

RETAIL/MEDICAL  
OFFICE SPACE

## SADDLEWOOD CENTER

AVAILABLE  
FOR LEASE

10334 Route 59  
Naperville Illinois



### PROPERTY HIGHLIGHTS

- Mixed-use center with office, medical office and retail co-tenants
- Property sits along major retail corridor
- Area retailers include AMC Showplace Naperville 16, Half Price Books, Jewel-Osco, TJ Maxx, Home Goods, Nordstrom Rack, Whole Foods Market, Lowes, Home Depot, Dicks Sporting Goods, and Walmart Supercenter
- Minutes to Edwards Hospital - main campus

### DEMOGRAPHICS

	Population	# of HH	HH Income
1 mile	8,486	8,538	\$165,694
3 miles	71,089	71,793	\$133,881
5 miles	196,435	199,703	\$111,970





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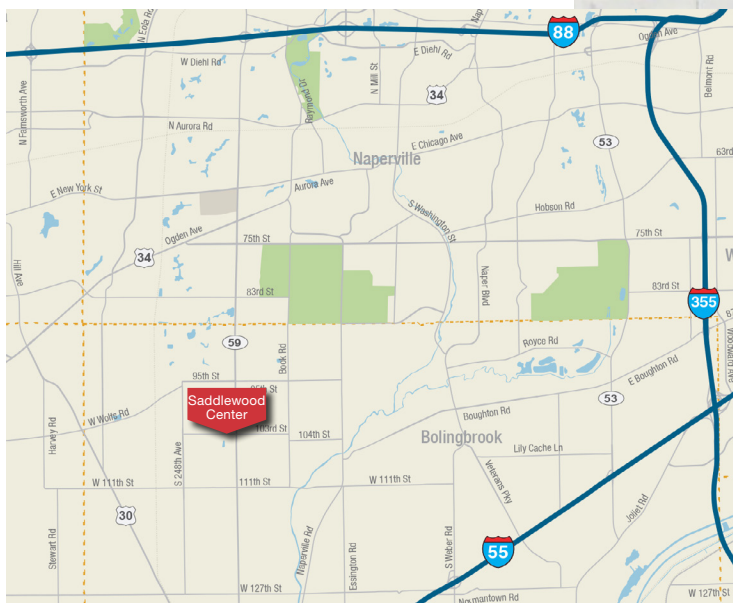
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## AVAILABLE UNITS

#	Suite #	SF Available
4	4023	966
8	4071	1,520
10	4063	2,030
11	4059	1,003
12	012	693
13	108	1,295
14	112	602
16	105	860
17	109	1,984 Former Dental Office



## LOCATION HIGHLIGHTS

- Located on the corner of Route 59 and 103rd Street at signalized intersection
- Full access into property from Route 59 and 103rd Street with easy ingress /egress
- Strong traffic counts on Route 59 with over 33,400 VPD
- Average household income of \$158,548 within one mile of property

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