

Ogden Avenue & Naperville Road

Naperville, IL 60563

Bank Pad Available on the Southeast Corner for GROUND LEASE or SALE



PROPERTY FACT SHEET



View of Available Pad in Front of ALDI from the Ogden Avenue & Naperville Road Intersection



Aerial of Site and Area Retailers

PROPERTY & AREA DESCRIPTION

Join newly built ALDI at this high traffic, signalized corner!

- .84 acre pad site that can accommodate a ±3,750 SF bank with 3 lane drive-thru
- Pad available for bank and other retail uses
- Monument signage
- Located on the main artery between downtown Naperville and Interstate 88
- Traffic Counts:
 - Ogden Avenue 38,000 VPD
 - Naperville Road 30,000 VPD

**PRIME DEVELOPMENT
PAD AVAILABLE for
GROUND LEASE or SALE**

AREA RETAILERS



2010 DEMOGRAPHIC PROFILE

	1 MILE	3 MILE	5 MILE
Population	8,969	80,681	226,694
Households	3,349	31,405	86,299
Average Household Income	\$118,914	\$118,331	\$113,500
Daytime Employees	11,428	75,830	167,867

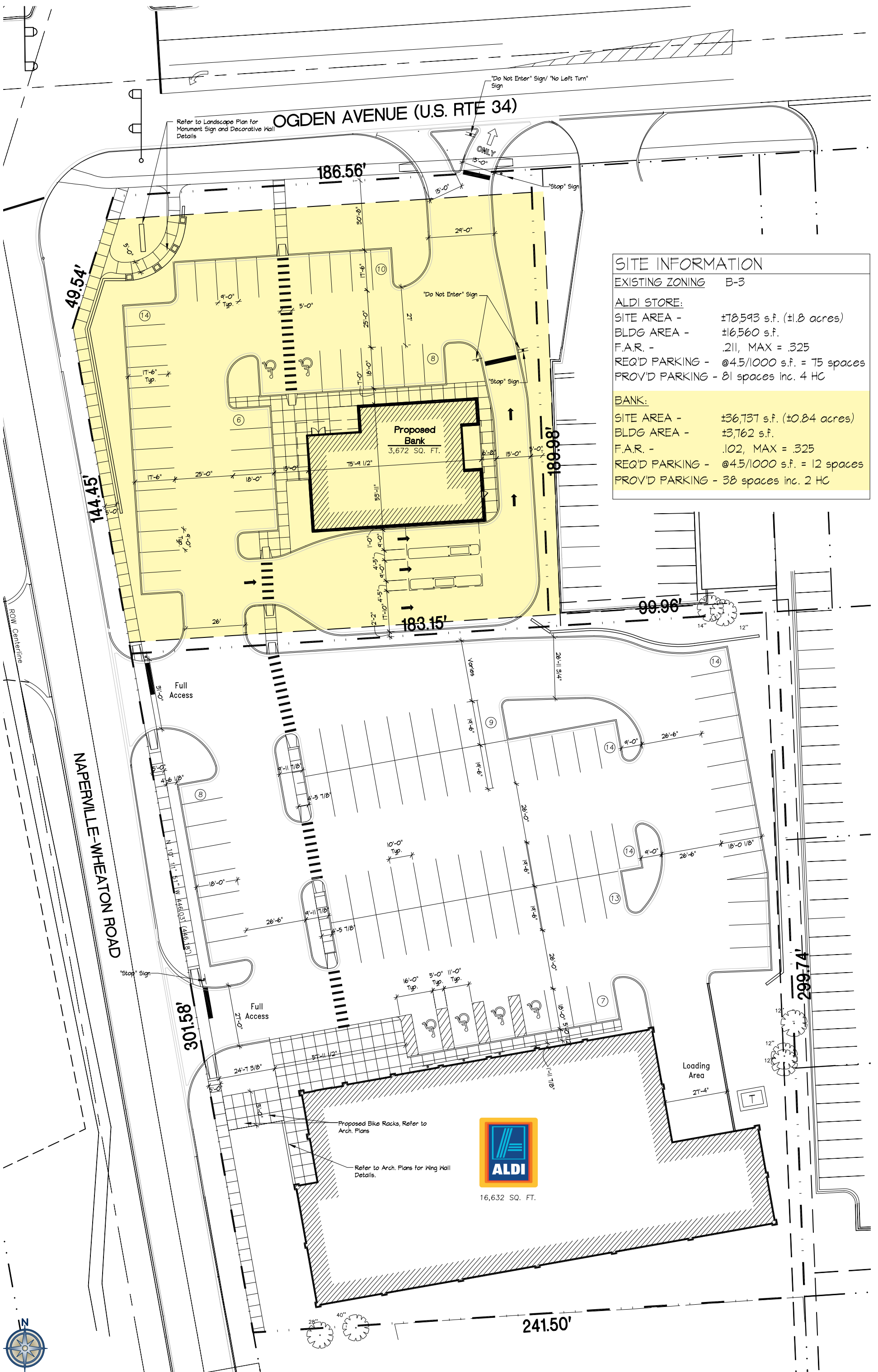
CONTACT	Cyndee Conway 312.254.0719 cconway@sierraus.com	Joe Grody 312.254.0724 jgrody@sierraus.com	www.SierraUS.com 640 North LaSalle Boulevard • Suite 410 Chicago, IL 60654 312.422.7745(fax) • 888.656.7744(toll-free)
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SITE PLAN



SITE INFORMATION	
EXISTING ZONING	B-3
ALDI STORE:	
SITE AREA -	±18,593 s.f. (±.8 acres)
BLDG AREA -	±16,560 s.f.
F.A.R. -	.211, MAX = .325
REQ'D PARKING -	@4.5/1000 s.f. = 75 spaces
PROV'D PARKING -	81 spaces inc. 4 HC
BANK:	
SITE AREA -	±36,737 s.f. (±0.84 acres)
BLDG AREA -	±3,762 s.f.
F.A.R. -	.102, MAX = .325
REQ'D PARKING -	@4.5/1000 s.f. = 12 spaces
PROV'D PARKING -	38 spaces inc. 2 HC



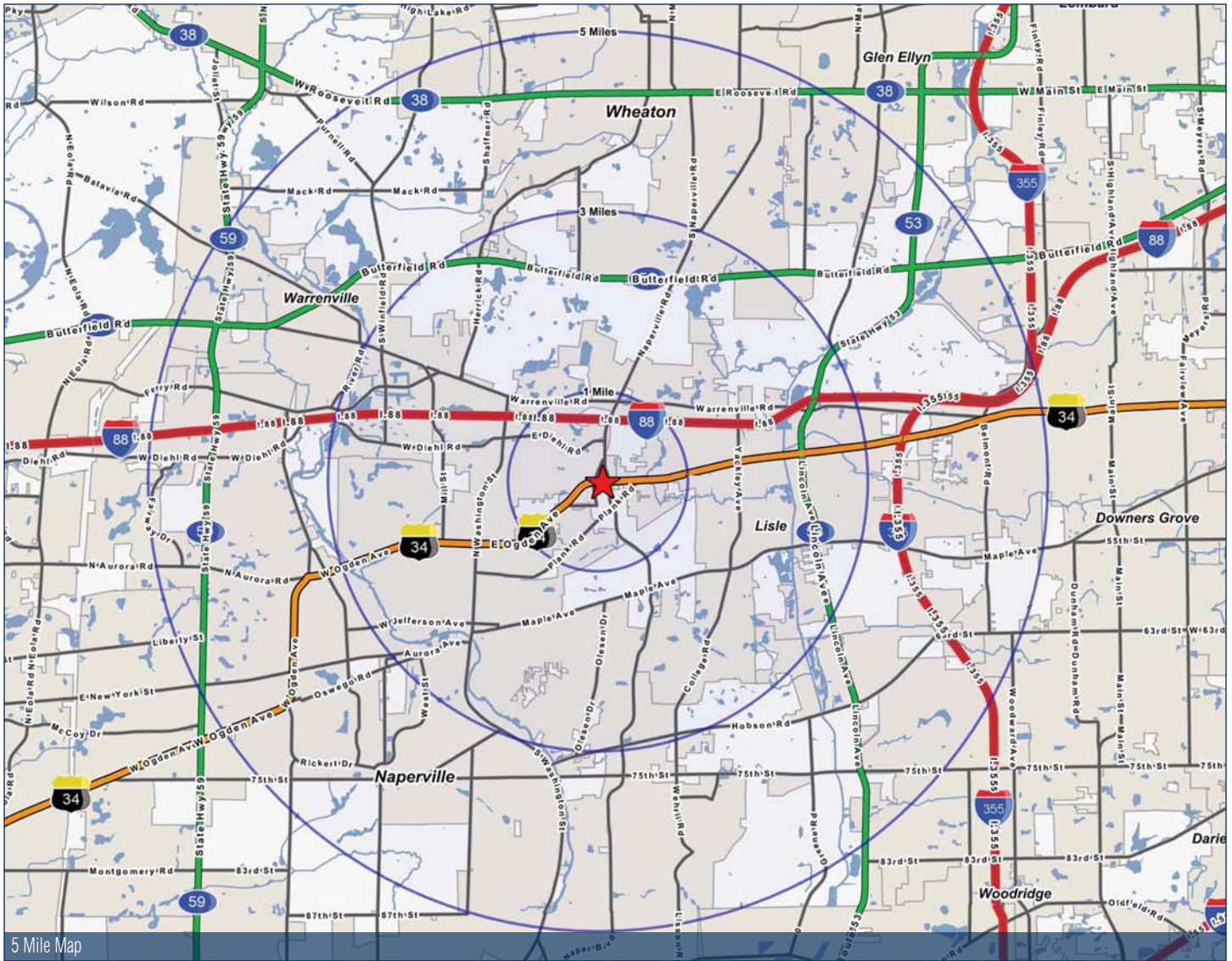
16,632 SQ. FT.

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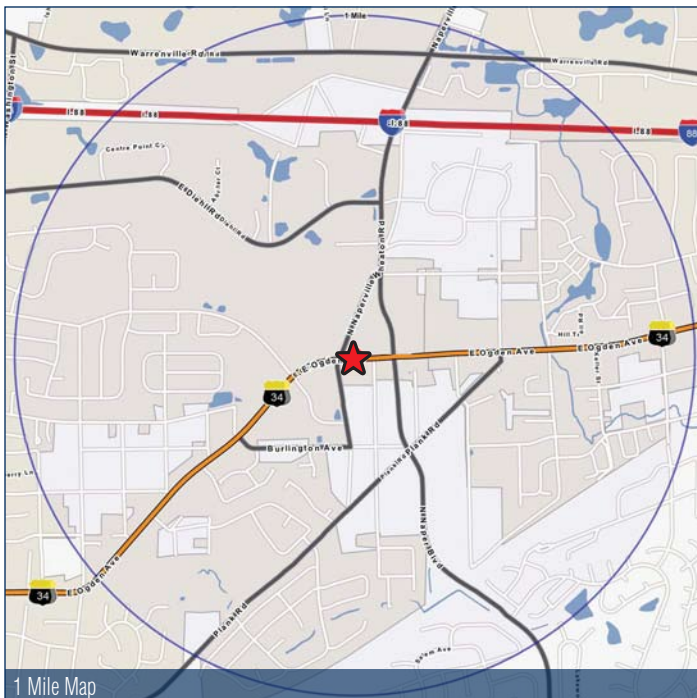
Bank Pad Available on the Southeast Corner for *GROUND LEASE* or *SALE*



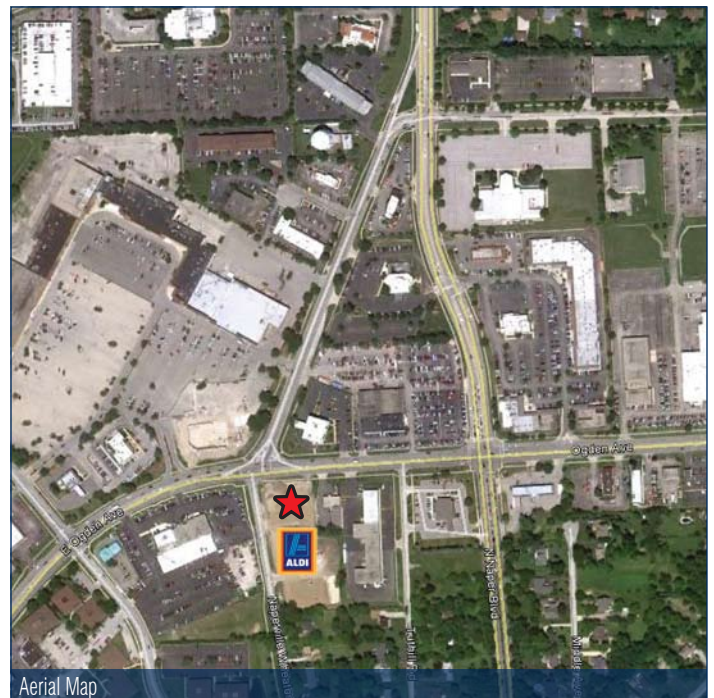
LOCATION STUDY



5 Mile Map



1 Mile Map



Aerial Map

FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 41.79607/-88.12134

1301 East Ogden Avenue Naperville, IL		1 Mile	3 Miles	5 Miles
POPULATION	2010 Estimated Population	8,969	80,681	226,694
	2015 Projected Population	8,924	86,038	233,274
	2000 Census Population	8,839	76,245	216,474
	1990 Census Population	8,286	70,038	192,024
	Historical Annual Growth 1990 to 2010	0.4%	0.8%	0.9%
	Projected Annual Growth 2010 to 2015	-0.1%	1.3%	0.6%
HOUSEHOLDS	2010 Est. Households	3,349	31,405	86,299
	2015 Proj. Households	3,390	34,477	90,329
	2000 Census Households	3,244	29,319	81,229
	1990 Census Households	3,024	25,653	69,504
	Historical Annual Growth 1990 to 2010	0.5%	1.1%	1.2%
	Projected Annual Growth 2010 to 2015	0.2%	2.0%	0.9%
AGE	2010 Est. Population 0 to 9 Years	12.7%	11.8%	12.6%
	2010 Est. Population 10 to 19 Years	14.6%	14.4%	14.4%
	2010 Est. Population 20 to 29 Years	13.9%	13.2%	12.3%
	2010 Est. Population 30 to 44 Years	20.0%	19.3%	19.8%
	2010 Est. Population 45 to 59 Years	25.1%	25.5%	24.6%
	2010 Est. Population 60 to 74 Years	10.5%	11.3%	11.7%
	2010 Est. Population 75 Years Plus	3.2%	4.5%	4.7%
	2010 Est. Median Age	37.0	38.1	38.1
MARITAL STATUS & SEX	2010 Est. Male Population	51.7%	50.3%	49.6%
	2010 Est. Female Population	48.3%	49.7%	50.4%
	2010 Est. Never Married	26.5%	26.8%	25.2%
	2010 Est. Now Married	60.9%	58.7%	59.8%
	2010 Est. Separated or Divorced	9.4%	10.2%	10.6%
	2010 Est. Widowed	3.2%	4.3%	4.4%
INCOME	2010 Est. HH Income \$200,000 or More	11.9%	11.7%	10.5%
	2010 Est. HH Income \$150,000 to \$199,999	12.5%	11.7%	10.3%
	2010 Est. HH Income \$100,000 to \$149,999	23.6%	20.6%	20.6%
	2010 Est. HH Income \$75,000 to \$99,999	13.5%	14.0%	14.6%
	2010 Est. HH Income \$50,000 to \$74,999	12.9%	16.1%	17.6%
	2010 Est. HH Income \$35,000 to \$49,999	10.1%	9.7%	10.1%
	2010 Est. HH Income \$25,000 to \$34,999	5.7%	5.3%	5.9%
	2010 Est. HH Income \$15,000 to \$24,999	5.0%	5.0%	5.3%
	2010 Est. HH Income \$0 to \$14,999	4.8%	5.8%	5.3%
	2010 Est. Average Household Income	\$118,914	\$118,331	\$113,500
	2010 Est. Median HH Income	\$97,886	\$93,859	\$88,513
	2010 Est. Per Capita Income	\$44,535	\$47,486	\$44,412
2010 Est. Number of Businesses	769	5,042	10,867	
2010 Est. Total Number of Employees	11,428	75,830	167,867	

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FULL PROFILE

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Lat/Lon: 41.79607/-88.12134

1301 East Ogden Avenue

Naperville, IL

1 Mile 3 Miles 5 Miles

	1 Mile	3 Miles	5 Miles	
RACE	2010 Est. White Population	77.8%	84.2%	84.1%
	2010 Est. Black Population	3.8%	3.9%	4.7%
	2010 Est. Asian & Pacific Islander	17.1%	10.9%	10.1%
	2010 Est. American Indian & Alaska Native	0.2%	0.2%	0.3%
	2010 Est. Other Races Population	1.1%	0.7%	0.8%
HISPANIC	2010 Est. Hispanic Population	948	5,490	18,103
	2010 Est. Hispanic Population Percent	10.6%	6.8%	8.0%
	2015 Proj. Hispanic Population Percent	13.1%	9.1%	10.2%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	5,840	53,677	150,794
	2010 Est. Elementary (0 to 8)	1.1%	1.5%	1.8%
	2010 Est. Some High School (9 to 11)	2.6%	1.9%	2.3%
	2010 Est. High School Graduate (12)	14.0%	14.4%	15.4%
	2010 Est. Some College (13 to 16)	18.1%	17.2%	17.8%
	2010 Est. Associate Degree Only	7.0%	6.3%	6.7%
	2010 Est. Bachelor Degree Only	29.8%	32.8%	32.4%
	2010 Est. Graduate Degree	27.4%	25.9%	23.5%
HOUSING	2010 Est. Total Housing Units	3,698	33,785	92,043
	2010 Est. Owner Occupied Percent	59.3%	62.7%	68.8%
	2010 Est. Renter Occupied Percent	31.3%	30.2%	24.9%
	2010 Est. Vacant Housing Percent	9.4%	7.0%	6.2%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	1.5%	1.2%	1.5%
	2000 Homes Built 1995 to 1998	3.1%	7.2%	7.7%
	2000 Homes Built 1990 to 1994	6.6%	7.5%	8.8%
	2000 Homes Built 1980 to 1989	36.7%	28.6%	25.4%
	2000 Homes Built 1970 to 1979	33.7%	28.4%	28.0%
	2000 Homes Built 1960 to 1969	10.4%	11.4%	14.2%
	2000 Homes Built 1950 to 1959	4.5%	7.5%	8.4%
	2000 Homes Built Before 1949	3.6%	8.2%	6.1%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	0.2%	0.3%
	2000 Home Value \$500,000 to \$999,999	1.3%	4.0%	3.3%
	2000 Home Value \$400,000 to \$499,999	6.3%	6.4%	4.4%
	2000 Home Value \$300,000 to \$399,999	16.3%	17.7%	13.2%
	2000 Home Value \$200,000 to \$299,999	38.5%	39.5%	35.9%
	2000 Home Value \$150,000 to \$199,999	28.9%	22.0%	26.5%
	2000 Home Value \$100,000 to \$149,999	8.3%	8.6%	14.3%
	2000 Home Value \$50,000 to \$99,999	0.1%	1.1%	1.6%
	2000 Home Value \$25,000 to \$49,999	-	0.2%	0.3%
	2000 Home Value \$0 to \$24,999	0.4%	0.3%	0.3%
	2000 Median Home Value	\$238,562	\$250,659	\$229,276
	2000 Median Rent	\$769	\$849	\$843

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Naperville, IL				
LABOR FORCE	2010 Est. Labor: Population Age 16+	7,068	64,460	178,620
	2010 Est. Civilian Employed	67.2%	66.0%	65.5%
	2010 Est. Civilian Unemployed	7.1%	6.6%	6.4%
	2010 Est. in Armed Forces	-	-	-
	2010 Est. not in Labor Force	25.7%	27.4%	28.1%
	2010 Labor Force: Males	51.5%	50.1%	49.2%
	2010 Labor Force: Females	48.5%	49.9%	50.8%
OCCUPATION	2000 Occupation: Population Age 16+	4,875	41,846	115,887
	2000 Mgmt, Business, & Financial Operations	22.9%	24.1%	22.7%
	2000 Professional & Related	26.9%	29.6%	29.1%
	2000 Service	10.1%	8.4%	8.5%
	2000 Sales and Office	28.5%	27.9%	28.6%
	2000 Farming, Fishing, and Forestry	-	-	-
	2000 Construction, Extraction, & Maintenance	4.1%	4.3%	4.8%
	2000 Production, Transport, & Material Moving	7.5%	5.7%	6.2%
	2000 Percent White Collar Workers	78.2%	81.6%	80.4%
	2000 Percent Blue Collar Workers	21.8%	18.4%	19.6%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	78.7%	78.2%	78.7%
	2000 Drive to Work in Carpool	7.5%	5.4%	6.1%
	2000 Travel to Work by Public Transportation	7.8%	8.4%	8.3%
	2000 Drive to Work on Motorcycle	-	-	-
	2000 Walk or Bicycle to Work	2.3%	2.7%	1.9%
	2000 Other Means	0.4%	0.3%	0.3%
	2000 Work at Home	3.4%	5.0%	4.6%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	33.2%	28.1%	25.2%
	2000 Travel to Work in 15 to 29 Minutes	31.2%	30.3%	31.5%
	2000 Travel to Work in 30 to 59 Minutes	25.7%	28.7%	29.2%
	2000 Travel to Work in 60 Minutes or More	9.9%	12.9%	14.1%
	2000 Average Travel Time to Work	24.4	26.8	28.0
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$266 M	\$2.49 B	\$6.65 B
	2010 Est. Apparel	\$12.9 M	\$121 M	\$322 M
	2010 Est. Contributions & Gifts	\$19.9 M	\$186 M	\$485 M
	2010 Est. Education & Reading	\$8.63 M	\$80.1 M	\$208 M
	2010 Est. Entertainment	\$15.1 M	\$141 M	\$377 M
	2010 Est. Food, Beverages & Tobacco	\$40.1 M	\$376 M	\$1.01 B
	2010 Est. Furnishings & Equipment	\$12.3 M	\$115 M	\$307 M
	2010 Est. Health Care & Insurance	\$17.9 M	\$168 M	\$452 M
	2010 Est. Household Operations & Shelter & Utilities	\$79.8 M	\$748 M	\$1.99 B
	2010 Est. Miscellaneous Expenses	\$4.23 M	\$39.5 M	\$106 M
	2010 Est. Personal Care	\$3.78 M	\$35.6 M	\$95.1 M
	2010 Est. Transportation	\$51.0 M	\$478 M	\$1.29 B

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