



Architect's Rendering

SADDLEWOOD RETAIL CENTER

10334 STATE ROUTE 59, NAPERVILLE, IL 60564

Join DuPage Medical Group on the densely populated Naperville corridor (Rte 59 & 103rd St) (45,000 VPD)

- 3,000 SF endcap and 9,796 SF junior anchor opportunity fronting Rte 59 available. Additional small shop space available fronting 103rd St.
- A façade modernization project is scheduled for Q2 2021.
- The site sits across from Wagner Farms residential development, with 312 homes under expeditious development
- Parking lot improvement project underway. The center currently has 186 spaces.
- Site features easy access and prominent visibility with destination-driven co-tenancy.
- Ideal for retail, fitness, services, or medical/office tenancy. Inquire for greater detail on lease structures or potential BTS opportunity.



30,842

DAYTIME
POPULATION



40,935

RESIDENTIAL
POPULATION



\$182,098

AVERAGE
HOUSEHOLD INCOME



\$426,080

MEDIAN
HOME VALUE

All numbers are taken from ESRI within 3 miles.



SADDLEWOOD RETAIL CENTER

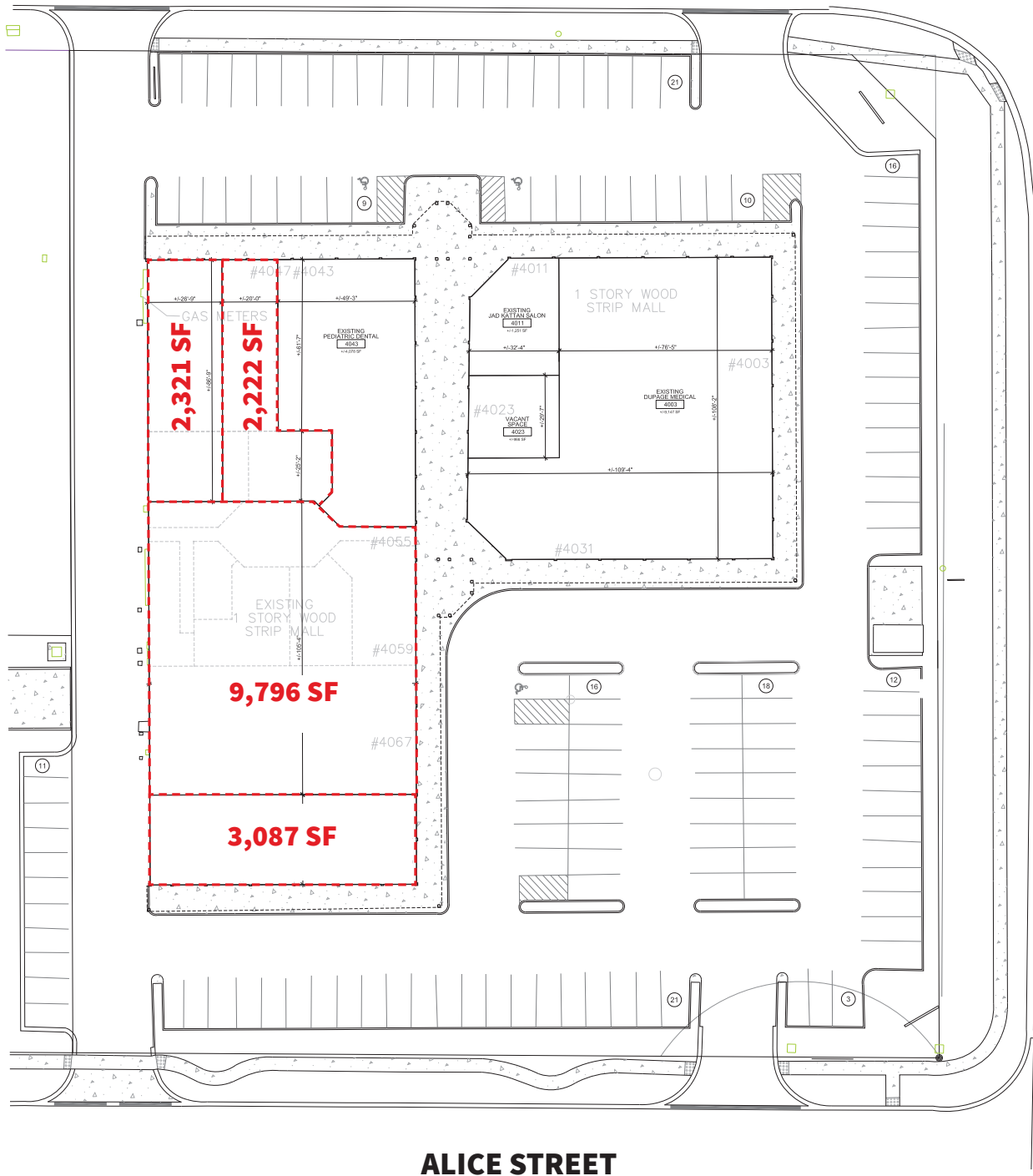
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PROPOSED SITE PLAN

103RD STREET (6,300 VPD)

HELENE AVENUE

ROUTE 59 (45,000 VPD)



ALICE STREET

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EXISTING PLAN



AVAILABLE UNITS		
#	SUITE #	SF
4	4023	966 SF
8	4071	1,520 SF
10	4063	2,030 SF
11	4059	1,003 SF
12	012	693 SF

AVAILABLE UNITS		
#	SUITE #	SF
13	108	1,295 SF
14	112	602 SF
16	105	860 SF
17	109	1,984 SF
18	4047	2,889 SF

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