



Kwill
REAL ESTATE

POWERED BY Kwill MERCHANT ADVISORS

AVAILABLE LAND SITE

636 RAYMOND DRIVE, NAPERVILLE, IL



Northwestern
Medicine®

PROPERTY DETAILS

- Property: 2.75 AC Developable Land Site
- Zoning: B2 PUD
- Permitted Uses: Most retail, office and restaurant uses
- Visibility: 380' of frontage of Ogden Ave
- VPD: 27,500 on Ogden Avenue
- Area Population: 149,936
- Median Household Income: \$143,754
- Nearby Companies: Northwestern Medicine, Walgreens, McDonalds, Ale House, Fiene's Bakery

CONTACT FOR MORE INFORMATION:

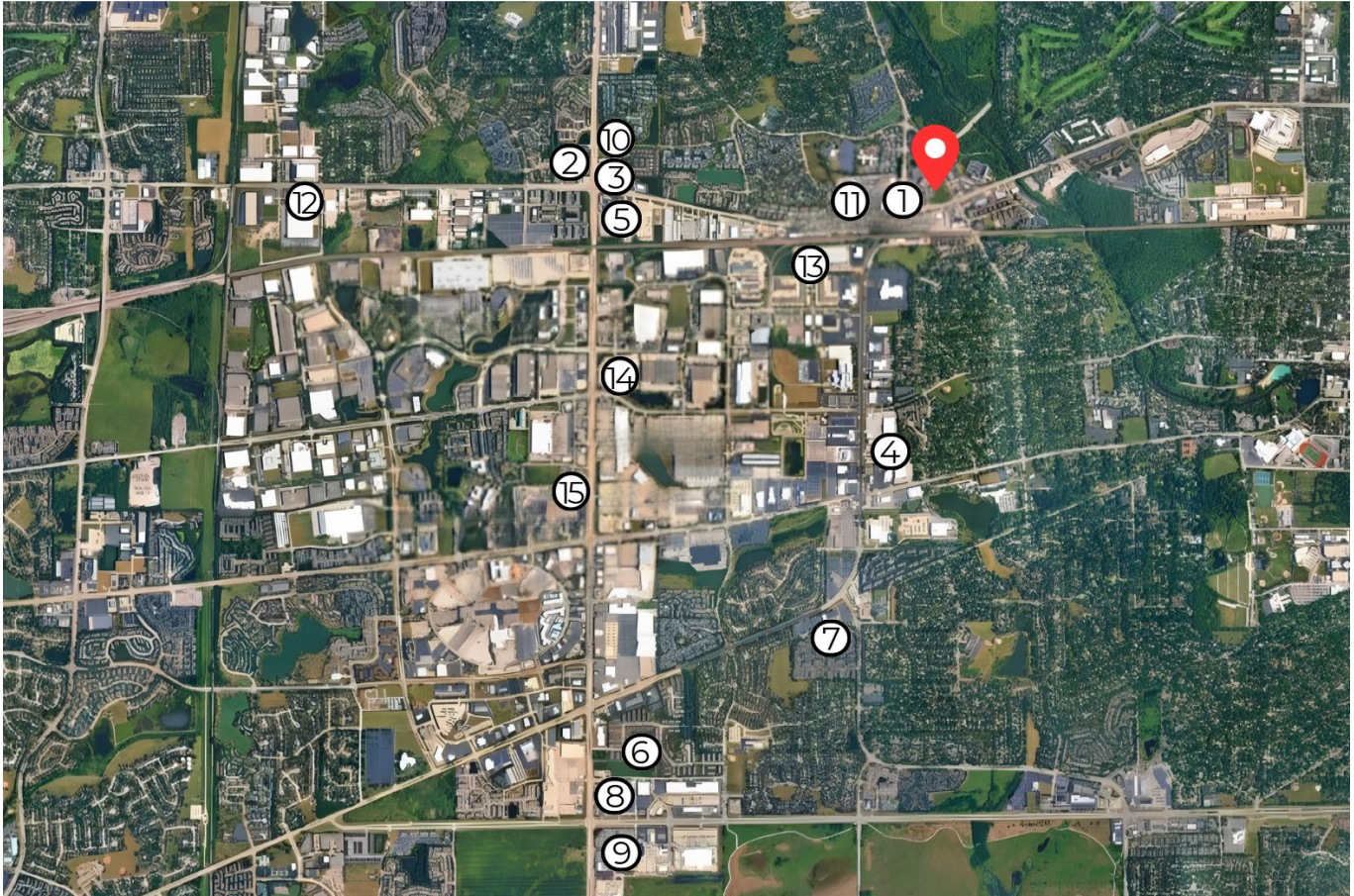
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NEARBY BUSINESSES

- | | | | |
|-------------------|----------------|---------------------------|-------------------------|
| 1. Walgreens | 5. Delta Sonic | 9. Lowe's | 13. Extra Space Storage |
| 2. Speedway | 6. Whole Foods | 10. Meijer | 14. Target |
| 3. CVS | 7. Jewel Osco | 11. AutoZone | 15. Best Buy |
| 4. Dunkin' Donuts | 8. Home Depot | 12. O'Reilly's Auto Parts | |

DEMOGRAPHICS

POPULATION	1MILE	3 MILES	5 MILES
Total Population	8,504	91,989	260,111
Average Age	37.0	40.3	40.7
Average Age (Male)	36.3	39.7	40.1
Average Age (Female)	37.7	40.9	41.3

HOUSEHOLDS & INCOME	1MILE	3 MILES	5 MILES
Total Households	3,457	34,907	92,560
# of Persons per HH	2.46	2.61	2.78
Average HH Income	\$152,069	\$165,293	\$173,407
Average Home Value	\$436,706	\$487,589	\$485,962

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