

JAMESON.

# FOR LEASE

MEDICAL / RETAIL

28301 Diehl Road  
Warrenville, IL 60555

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## LEASE OVERVIEW

LEASE PRICE:	Contact Broker
BUILDING SIZE:	4,826 SF + Drive-thru
LOT SIZE:	1.62 Acres
PARKING	34 spaces
ZONING:	C (Warrenville)
MARKET:	Cantera Commons - Warrenville / Naperville
CROSS STREET:	Diehl Rd. & Davis Pkwy.

## AREA TENANTS

- Target
- Starbucks
- Eddie Merlot's
- Rock Bottom Restaurant & Brewery
- Phoenix Theatres Cantera
- Lifetime Fitness

## PROPERTY DESCRIPTION

Welcome to Cantera Commons [Warrenville/Naperville] - Medical/Dental & Service space for lease at a signalized SWC. Former Bank of America. Building features large windows throughout the space, 13.5' ceilings, six (6) private offices with windows and 8.5' ceiling height, expansive open area, foyer/reception, kitchen/break room, two (2) ADA bathrooms, storage, and a three-phase utility. Highly visible location with (34) customer parking spaces. Target-anchored center with co-tenants including Starbucks, Chipotle, and Lifetime Fitness. Across from Phoenix Theatres Cantera, Rock Bottom Restaurant & Brewery, and Corner Bakery Cafe. Surrounded by an established medical corridor including Northwestern Medicine, Duly Health and Care, and Athletico Physical Therapy. Located within the Cantera development serving the Naperville/Warrenville trade area with over 2.5 million SF of surrounding office. For additional information and to schedule a tour, contact Brad Bendersky @ 312.375.3355.

## PROPERTY HIGHLIGHTS

- Freestanding Former Bank of America building with drive-thru
- Signalized SWC - Premier Corner Location
- 4,826 SF
- 34 parking spaces
- High-visibility window line
- Existing Layout: (6) Offices, Open area, Reception, Break Room, 2 ADA restrooms
- High Ceiling Height: 13.5' Open area | 8.5' Offices
- 3-Phase Power / Fire Suppression / Water Treatment
- Space Use: Medical / Dental / Health Services / Office and Retail

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## INTERIOR PHOTOS

28301 Diehl Road, Warrenville, IL 60555

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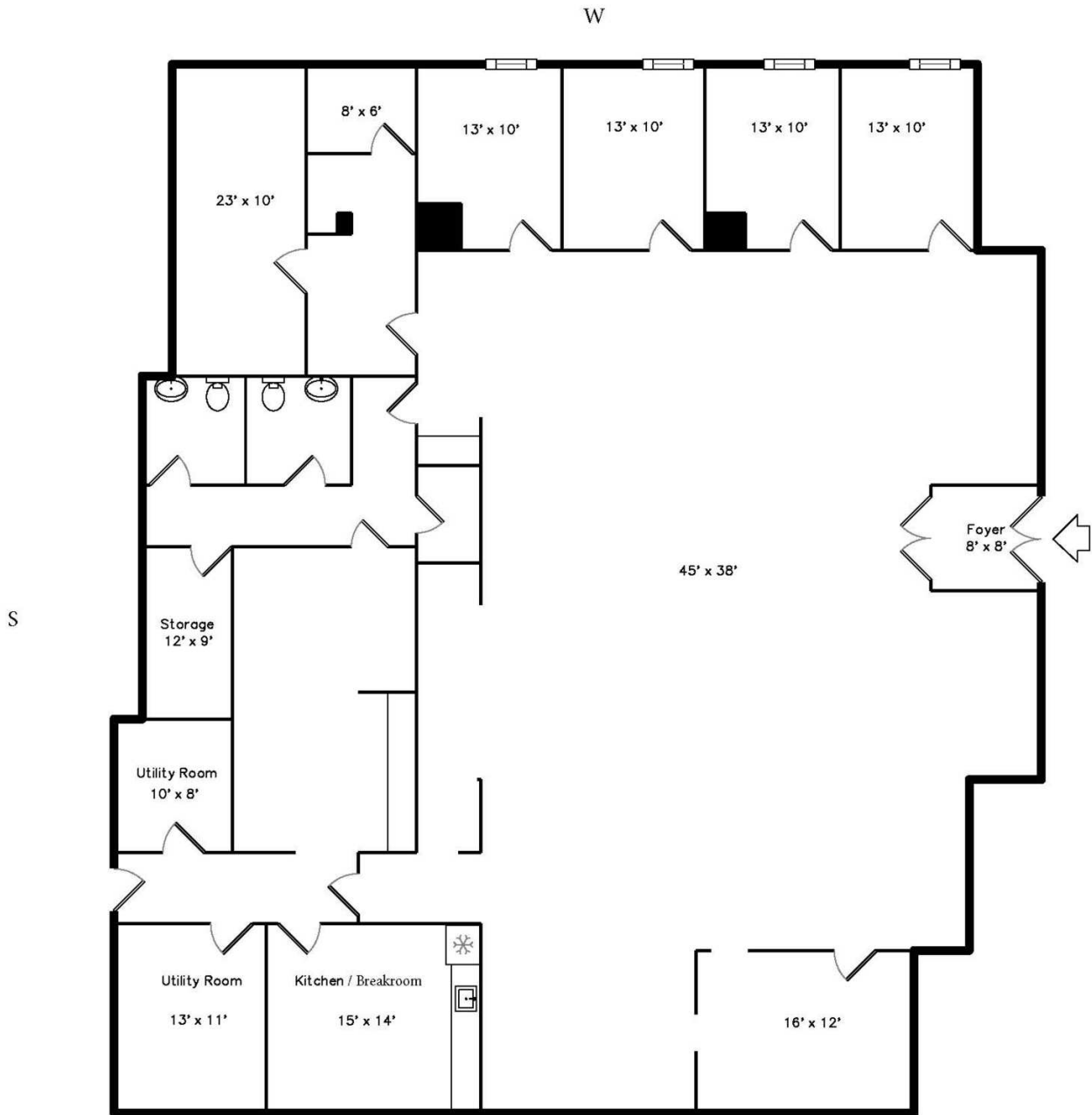
# INTERIOR PHOTOS

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# FLOOR PLAN

28301 Diehl Road, Warrenville, IL 60555



28301 Diehl Rd., Warrenville, IL

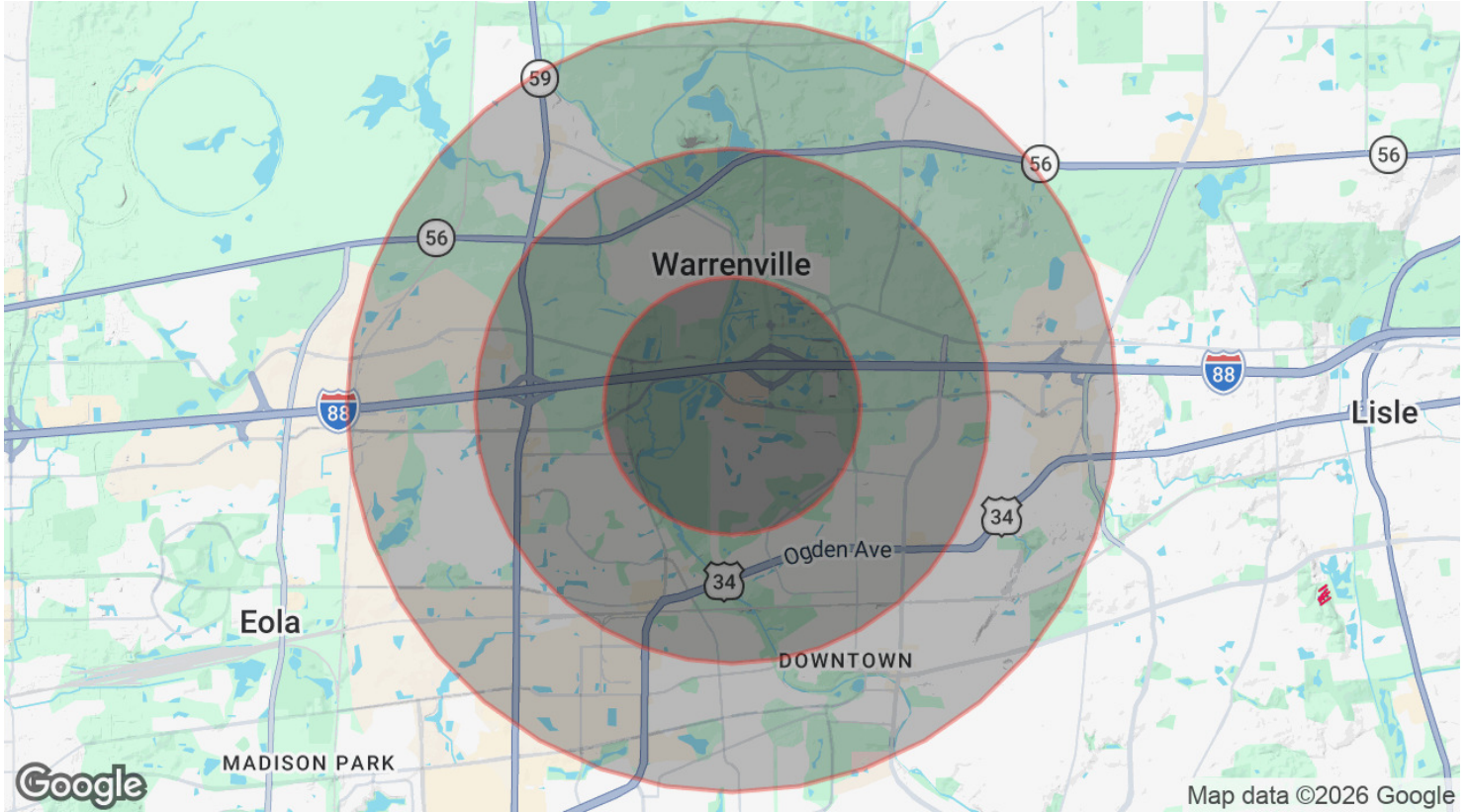
# AERIAL & STREET DETAIL

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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	4,396	30,602	66,652
Average Age	49.4	40.6	39.0
Average Age (Male)	47.8	39.1	37.6
Average Age (Female)	51.6	42.8	40.9

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,857	12,821	26,778
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$182,446	\$158,016	\$153,796
Average House Value	\$513,556	\$452,405	\$486,839

2023 American Community Survey (ACS)