



Offering Summary

Lease Rate:	Negotiable
NNN's:	Approx. \$8.90
Available SF:	1,244 - 3,000 SF
Building Size:	60,427 SF
Occupancy:	91%
Year Built:	2002
Zoning:	B-2, Community Shopping District
County:	Will County
Traffic Count:	Approx. 50,000 VPD

Property Overview

Up to 3,000 SF available at Wheatland Marketplace, located at the southeast corner of the signalized intersection at Route-59 and 95th Street, in Naperville. The center is shadow-anchored by LA Fitness and offers an opportunity to join co-tenants Giordano's, Amy's Hallmark Shop, Duck Donuts, and Pure Berry Bowls, among others. The center is located within an affluent submarket with an average household income of approximately \$160,000/yr. Additionally, the center features multiple monument signs along Route-59, providing visibility and exposure to approximately 50,000 VPD, and is located just a few blocks from Neuqua Valley High School, with an enrollment of approximately 3,300 students. Neighboring retailers include Jewel-Osco, LA Fitness, Whole Foods, ALDI, Walgreens AMC Naperville 16, Pet Supplies Plus, Orange Theory, Advance Auto Parts, UPS Store, McAlister's Deli, Nothing Bundt Cake, Starbucks, and Dunkin' among many others.

Property Highlights

- Co-tenants at the center include Giordano's, Hallmark, Duck Donuts, and Pure Berry Bowls, among others
- The Property is a few blocks from Nequa Valley High School which has a population of approximately 3,300 students
- Offering contains a large parking lot with up to 794 spaces on-site
- Multiple pylon signs along Route-59, providing visibility and exposure to ~50,000 VPD

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Wheatland Place
Naperville, IL



Suite 104	Hallmark	4,500 SF	Suite 136-38	Russian School of Mathematics	3,200 SF
Suite 108	AVAILABLE	3,000 SF	Suite 140	Gumii	1,600 SF
Suite 110	Foxy Nails	3,000 SF	Suite 142-44	Kabab King Fine Dining	2,800 SF
Suite 114	5 Sisters Bakery	2,000 SF	Suite 146	Vasco's Peri Peri	2,000 SF
Suite 116	Rosin Optical	1,900 SF	Suite 148	Coldwell Banker	4,400 SF
Suite 118	Arwa Yemeni Coffee	1,992 SF	Suite 154	Shahirizada Restaurant	5,560 SF
Suite 120	The Little Gym	3,708 SF	Suite H104	Frank Gironda Salon	0 SF
Suite 124	Duck Donuts	1,600 SF	Suite H112	Pure Berry Bowls	1,019 SF
Suite 126	Bhakti Blooms	1,600 SF	Suite H116	AVAILABLE 11/30/26	1,366 SF
Suite 128	VACANT	1,200 SF	Suite H120	Giordano's	3,150 SF
Suite 130	Fyzical	2,000 SF	Suite 3204	VET	5,142 SF
Suite 132	Robert Thomas DDS	3,200 SF			

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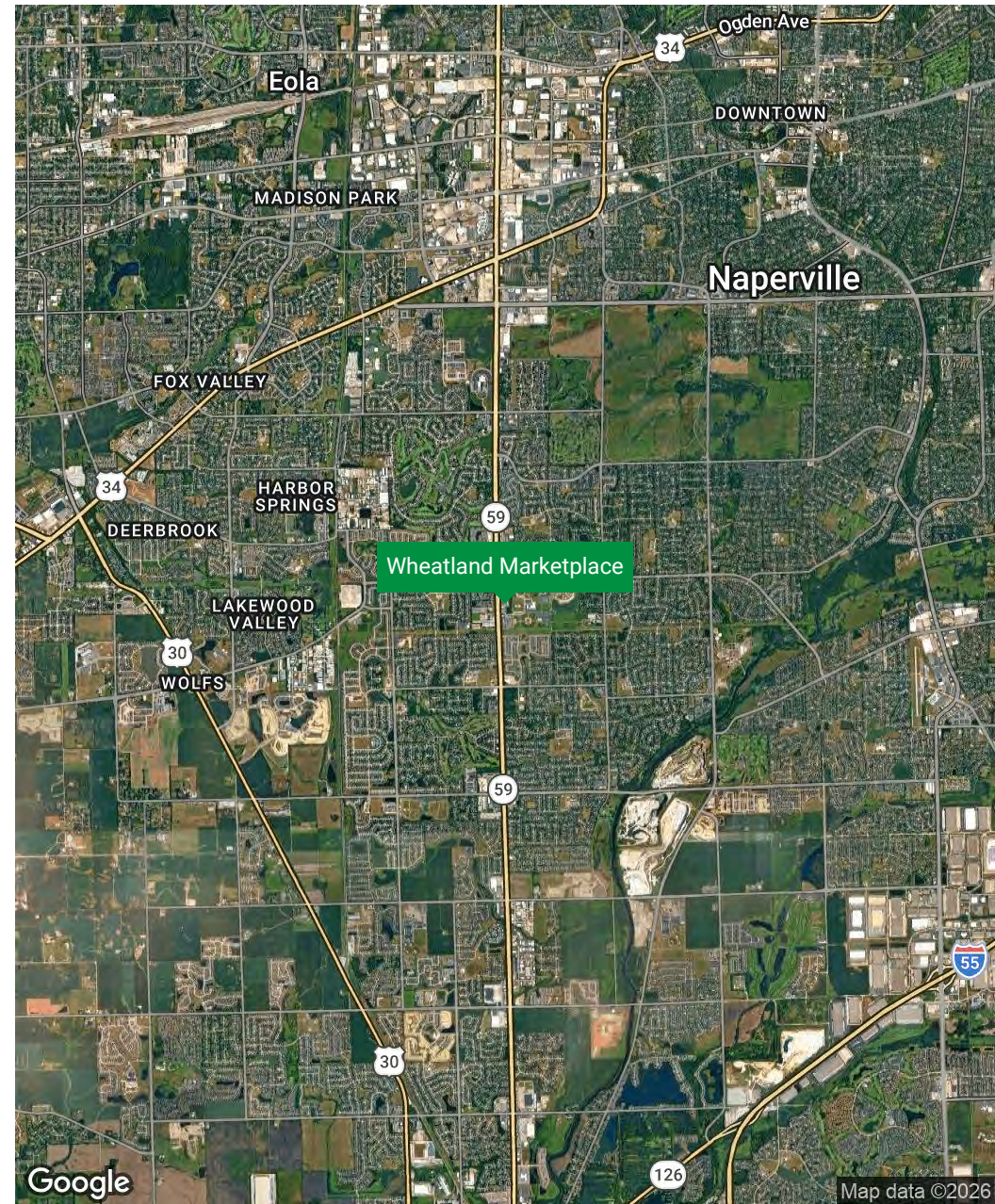
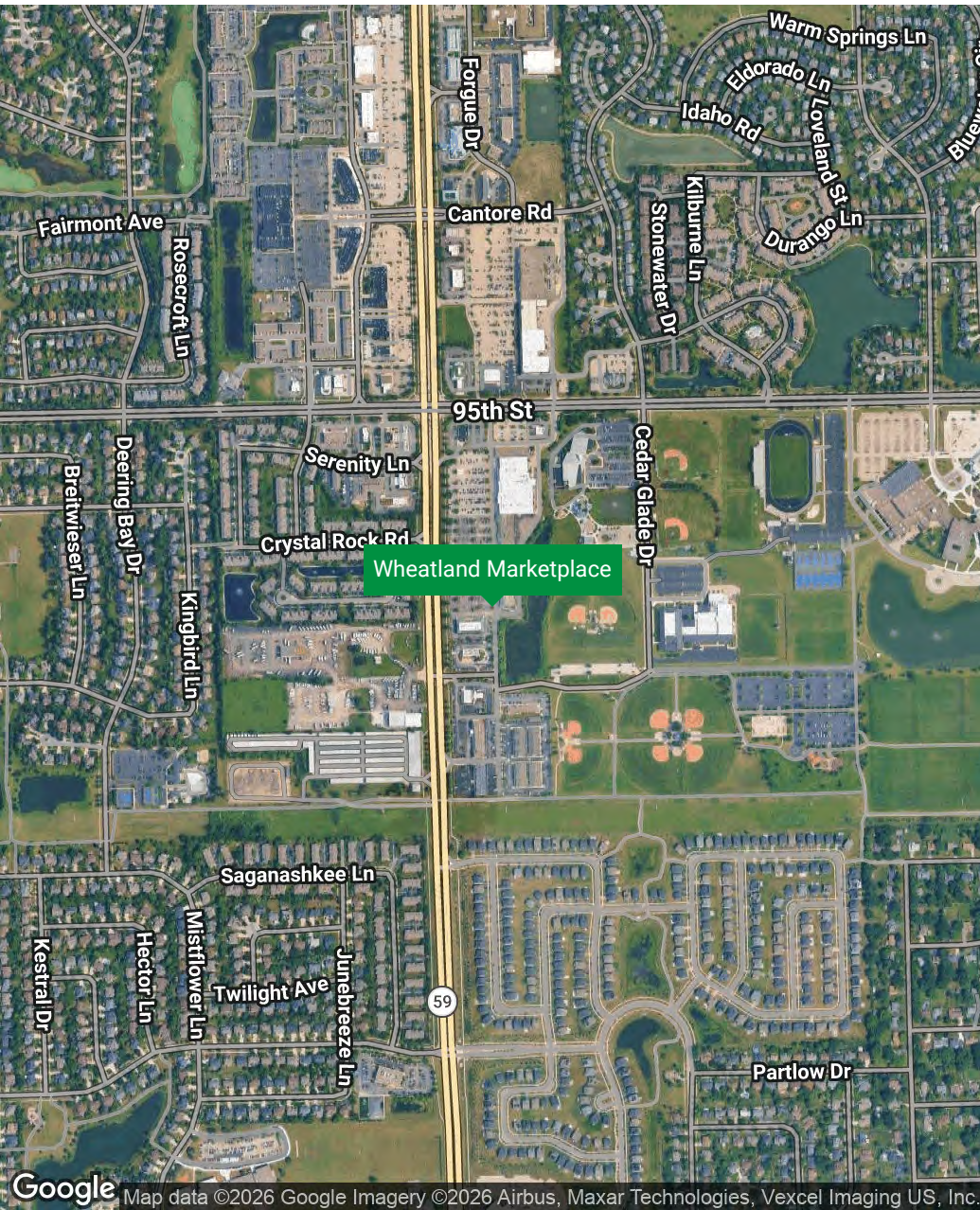
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FOR LEASE | 3125 - 3224 S ROUTE 59

LOCATION MAP



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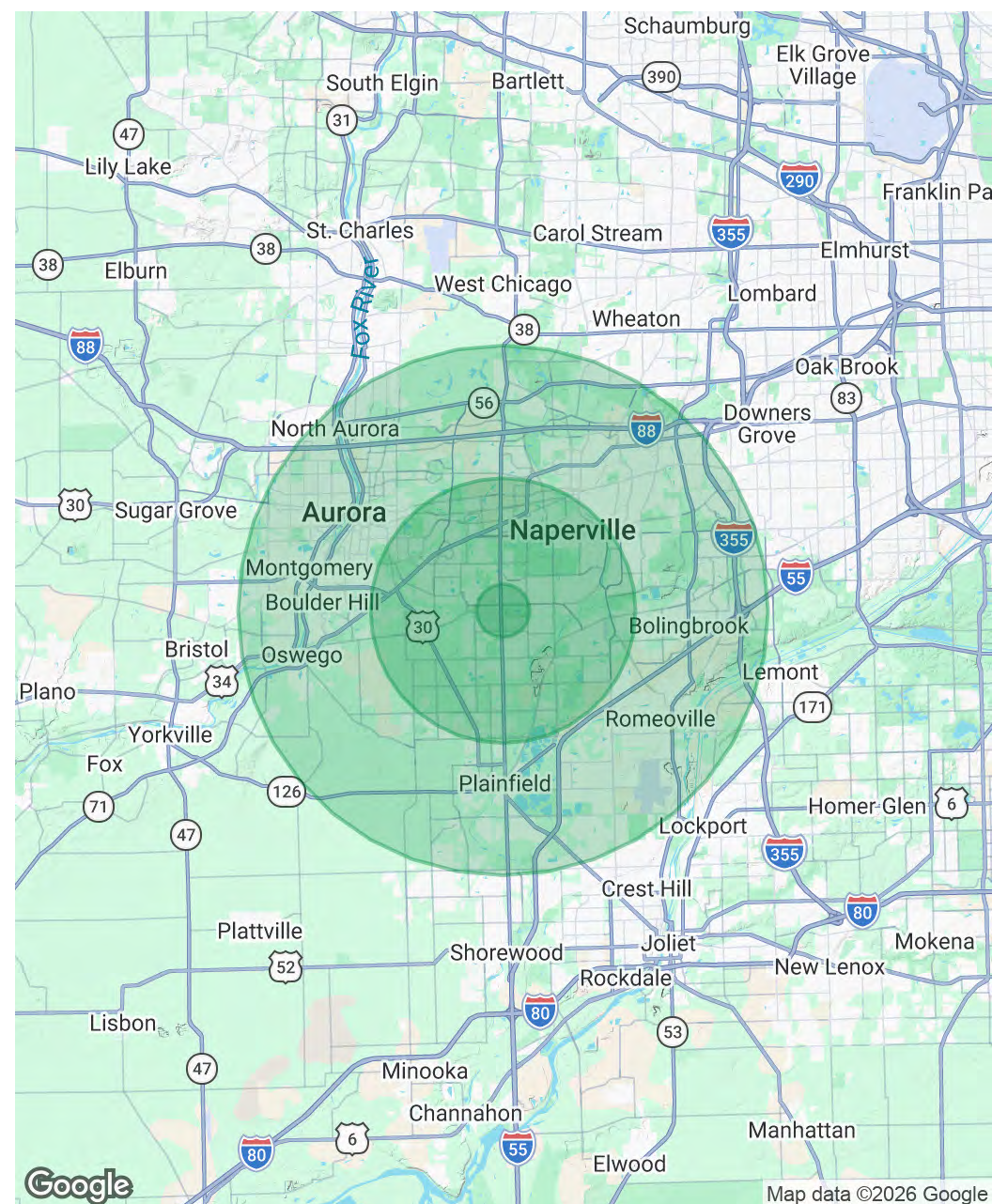
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Population	1 Mile	5 Miles	10 Miles
Total Population	7,941	253,145	759,746
Average Age	40.5	37.5	37.6
Average Age (Male)	37.3	36.5	36.6
Average Age (Female)	41.5	37.9	38.5

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	2,825	89,721	272,394
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$158,685	\$133,585	\$114,021
Average House Value	\$450,861	\$330,715	\$281,996

2020 American Community Survey (ACS)



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ADDITIONAL PHOTOS



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