

# Downtown Naperville

OFFICE SPACE AVAILABLE!



643 S WASHINGTON ST, NAPERVILLE, 60540

**Anthony Brummel**

Brummel Properties

Designated Managing Broker

(630) 551-8005 x711

[Anthony@brummelproperties.com](mailto:Anthony@brummelproperties.com)

Lic: IL - 471.015302 & FL - BK3471068





# THE SPACE

Location	643 S Washington St Naperville, 60540
County	Dupage
APN	07-24-205-022
Square Feet	860
Annual Rent PSF	\$21.00
Lease Type	Modified Gross

## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
11,602	94,057	222,086

## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$200,920	\$185,130	\$171,284

## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,967	35,435	84,538



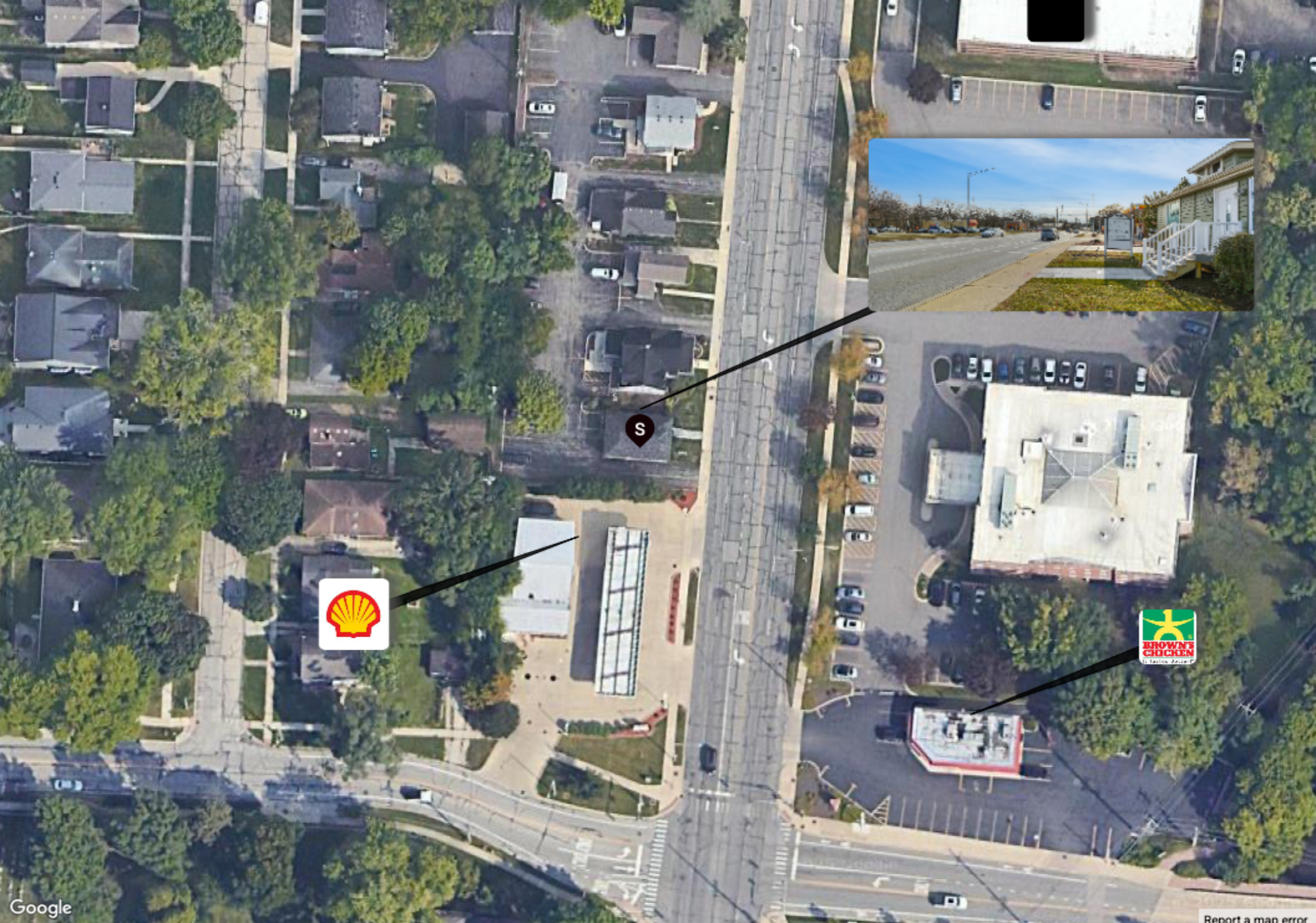
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- » Downtown Naperville: The property is located in the heart of downtown Naperville, known for its charming atmosphere, historic buildings, and a variety of shops, restaurants, and entertainment options. Examples include the Water Street District and the Naperville Riverwalk.
- » Transportation Access: The area offers convenient access to major transportation routes, including nearby highways and public transportation options such as the Naperville Metra station, facilitating easy commuting and accessibility for customers.
- » Residential Neighborhoods: Surrounding the property are established residential neighborhoods, providing a built-in customer base and potential foot traffic from nearby residents. Examples include the Historic District and East Highlands neighborhood.
- » Business Community: The property is situated among a mix of businesses, ranging from small local shops to corporate offices, creating a dynamic business community that can attract diverse clientele and foster networking opportunities.
- » Community Events: Downtown Naperville hosts various community events throughout the year, such as art fairs, festivals, and farmers' markets, offering opportunities for increased visibility and foot traffic to the property.







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Google

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Aerial Map | Downtown Naperville

## 643 S Washington St, Naperville, IL

Total Exterior Area Above Grade 860 sq ft



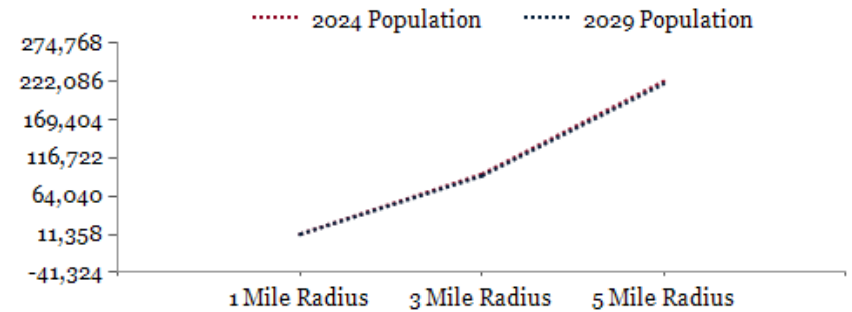
**Lower Level**  
Exterior Area 860 sq ft



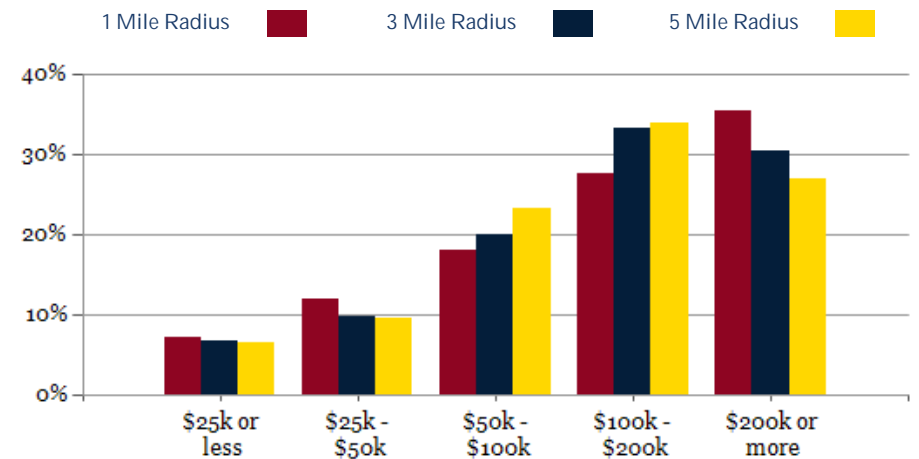
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,768	91,556	199,501
2010 Population	11,389	93,097	214,312
2024 Population	11,602	94,057	222,086
2029 Population	11,358	91,805	218,606
2024-2029: Population: Growth Rate	-2.10%	-2.40%	-1.60%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	195	1,632	3,391
\$15,000-\$24,999	89	760	2,142
\$25,000-\$34,999	241	1,428	3,055
\$35,000-\$49,999	231	2,019	5,046
\$50,000-\$74,999	348	3,437	9,812
\$75,000-\$99,999	369	3,616	9,731
\$100,000-\$149,999	629	6,101	15,623
\$150,000-\$199,999	465	5,683	13,018
\$200,000 or greater	1,399	10,759	22,720
Median HH Income	\$137,598	\$136,271	\$124,336
Average HH Income	\$200,920	\$185,130	\$171,284

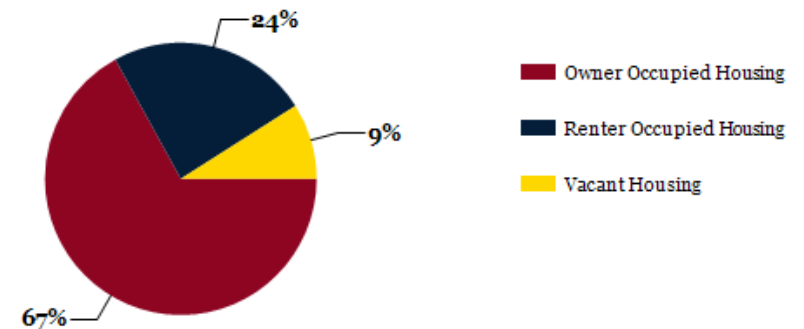
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,237	34,381	74,795
2010 Total Households	4,056	34,543	79,771
2024 Total Households	3,967	35,435	84,538
2029 Total Households	3,968	35,524	85,589
2024 Average Household Size	2.59	2.57	2.58
2024-2029: Households: Growth Rate	0.05%	0.25%	1.25%



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius



Source: esri



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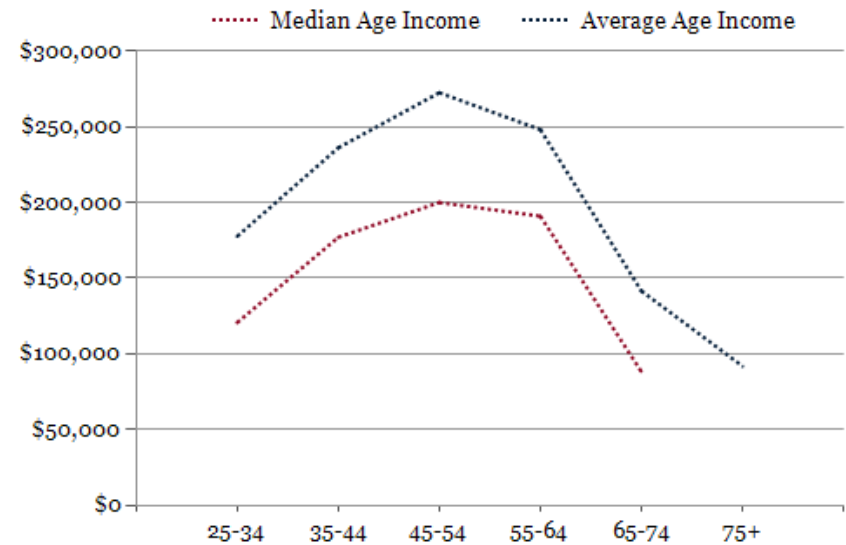
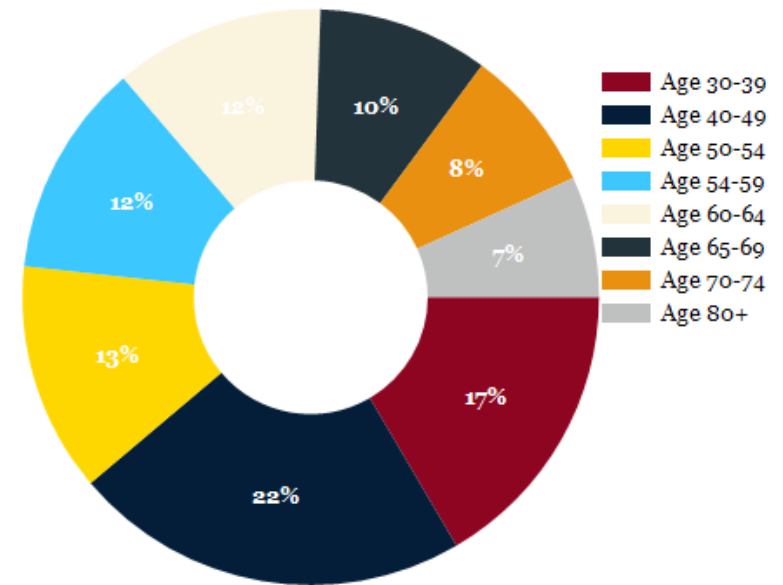
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Demographics | Downtown Naperville

6

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	474	5,534	14,442
2024 Population Age 35-39	548	5,973	15,252
2024 Population Age 40-44	705	6,888	16,888
2024 Population Age 45-49	669	6,119	15,023
2024 Population Age 50-54	796	6,322	15,226
2024 Population Age 55-59	742	5,995	14,148
2024 Population Age 60-64	728	6,152	14,147
2024 Population Age 65-69	591	5,197	12,160
2024 Population Age 70-74	499	4,290	9,215
2024 Population Age 75-79	419	3,310	6,793
2024 Population Age 80-84	288	2,043	4,095
2024 Population Age 85+	245	1,948	4,135
2024 Population Age 18+	9,315	73,475	173,625
2024 Median Age	39	41	40
2029 Median Age	39	42	41

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$120,667	\$118,216	\$108,384
Average Household Income 25-34	\$177,665	\$155,981	\$143,367
Median Household Income 35-44	\$176,959	\$159,876	\$147,207
Average Household Income 35-44	\$236,136	\$207,876	\$189,144
Median Household Income 45-54	\$200,001	\$181,690	\$165,566
Average Household Income 45-54	\$272,548	\$235,598	\$212,878
Median Household Income 55-64	\$190,958	\$172,438	\$158,420
Average Household Income 55-64	\$248,156	\$224,340	\$205,011
Median Household Income 65-74	\$88,189	\$98,457	\$93,736
Average Household Income 65-74	\$141,527	\$149,228	\$139,255
Average Household Income 75+	\$91,883	\$92,468	\$90,280



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With 13 years of experience in the real estate industry, I specialize in commercial properties while also handling residential transactions, property management, and business brokering. As a dedicated professional, I have successfully managed a wide array of real estate projects, ensuring client satisfaction and optimal outcomes.

In addition to my expertise in various real estate sectors, I lead a dynamic team of 35 professionals across three offices in Illinois and Florida. My leadership and commitment to excellence drive our team's success and growth in a competitive market.

Whether you're looking to buy, sell, or manage properties, I bring a wealth of knowledge, experience, and dedication to every client interaction, ensuring your real estate goals are achieved with the highest level of professionalism.



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*Exclusively Marketed by:*



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