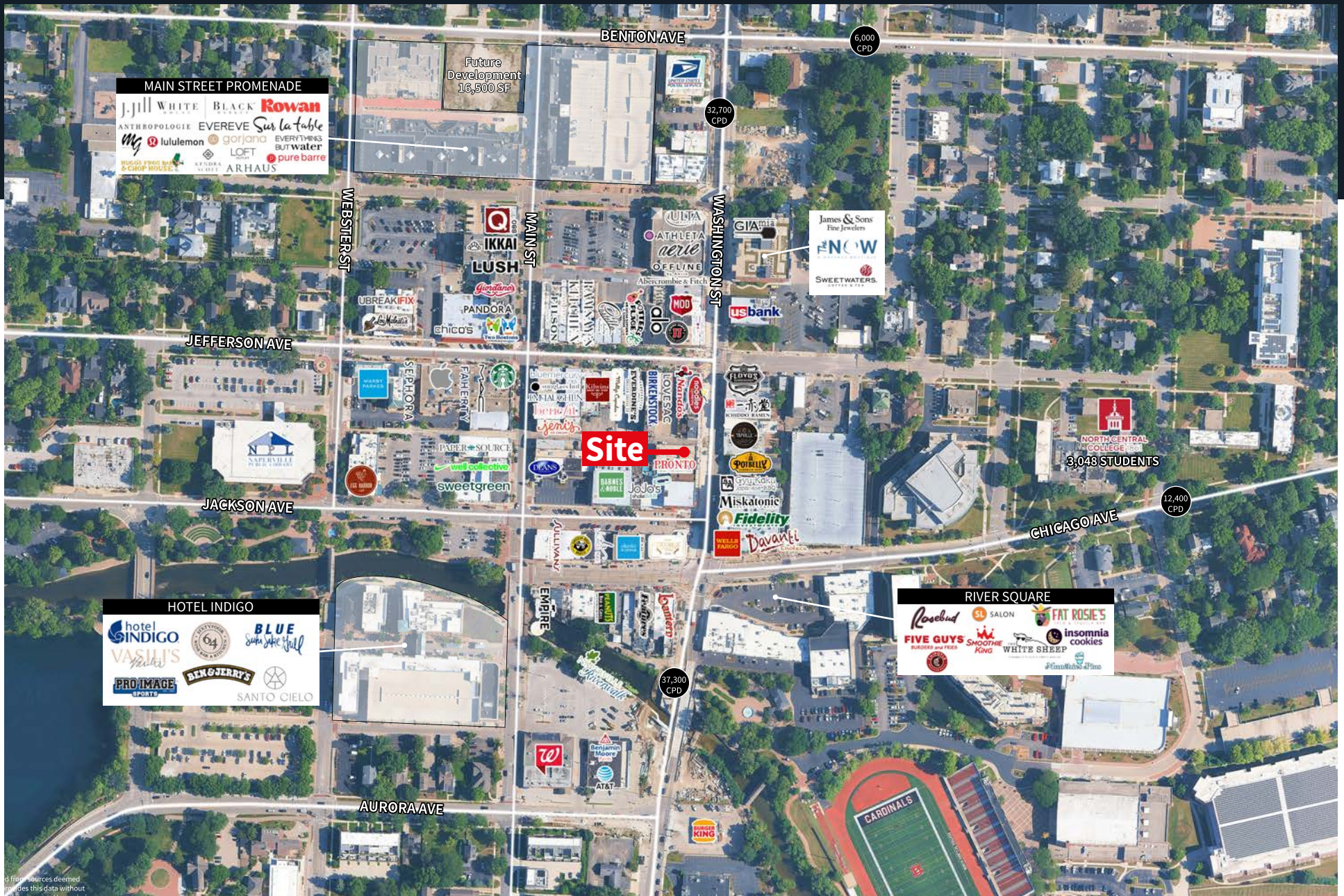


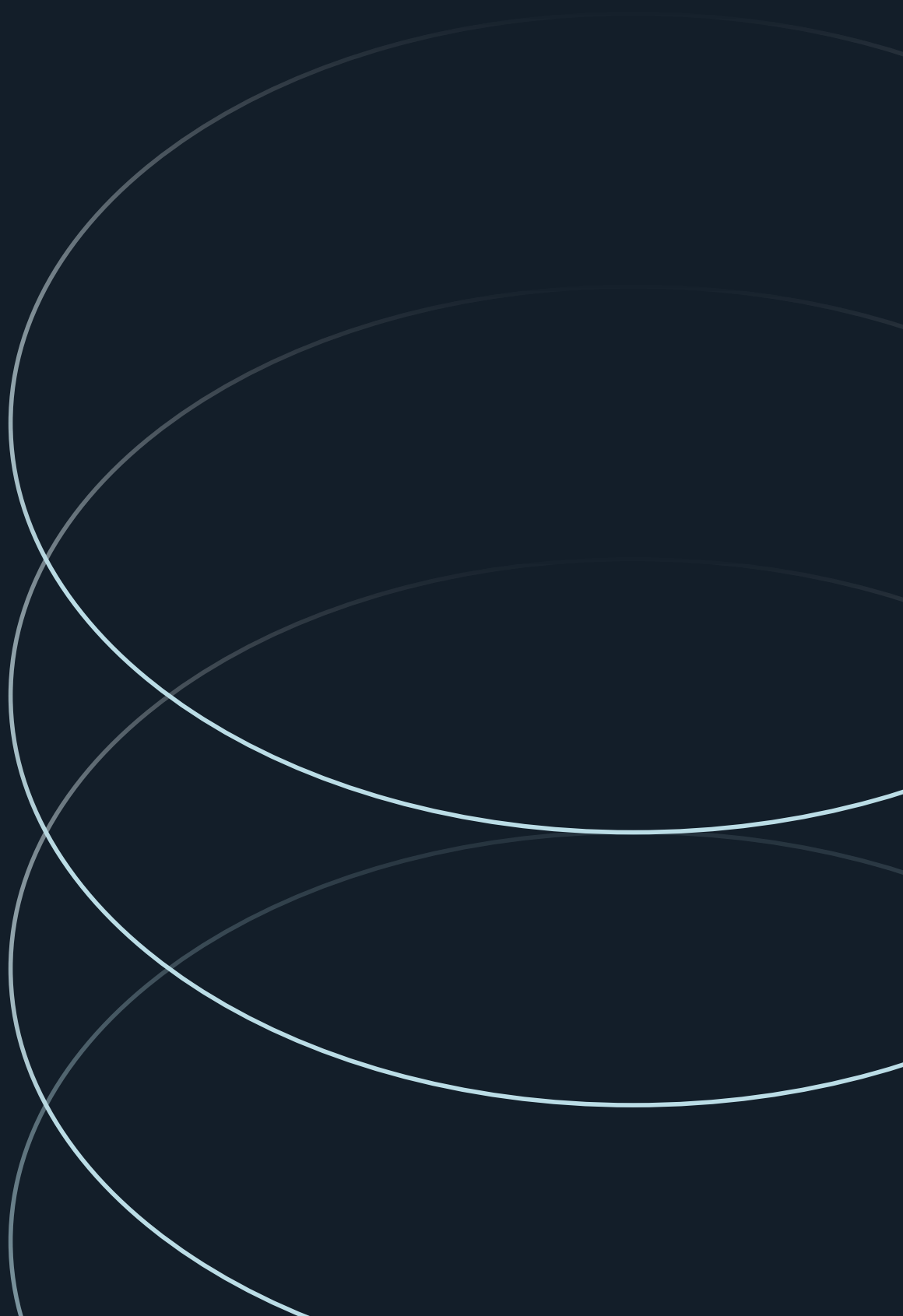
Site plan



Naperville, IL

Retail trade area





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