

# MOVE-IN-READY DAYCARE IN NAPERVILLE

2936 Artesian Drive, Naperville, Illinois



## BROKER CONTACTS

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# FAST FACTS

<b>BUILDING SIZE</b>	+/- 10,435 SF
<b>PARCEL SIZE</b>	.78 ACRES
<b>PARCEL #</b>	07-01-03-113-005-0000
<b>R.E. TAXES</b>	\$26,062 (\$2.50 PSF)
<b>COUNTY</b>	WILL
<b>ZONING</b>	COMMUNITY SHOPPING DISTRICT (B-2)
<b>LAYOUT</b>	EIGHT CLASSROOMS TWO BATHROOMS RECEPTION AREA OUTDOOR PLAYGROUND



# DEMOGRAPHICS

*5-mile radius*

**245,605**  
POPULATION

**\$185,080**  
HOUSEHOLD INCOME

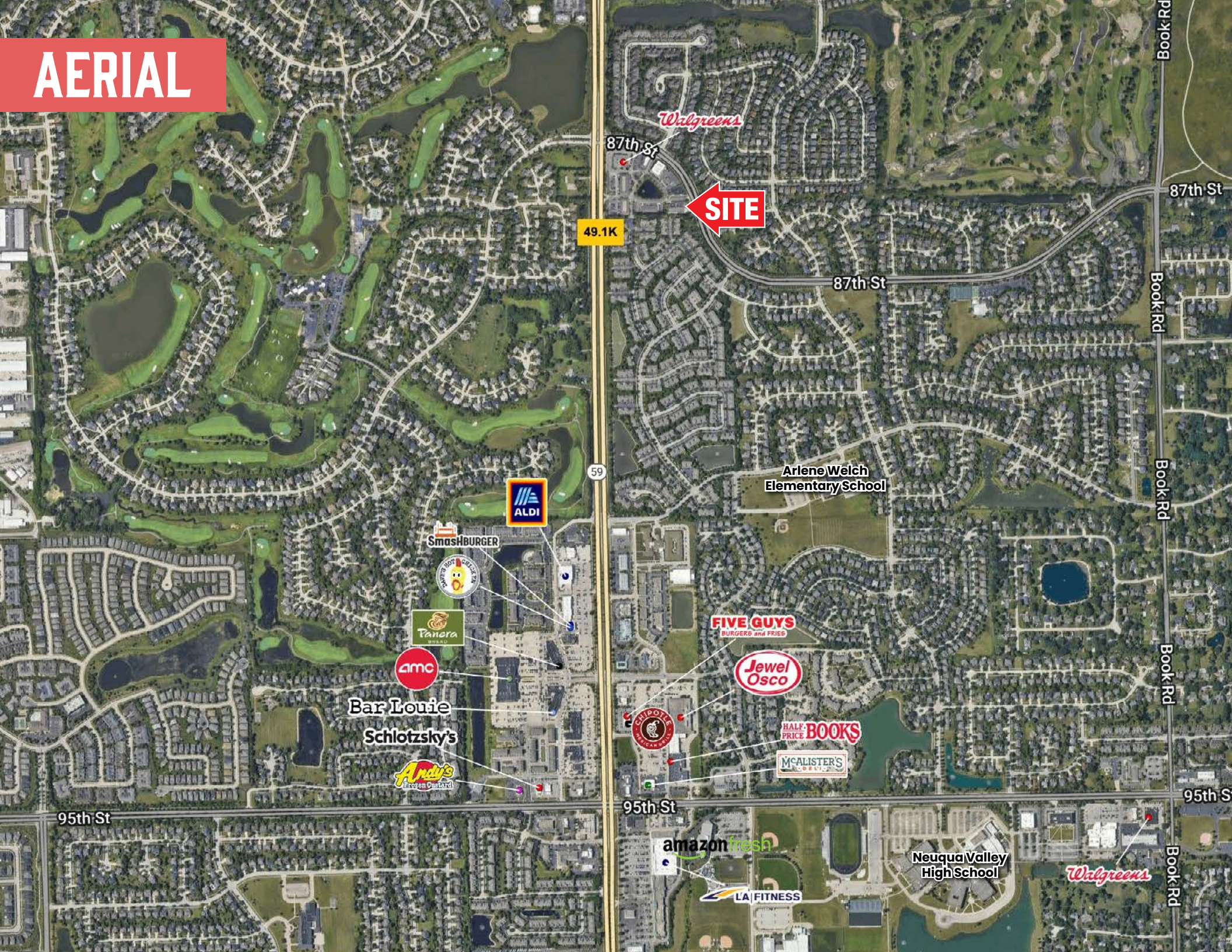
**86,267**  
HOUSEHOLDS



**PHOTOS**



# AERIAL



49.1K

59

Walgreens

87th St

**SITE**

87th St

Book Rd

87th St

Book Rd

Arlene Welch  
Elementary School

Book Rd

ALDI

SmashBurger

Wendy's

Panera  
BREAD

AMC

Bar Louie

Schlotzsky's

Andy's  
Kosher Custards

FIVE GUYS  
BURGERS and FRIES

Jewel  
Osco

CHIPOTLE  
MEXICAN

HALF PRICE BOOKS

MCALISTER'S  
DELI

95th St

95th St

amazon fresh

LA FITNESS

Neuqua Valley  
High School

Book Rd

95th St

Book Rd

Walgreens

**AERIAL**



**ROUTE 59**

*Walgreens*

**87TH STREET**

**SITE**







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