



CATON
COMMERCIAL
REAL ESTATE GROUP

Retail Property For Lease

AVAILABLE

ELLIFF DENTAL

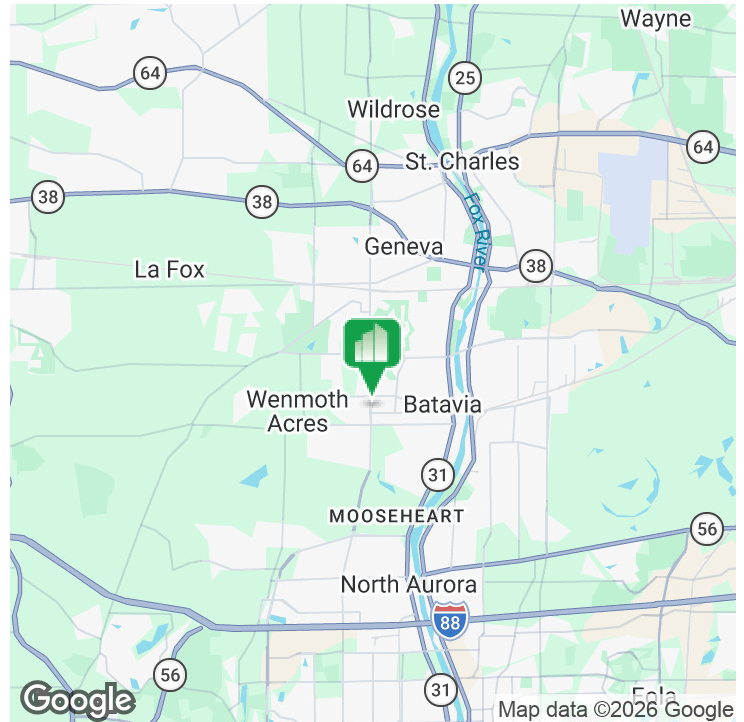
630-482-7200

FREESTANDING COMMERCIAL PROPERTY

1978 W. WILSON ST, BATAVIA, IL 60510

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OFFERING SUMMARY

Lease Rate:

Contact Broker

Lot Size:

1.3 Acres

Building Size:

6,275 SF

Zoning:

GC

PROPERTY HIGHLIGHTS

- Located at heavily traveled, signalized intersection of Randall Rd and Wilson
- Excellent visibility with over 45,000 vpd passing the property
- Freestanding brick building with dedicated, exclusive and ample parking
- High ceilings and light filled space with large windows
- Located on major thoroughfare surrounded by national retailers, restaurants and residential
- Less than .25 miles west of Batavia High School, with an enrollment of approximately 1,650 students
- Prominent Monument and Building Signage available

LOCATION OVERVIEW

The property is easily accessible by several major highways, including I-88. Conveniently located to businesses along Wilson St. Batavia, IL is a growing city, with a 10% increase in population over the past decade. The surrounding area is home to a diverse demographic including young professionals, families and retirees.



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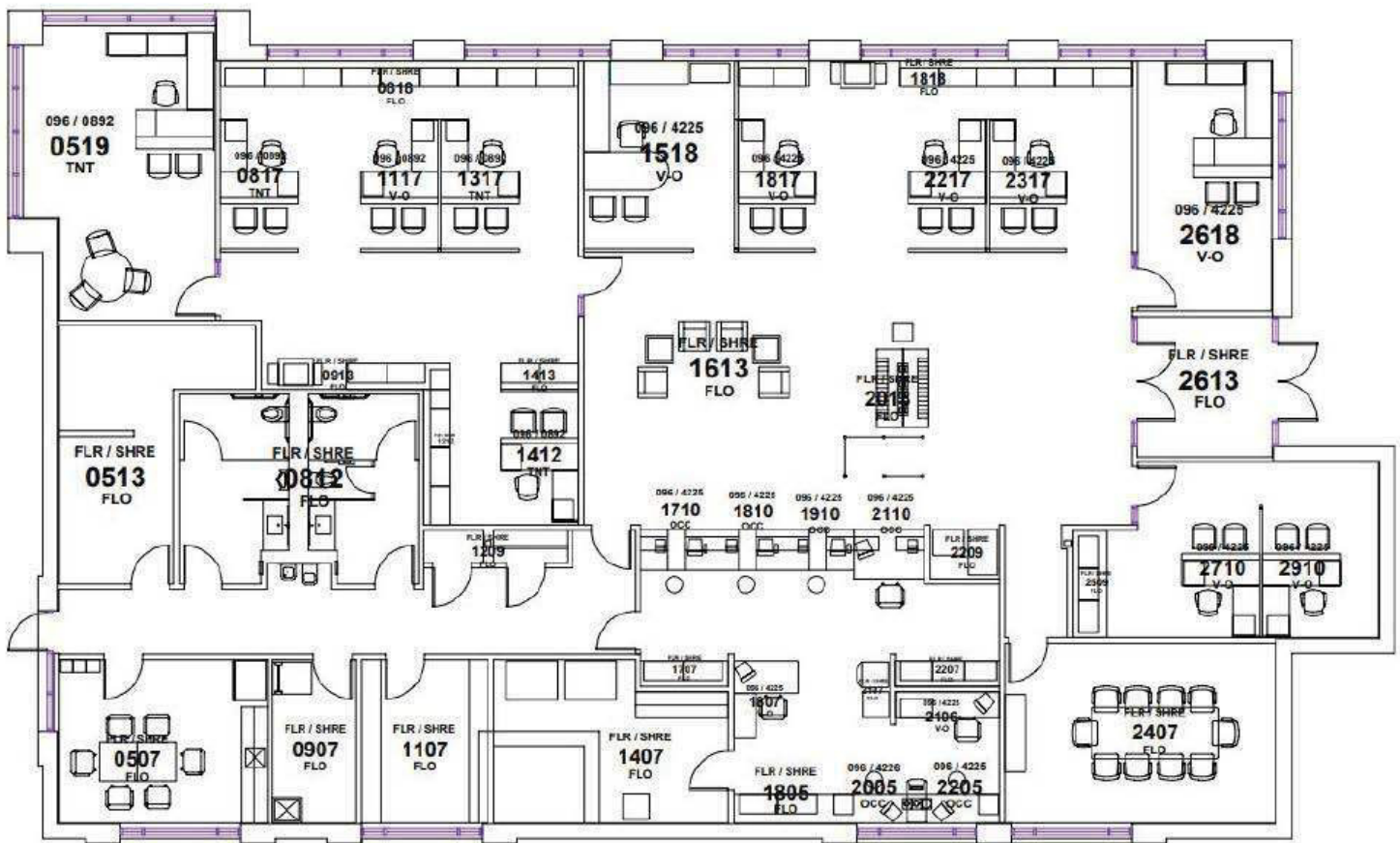


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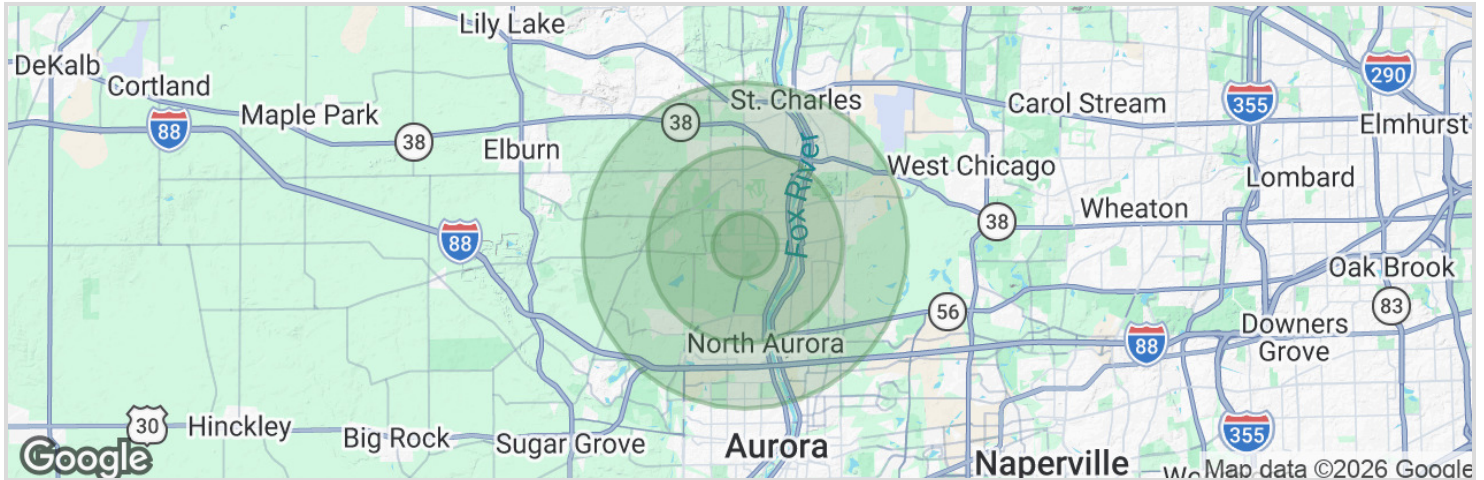
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3 mile



\$143,840

Median Household Income



52,732

Population



20,542

Households



42.7

Median Age



\$111,045

Median Disposable Income

5 miles



\$122,007

Median Household Income



119,188

Population



46,320

Households



41.0

Median Age



\$100,298

Median Disposable Income

10 miles



\$113,409

Median Household Income



463,097

Population



171,733

Households



39.0

Median Age



\$91,609

Median Disposable Income