

ANCHOR SPACE AVAILABLE - Fox River Commons

704-944 Illinois Rte 59 | Naperville, IL 60540



Availability

- ▶ 5,012
- ▶ 510
- ▶ 2,668

Demographics

	1 MILE	3 MILE	5 MILE
2022 Population	9,569	97,346	258,729
2022 Households	3,804	36,911	91,834
Average Household Income	\$137,618	\$146,795	\$154,281

Traffic Counts

LOCATION	VEHICLES PER DAY
State Rte 59 & W Ogden Ave N (2015)	59,536 VPD
W Ogden Ave & State Rte 59 SW	36,033 VPD

Nearby Tenants



Fox River Commons
**IS UNDER NEW
OWNERSHIP!**



CONTINENTAL REALTY CORPORATION
CRCREALTY.COM

Center Features

- ▶ 229,000 SF regional shopping center located at the signalized intersection of Route 59 and Ogden Avenue with strong visibility to anchor, shop, and outparcel spaces
- ▶ Situated across Route 59 from Fox Valley Mall in close proximity to I-88 (~3.5 miles) and Downtown Naperville (~3.6 miles)
- ▶ Ingress/egress facilitated by five access points, three of which are serviced by traffic signals
- ▶ Awareness is enhanced by three pylon signs (two on Route 59, one on Ogden Avenue) and two rotating digital message boards
- ▶ Tenant lineup includes a mix of grocery, furniture and home décor, entertainment, retail, service, and restaurant businesses





Naperville

THE 5TH LARGEST CITY IN ILLINOIS

NEIGHBORING PROJECTS
COMING SOON



A new mixed-use development project with 304 luxury apartments coming soon just across the street from Fox River Commons



A NEW DINING AND
ENTERTAINMENT EXPERIENCE

- 28 miles from Chicago
- Easy access to major highways & interstates
- Close proximity to 2 major international airports
- 2 dedicated Metra train stations
- Easy access to surrounding suburbs
- 18 hotels and over 300+ dining options



BEST PLACE TO LIVE

Since 2004, Naperville has made eight appearances on Money Magazine's list of *Best Places to Live*



GREAT LOCATION FOR FAMILIES AND TOP PUBLIC SCHOOLS

In 2021 and 2022, Naperville was #1 in Niche for: *Best Cities to Raise a Family* in America and Cities with the *Best Public Schools in America*



SAFEST CITY IN AMERICA

Named *Safest City in America* by MoneyGeek in 2021

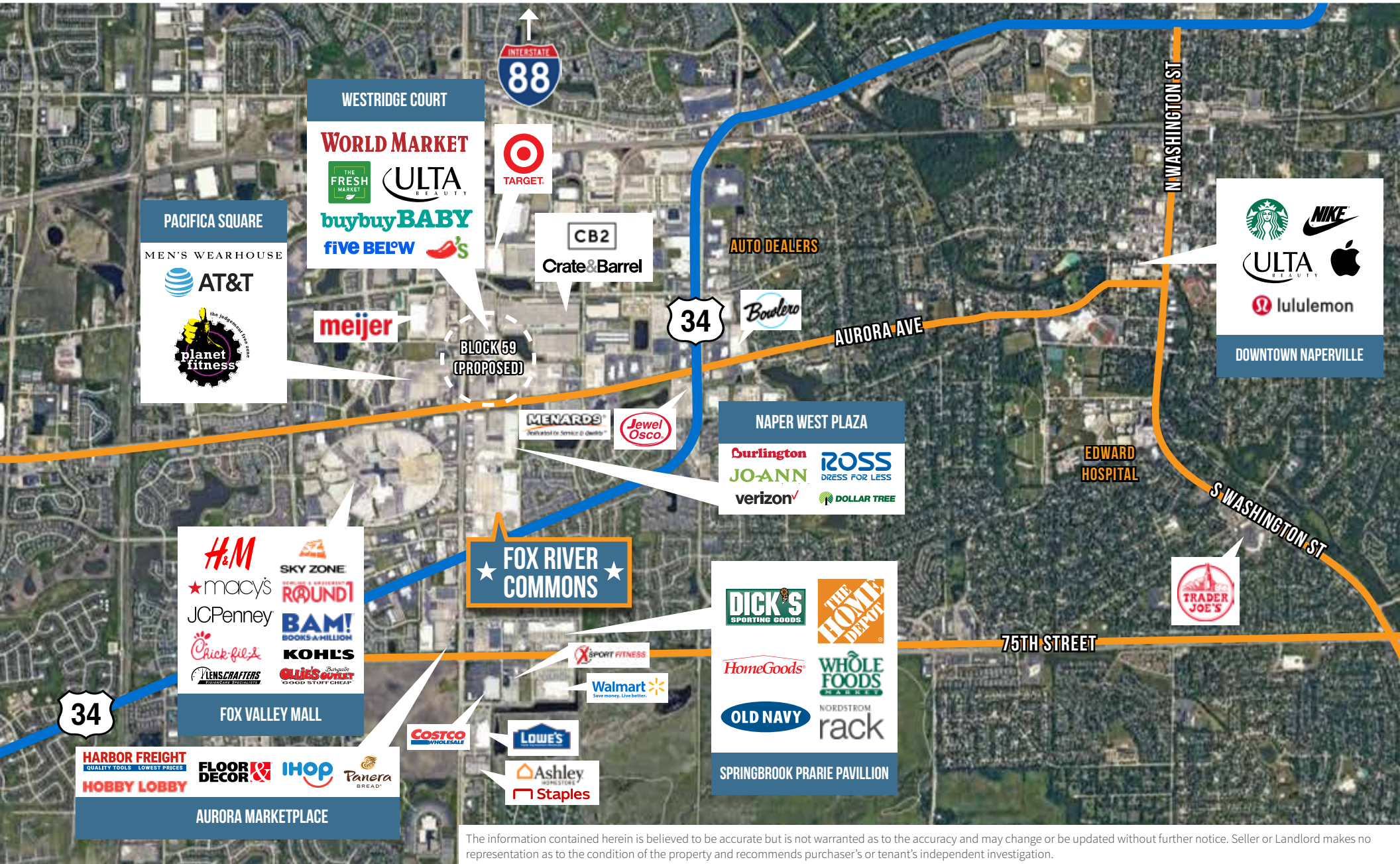


THE PLACE FOR RETAILERS

Naperville was awarded *#1 Chicago Area Suburb for Retail Sales* by Money magazine for the second year in a row

AREA MAP AND NEIGHBORING CENTERS

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The information contained herein is believed to be accurate but is not warranted as to the accuracy and may change or be updated without further notice. Seller or Landlord makes no representation as to the condition of the property and recommends purchaser's or tenant's independent investigation.