



**KWILL**  
REAL ESTATE

POWERED BY KWILL MERCHANT ADVISORS

## AVAILABLE LAND SITES 636 RAYMOND DRIVE, NAPERVILLE, IL

**M** Northwestern  
Medicine®

### PROPERTY DETAILS

- 2.75 AC & 1.16 AC
- Zoning: B2 PUD
- DuPage County
- Permitted Uses: Most retail, office and restaurant uses
  
- SITE 1 PIN: 07-14-113-011
- Visibility: 380' of frontage on Ogden Avenue
- AADT: 27,500 on Ogden Avenue
  
- SITE 2 PIN: 07-14-113-009
- Visibility: 305' of frontage on River Road
- AADT: 4,500 on River Road



# 636 RAYMOND DRIVE



- NEARBY COMPANIES
1. Northwestern Medicine
  2. Walgreens
  3. McDonalds
  4. Up North Ale House
  5. Fiene's Bakery
  6. First Secure Community Bank
  7. Hilton Garden Inn
  8. Shell
  9. Mobile

LOCAL DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	12,165	75,572	225,248
Households	5,120	29,113	74,070
Median Household Income	\$95,705	\$116,814	\$119,278
Average Home Value	\$336,784	\$338,723	\$338,086

Naperville was recently named America's 5th best city to live in for its economic and employment opportunities, especially in tech and health care, excellent schools, public infrastructure and relative proximity to Chicago.



PARCEL 2 ALONG N RIVER RD

JOHN COLEMAN  
847.323.7986  
jcoleman@kwilladvisors.com

MATT KNAFEL  
317.385.9808  
mknafel@kwilladvisors.com