

OLD FARM MARKETPLACE

43-63 W. 87th Street
Naperville, IL 60565

FOR SALE

17,000 SF BUILDING

2.1 TOTAL ACRES

SALE PRICE

\$3,450,000



INVESTMENT HIGHLIGHTS

- Low DuPage County Taxes.
- Naperville frequently claims the #1 spot as the best place to live in the U.S.
- Per the store manager, this is the #1 store out of the 13 other Walgreens located in Naperville.
- Surrounded by a densely populated upscale demographic.

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- Their primary term ended on 8/31/2014, and they have exercised three of their six 5-year options that currently extended to 8/31/2029. Walgreen's base rent is a low \$16.00 PSF.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 POPULATION	15,603	88,133	255,879
 AVG HH INCOME	\$201,871	\$224,029	\$191,037
 DAYTIME POPULATION	3,918	24,448	110,262
 TRAFFIC COUNTS	WASHINGTON ST 87TH ST		21,300 VPD 5,050 VPD

CONTACT
INFORMATION

JEFFREY J. KOWAL

Direct: 630.572.5611 | Cell: 630.235.3319

Email: jkowal@edgemarkllc.com

EDGEMARK COMMERCIAL REAL ESTATE SERVICES LLC

2215 York Road, Suite 210

Oak Brook, IL 60523

630.472.1010

www.edgemarkllc.com

SITE PLAN





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