



Pebblewood Plaza

1550 N Illinois Route 59
Naperville, IL 60563

Property Description

Prime neighborhood center in the heart of Naperville, one of Chicago's most prominent suburbs. Anchored by Dollar Tree and Anytime Fitness.

Property Highlights

- Prime neighborhood center in the heart of Naperville, one of Chicago's most prominent suburbs
- Infill, affluent area with significant population growth
- Over 175,000 residents within 5 miles
- Average household income of \$141,000 within five miles
- Prime location on a heavily traveled major North-South thoroughfare | near Interstate 88
- Over 53,000 VPD in front of center
- Near many large corporations and businesses
- 27,000+ employees within 1 mile
- Two monument signs (one with reader board)
- Great visibility and large parking field



Demographics	1 Mile	3 Miles	5 Miles
Total Households	5,369	27,093	62,501
Total Population	12,766	68,269	166,431
Average HH Income	\$125,571	\$151,049	\$161,539

Available Spaces

Pebblewood Plaza

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SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
Suite 198	Subway	1,540 SF	Suite 170	Anmol BBQ	2,300 SF	Suite 144	T2 Nail Salon	1,200 SF
Suite 194	Pebblewood Jewel...	2,891 SF	Suite 168	Anmol BBQ	2,300 SF	Suite 140	Premier Physical ...	1,600 SF
Suite 190	Danny's Pub	2,890 SF	Suite 164	Available	2,910 SF	Suite 136	Sarpino's Pizza	1,200 SF
Suite 184	Naper Flair Flowers	1,400 SF	Suite 160	Extra Value Liquo...	4,365 SF	Suite 132	Smokerz World	1,200 SF
Suite 182	Available	1,500 SF	Suite 158	Sambo Martial Arts	2,000 SF	Suite 120	Anytime Fitness	8,538 SF
Suite 178	Cafe Purrfecton	2,300 SF	Suite 156	MZ Bar & Grill	5,717 SF	Suite 104	Dollar Tree	11,090 SF
Suite 174	Available	2,300 - 6,100 SF	Suite 148	Pebblewood Dental...	1,000 SF			

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BlackGate

The information contained herein was obtained from sources believed reliable; however, Black Gate Partners LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

Additional Photos

Pebblewood Plaza
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Aerial Looking North



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Aerial Looking South



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Market Aerial



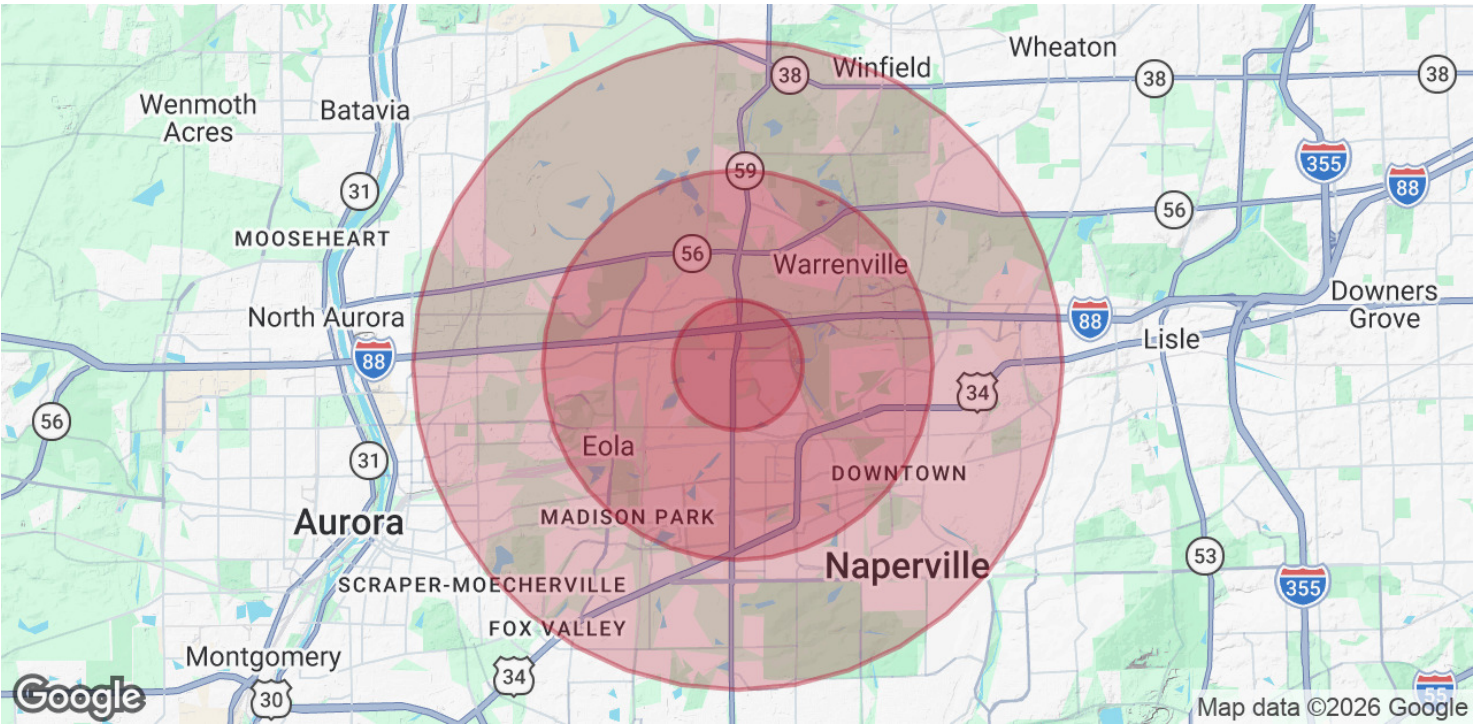
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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,766	68,269	166,431
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,369	27,093	62,501
# of Persons per HH	2.4	2.5	2.7
Average HH Income	\$125,571	\$151,049	\$161,539
Average House Value	\$361,503	\$429,712	\$454,870

2020 American Community Survey (ACS)

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