

An aerial photograph of a street intersection in Naperville, Illinois. A large, light-colored rectangular lot is outlined in orange. The lot is situated on the east side of the street, north of a commercial building with a parking lot. The lot is labeled with dimensions: 186' Wide and 150' Deep. The surrounding area includes residential houses, trees, and a paved road with a blue car driving.

EXCLUSIVELY OFFERED
FOR SALE AT \$2,850,000

WASHINGTON ST.

ASSEMBLAGE - .64 ACRES

DOWNTOWN NAPERVILLE
REDEVELOPMENT

186' Wide

150' Deep

DONNA BALLENTINE
PRINCIPAL BROKER
DONNA@CAPITALCOMMERCIALRE.COM
DIRECT (847) 254-1215

JEFF SHILKAITIS
PRINCIPAL BROKER
JEFF@CAPITALCOMMERCIALRE.COM
DIRECT (630) 774-9111

CAPITAL **COMMERCIAL**

REAL ESTATE BROKERAGE

EXCLUSIVE OFFERING MEMORANDUM

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IMPORTANT DISCLOSURES

This Offering Memorandum (the "Memorandum") has been prepared by Capital Commercial Real Estate Brokerage, PLLC for informational purposes only. The information contained herein is believed to be reliable, but no representation or warranty, express or implied, is made regarding its accuracy, completeness, or correctness. Prospective purchasers are encouraged to conduct their own due diligence and consult with their advisors before making any investment decision.

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By accepting this Memorandum, you agree to the above terms and conditions.



01

EXECUTIVE SUMMARY



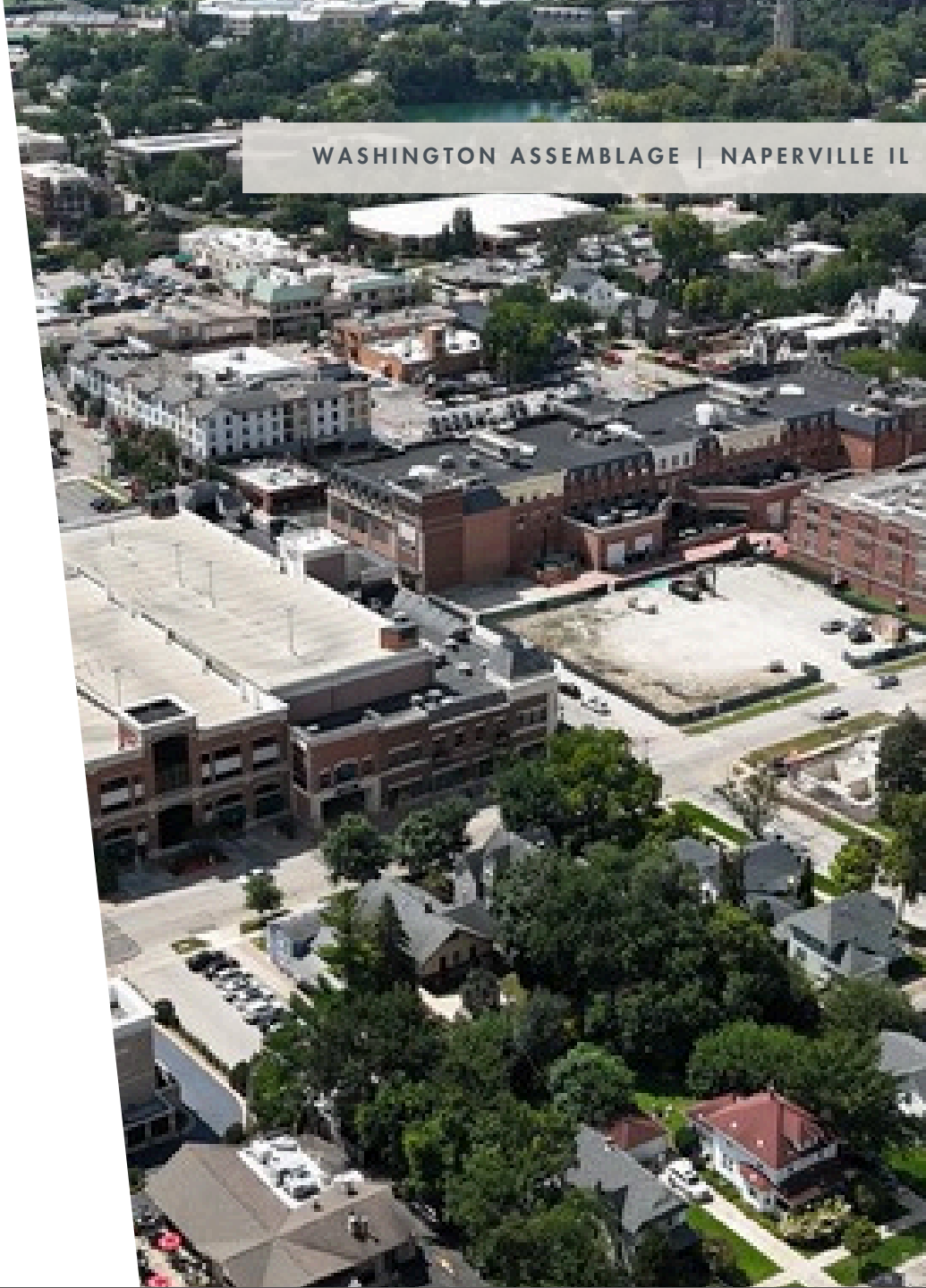
EXECUTIVE SUMMARY

Capital Commercial Real Estate Brokerage is pleased to present the opportunity to acquire a ± 0.64 -acre land assemblage located at 148 N Washington Street in Naperville, Illinois.

Situated immediately north of Downtown Naperville, the property offers a highly desirable infill location within one of the Chicago metropolitan area's strongest and most established suburban communities. The assemblage combines a scarce land position with exceptional proximity to Downtown Naperville's extensive dining, retail, employment, entertainment, and transportation amenities.

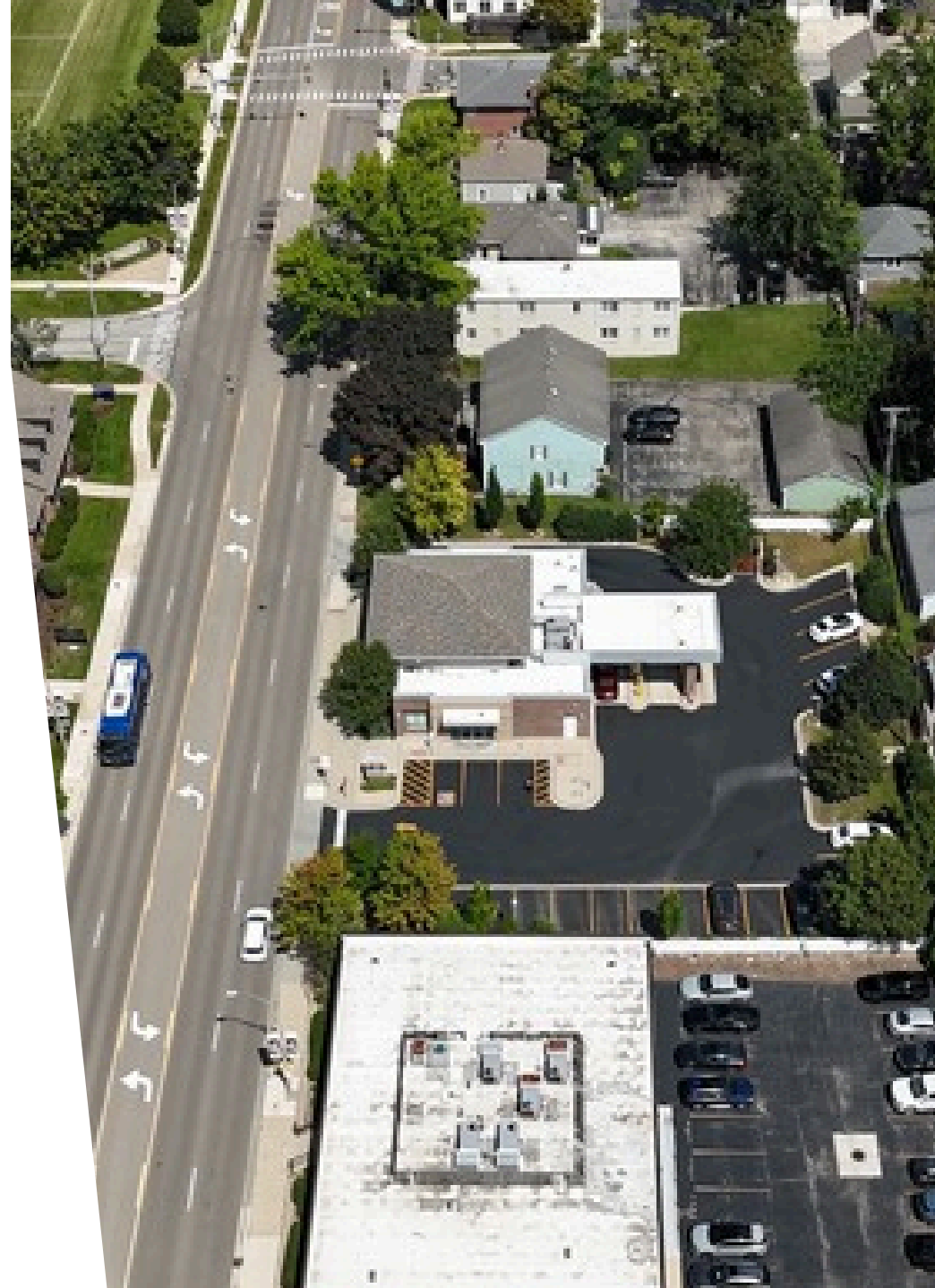
The property's location along the Washington Street corridor provides convenient connectivity to the surrounding community while placing the site within walking distance of the core downtown district. Naperville's strong demographics, significant household incomes, established residential base, and vibrant downtown environment have created sustained demand for well-located real estate and continue to support investment and redevelopment throughout the area.

The offering represents a compelling opportunity to control a meaningful assemblage in a highly constrained infill market where comparable development sites are increasingly difficult to assemble. The property provides prospective purchasers with the opportunity to evaluate a range of potential redevelopment strategies while benefiting from the underlying strength, visibility, and long-term desirability of its Downtown Naperville location.



02

ASSEMBLAGE

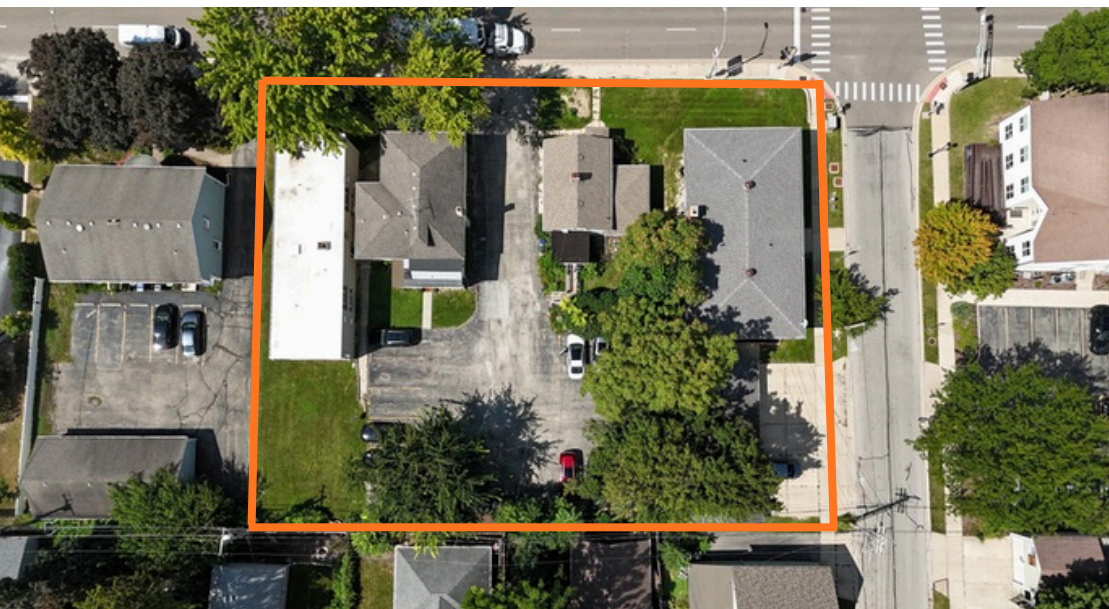


ASSEMBLAGE INFORMATION

FOUR PARCELS TOTAL

With existing in-place income, this assemblage can generate short term revenue during planning and permitting. There are no leases longer than 1 year, offering maximum flexibility.

10 E School Street: PIN 07-13-228-001
148 N Washington: PIN 07-13-228-002
142 N Washington: PIN 07-13-405-001
140 N Washington: PIN 07-13-405-001



WASHINGTON ASSEMBLAGE | NAPERVILLE IL



**ALREADY ZONED TU
TRANSITIONAL USE**



13 TOTAL RESIDENTIAL UNITS



**0.64 ACRE TOTAL
(27,900 SQUARE FEET)**



186' WIDE X 150' DEEP



\$103,540 IN-PLACE NOI



\$48,080 RE TAX 2026 PAYABLE

03

DOWNTOWN
NAPERVILLE





Sullivan's
Steakhouse

Hotel Indigo
Water Street

Barnes & Noble

Sephora

Apple Store

Gordon Ramsay's

Hugo's Frog Bar

Athleta

Lulu Lemon

Free People

Anthropologie

530 Space Parking Deck

US Post Office

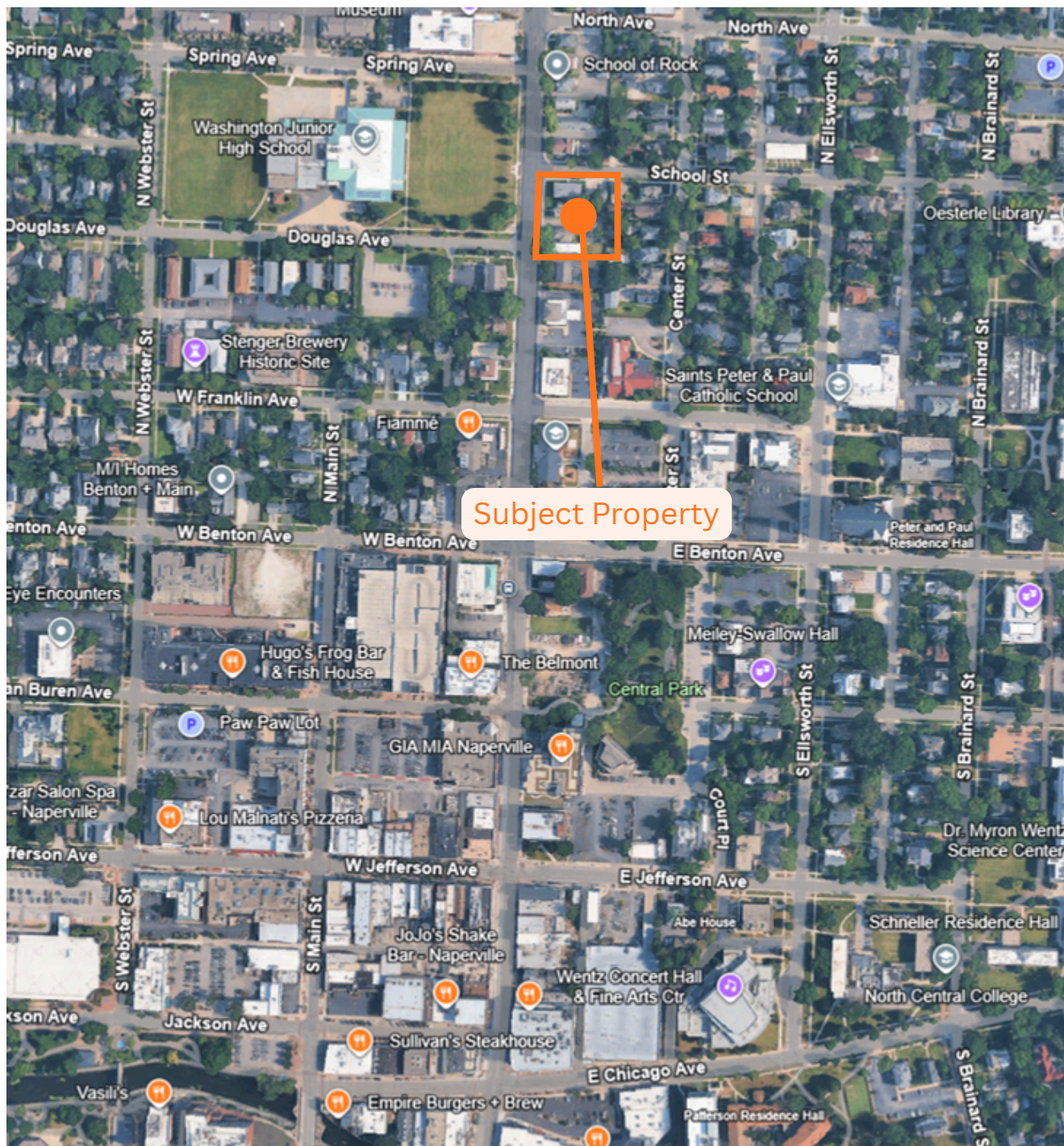




North Central College

Wentz Concert Hall

Endeavor Hospital



04

LOCATION OVERVIEW



LOCATION OVERVIEW

NAPERVILLE, ILLINOIS

This Assemblage is ideally situated in the Downtown, the heart of Naperville, one of the Chicago suburbs' most vibrant and highly regarded communities. The location offers convenient access to major transportation routes, including Interstate 88 and the Naperville Metra station, connecting tenants seamlessly to downtown Chicago and the surrounding region. Nestled near a thriving mix of retail, dining, and professional services, the area benefits from strong daytime traffic and a stable, educated workforce. Naperville's reputation for excellent schools, robust economic growth, and a high quality of life makes this location highly desirable for businesses seeking a prestigious suburban address.



05

DEMOGRAPHICS



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	15,431	94,724	219,119
MEDIAN HH INCOME	\$134,098	\$130,653	\$123,510
MEDIAN PROPERTY VALUE	\$652,346	\$491,874	\$459,389
DAYTIME EMPLOYMENT	17,235	75,298	139,018



\$134,098
MEDIAN HH
INCOME



\$652,346
MEDIAN
PROPERTY VALUE



\$14,976
CONSUMER
SPENDING PER
CAPITA



40.1 YEARS
MEDIAN
AGE



06

OUR TEAM



OUR TEAM



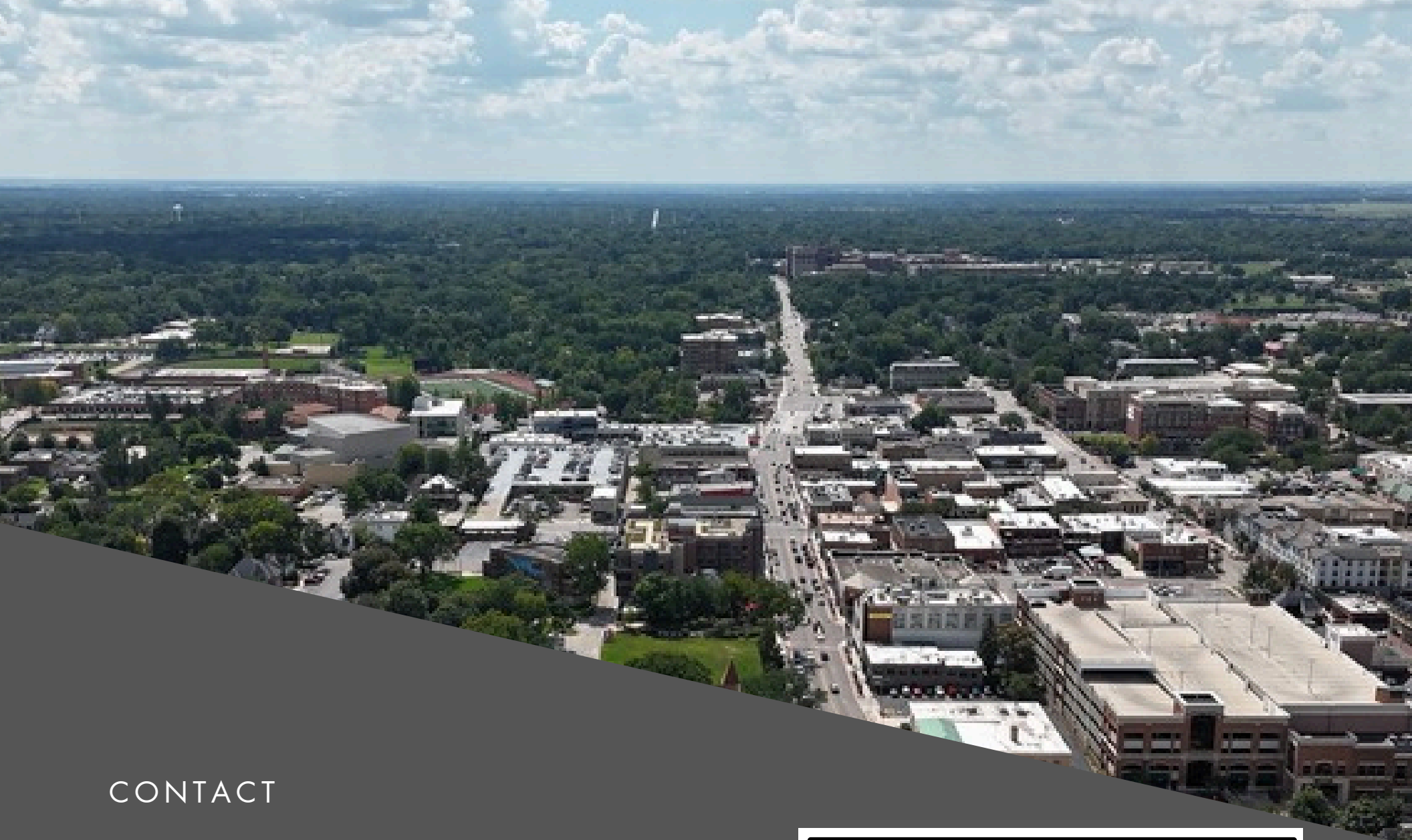
DONNA BALLENTINE
PRINCIPAL BROKER

Donna has over 20 years of commercial real estate experience, with the last decade of concentration in tenant and landlord representation. She enjoys cultivating relationships with tenants, owners, buyers and is responsible for leasing, listing and selling commercial assets.



JEFF SHILKAITIS
PRINCIPAL BROKER

Jeff has over thirty years of building, development and commercial real estate experience with a diversified project background from tenant representation to industrial ground up entitlement projects. He represents institutional investors financial institutions on corporate real estate matters.



CONTACT

DONNA BALLENTINE
DIRECT: (847) 254-1215
DONNA@CAPITALCOMMERCIALRE.COM

JEFF SHILKAITIS
DIRECT (630) 774-9111
JEFF@CAPITALCOMMERCIALRE.COM

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CAPITAL COMMERCIAL REAL ESTATE BROKERAGE, PLLC
114 N WASHINGTON
SUITE 6
NAPERVILLE, IL 60540