

# 1960 Springbrook Square

Naperville, IL 60564

RETAIL/OFFICE SPACE FOR LEASE



john  
greene  
COMMERCIAL

# 1960 Springbrook Square | Naperville, IL 60564

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290

RETAIL/OFFICE SPACE FOR LEASE



## OFFERING SUMMARY

<b>Available SF:</b>	2,000 - 4,000 SF
<b>Lease Rate:</b>	\$20.00 SF/yr (MG)
<b>Lot Size:</b>	1.47 AC
<b>APN:</b>	07-34-300-034
<b>Year Built:</b>	2007
<b>Building Size:</b>	12,623 SF
<b>Zoning:</b>	B-2 Commercial
<b>Traffic Count:</b>	56,000 VPD

## PROPERTY OVERVIEW

4000sf space in Springbrook Square Commons that can be used for retail, medical or general offices. This space is divisible into two 2000sf units. Each 2000sf unit has an ADA bathroom and private office.

## LOCATION OVERVIEW

Located at the corner of Route 59 and Montgomery Road with a traffic count of 56,000 VPD in South Naperville.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,563	27,640	77,125
Total Population	7,688	83,477	226,550
Average HH Income	\$135,100	\$126,556	\$118,410

### Jon Waldron

JonWaldron@johngreeneCommercial.com  
815.693.0544

### Craig Cunningham

CraigCunningham@johngreeneCommercial.com  
630.886.0154

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2018



# 1960 Springbrook Square | Naperville, IL 60564

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290

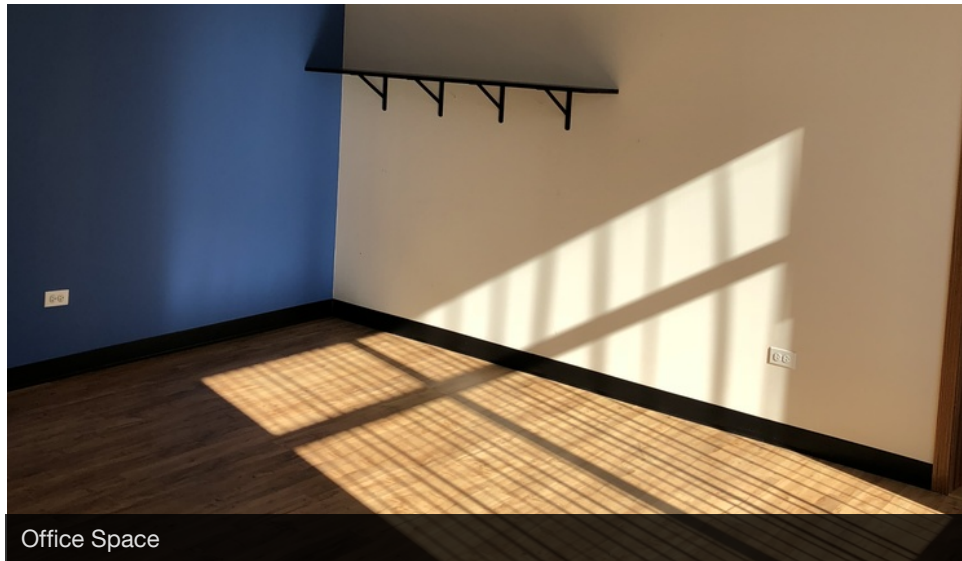
RETAIL/OFFICE SPACE FOR LEASE



Office Space



Retail / Office Space



Office Space



Retail / Office Sapce

**Jon Waldron**

JonWaldron@johngreeneCommercial.com

815.693.0544

**Craig Cunningham**

CraigCunningham@johngreeneCommercial.com

630.886.0154

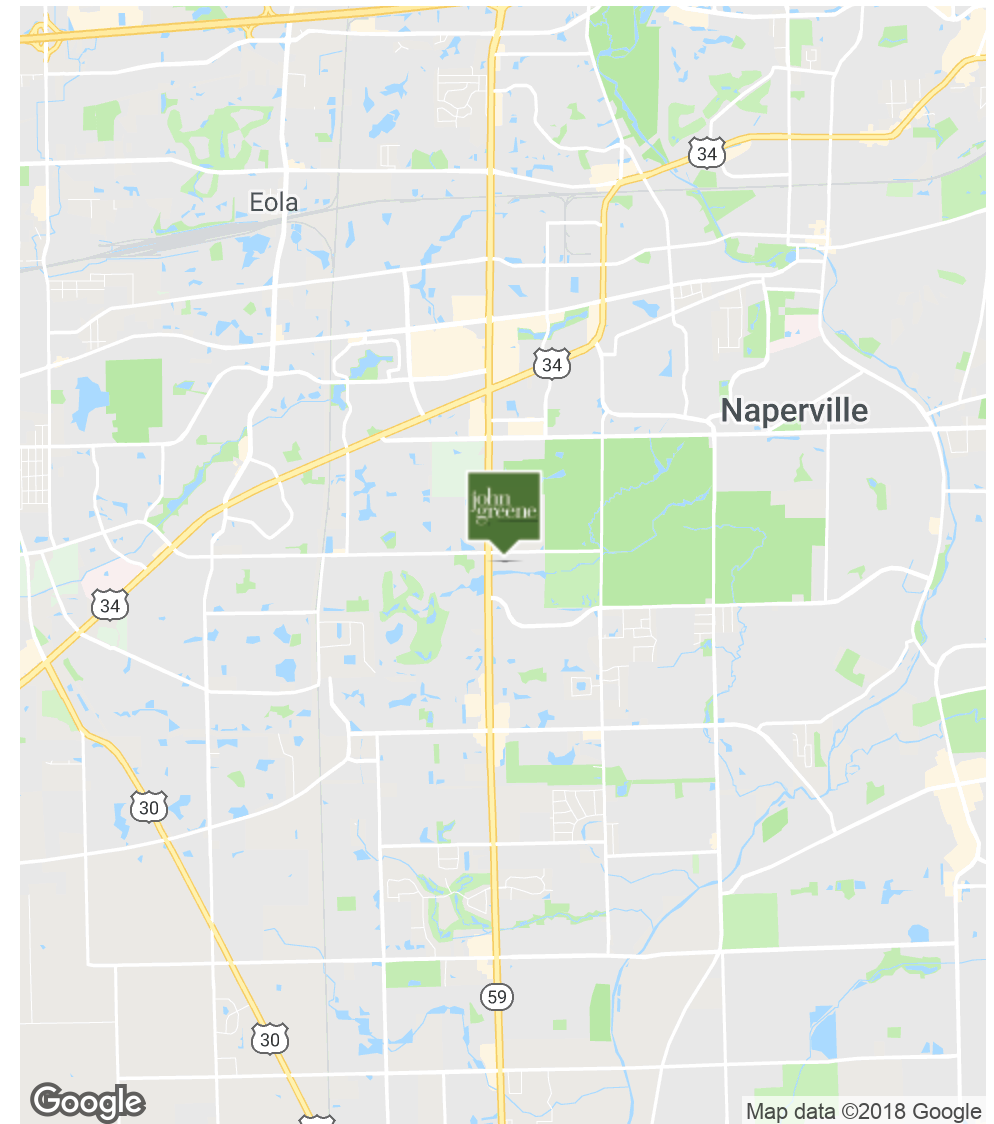
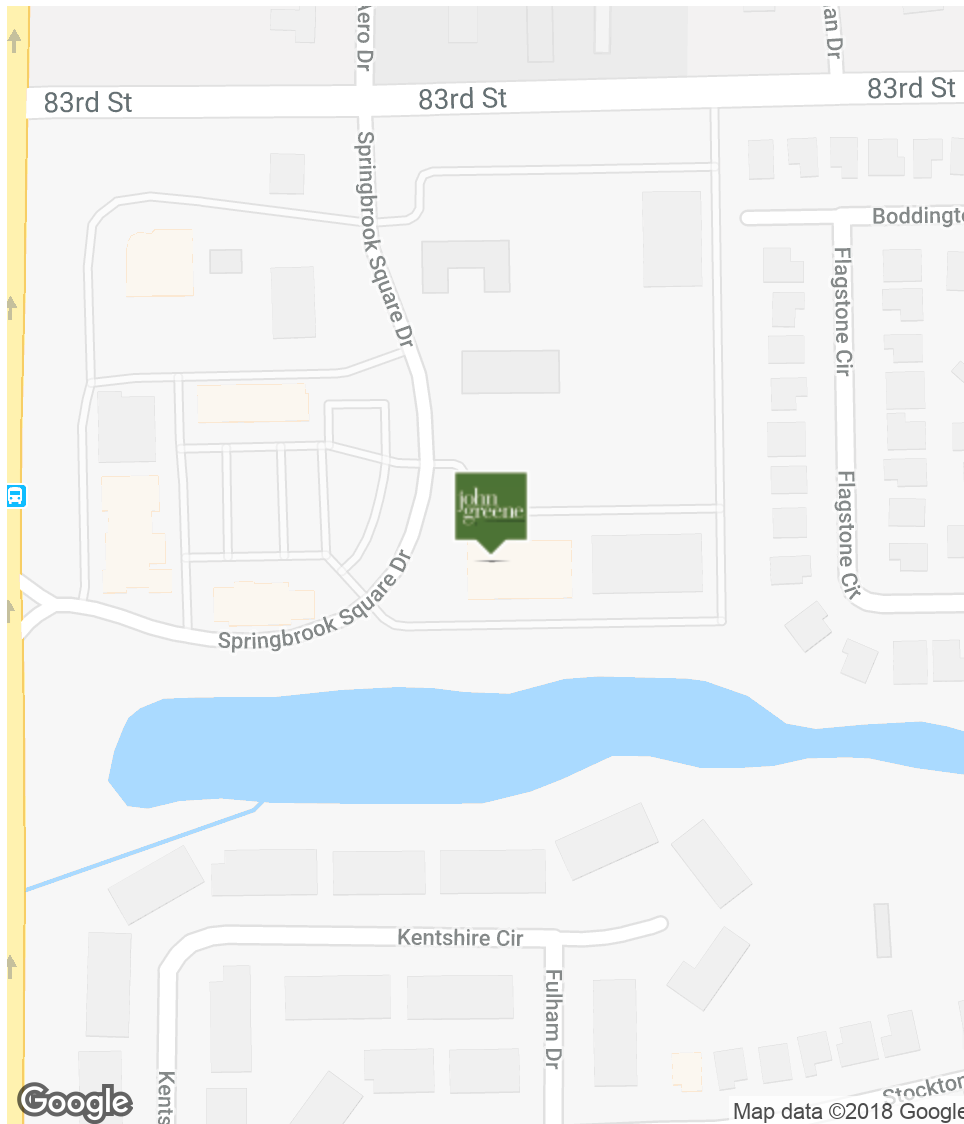
The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2018

**john  
greene**  
COMMERCIAL

# 1960 Springbrook Square | Naperville, IL 60564

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290

RETAIL/OFFICE SPACE FOR LEASE



**Jon Waldron**

JonWaldron@johngreeneCommercial.com

815.693.0544

**Craig Cunningham**

CraigCunningham@johngreeneCommercial.com

630.886.0154

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2018

**john  
greene**  
COMMERCIAL