

DOWNTOWN NAPERVILLE

237 W. JEFFERSON AVE., NAPERVILLE, IL 60540



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Freestanding Downtown Property *For Sale*

SALE PRICE: \$1,680,000

BUILDING SIZE: 3,252 SF plus 1,422 SF basement

TAXES (2023): \$20,150.92

Offering 3,252 of above grade square footage as well as a 1,422 square foot basement. The first floor is 1,422 square feet and features a vestibule/lobby/reception/waiting area, open area salon with 6 stations, shampoo room, spa room, break room and restroom. The second floor is 1,260 square feet with private rooms for manicure-pedicure, barbershop, nursery, spray tan, estheticians and restroom. The 570 square foot, loft style 3rd floor is currently used primarily for storage but could be renovated for additional usable space. Partially finished 1,422 SF basement offers office, classroom, laundry-kitchenette and restroom. The building has 82' of Jefferson Avenue frontage, and 121' of frontage on Eagle Street.

- Downtown Naperville directly across from the Naperville Public Library
- Located on a prominent corner of Jefferson (82' of frontage) and Eagle (121')
- 5 private parking spaces with 1-ADA space
- Extensive exterior and interior renovations
- Transitional Use Zoning just outside of the Central Business District zoning provides for maximum possible permitted uses, including service based businesses, retail, office or residential on the first floor.

WALK SCORE: 94 of 100

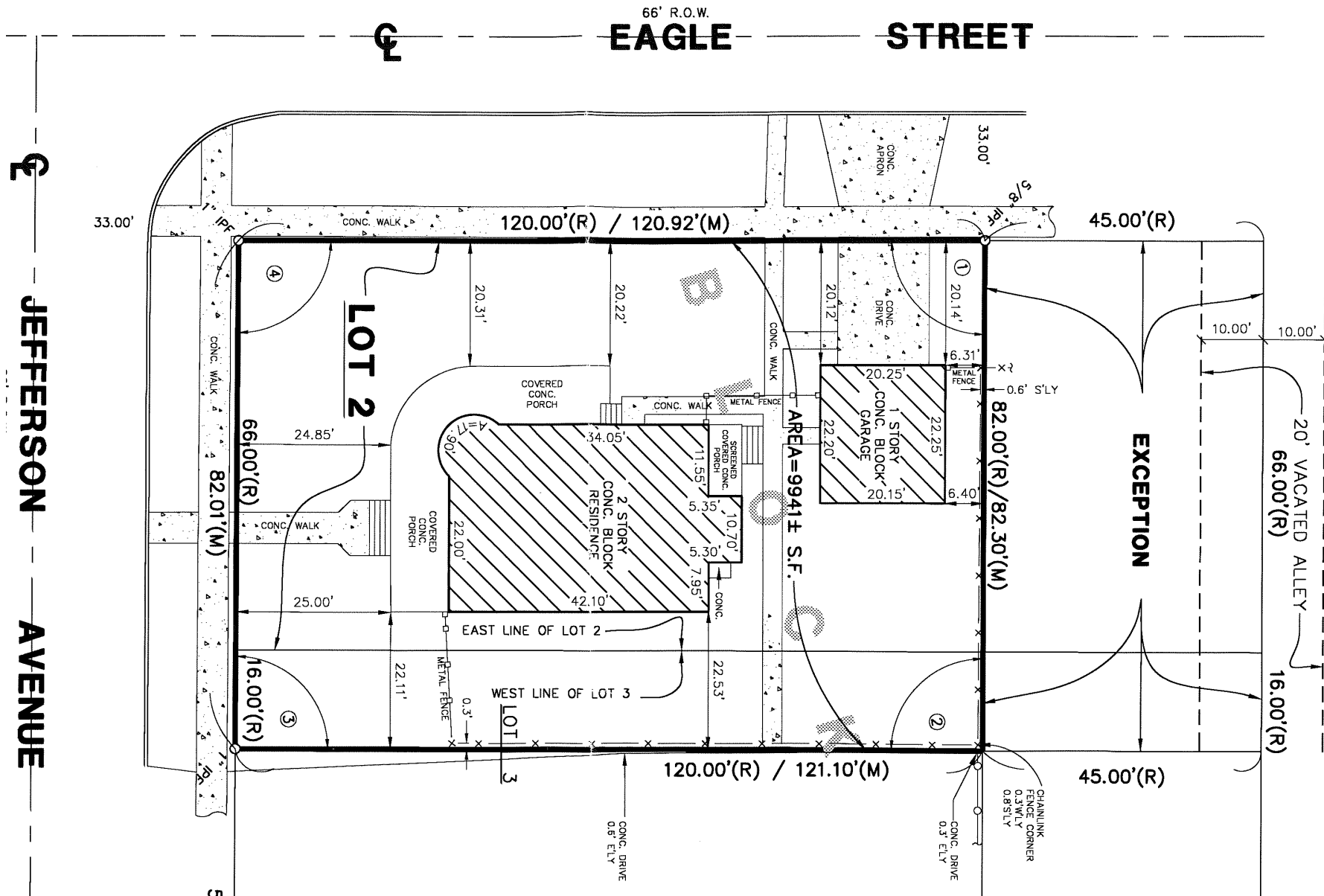
PARKING: 4,000 FREE SPACES (WITHIN 5 BLOCK RADIUS)



CLICK FOR VIDEO TOUR

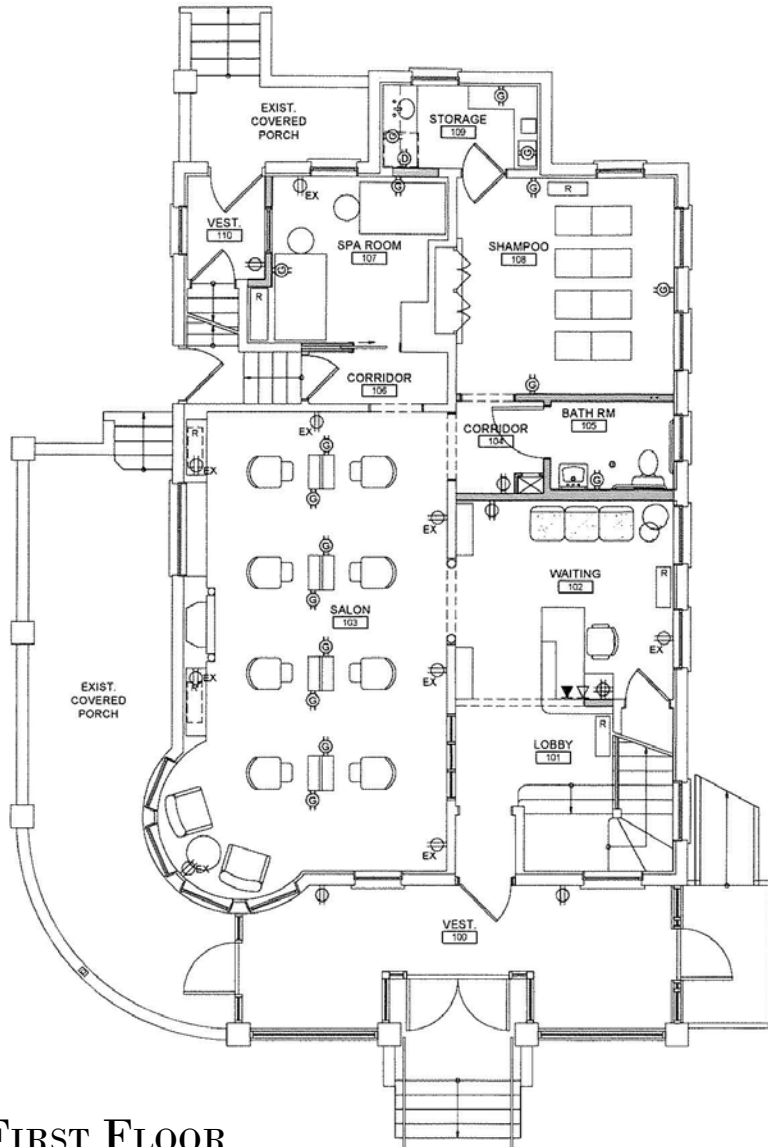


SITE PLAN

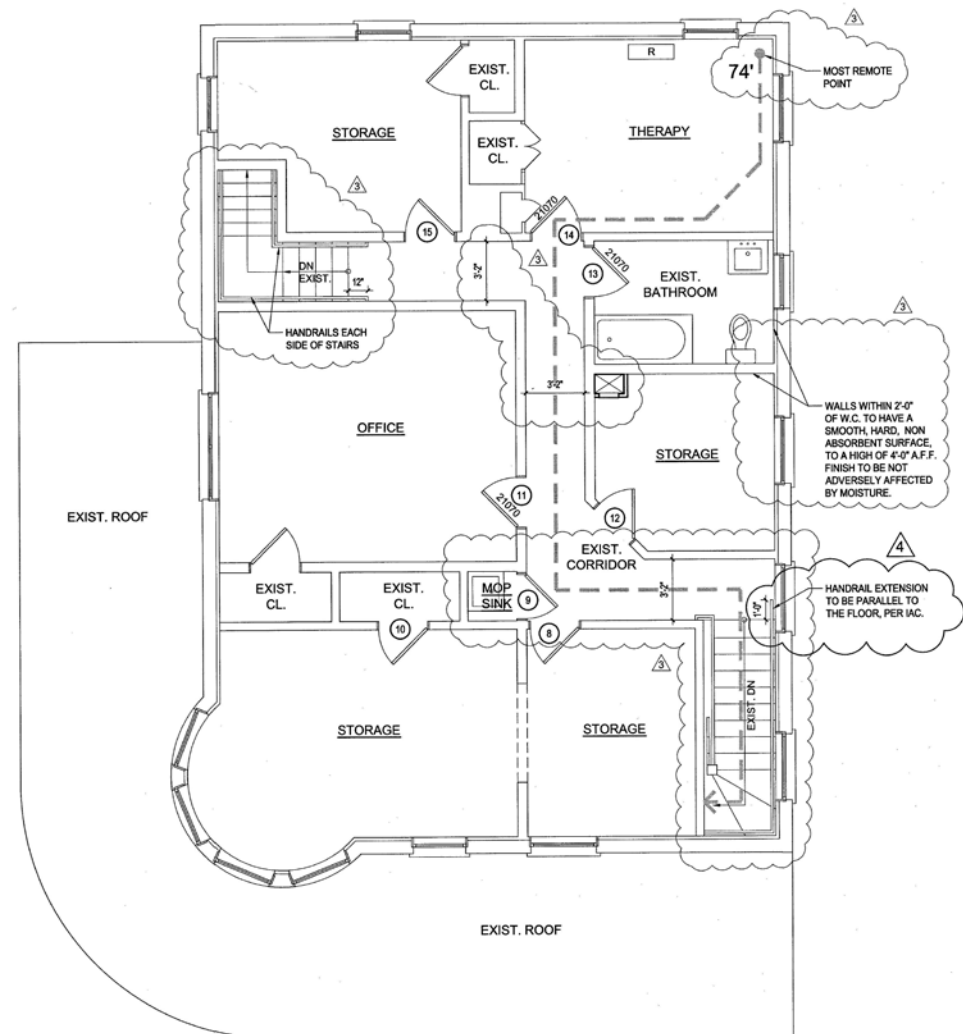


20 FEET

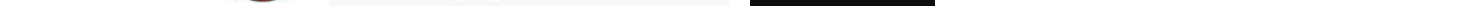
FLOOR PLANS



FIRST FLOOR



SECOND FLOOR



DOWNTOWN PARKING

Multiple parking garages and lots offer approximately 4,000 free parking spaces within a five block radius for employees and customers.

119 public parking spaces immediately adjacent to the property at the Paw Paw lot.

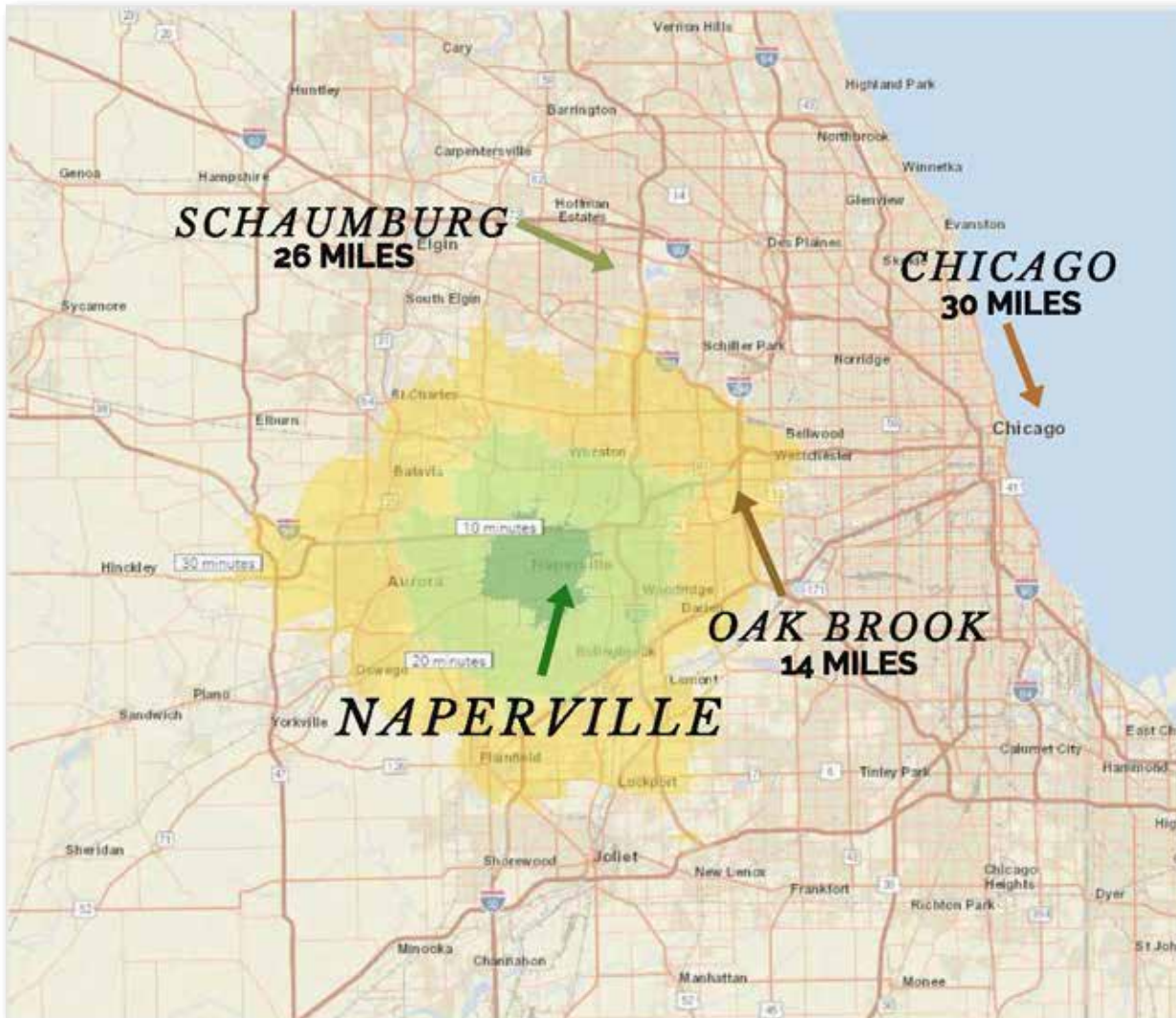
Parking

 Street Parking Space

 Parking Lot/Garage



REGIONAL MAP



THE CITY OF NAPERVILLE

AN AWARD WINNING COMMUNITY

Naperville combines values and charm with the vibrancy of a modern thriving economy making it a powerhouse in the Chicago area. The City is recognized nationally and internationally; making headlines often.

- Top IL Suburb in Retail, Restaurant Sales (2021, 2022)
- No. 1 Best Cities to Live in America (Niche, 2024)
- No. 1 Best City to Raise a Family in America (Niche, 2024)
- No. 3 Best City to Buy a House in America (Niche, 2024)
- No. 5 Best Place to Live in the U.S. (Livability, 2024)
- No. 1 Safest Cities to Raise a Child (SafeWise, 2020)
- City with Best Public Schools in America (Niche, 2024)
- 3rd Best Place in the Nation to Live if You Work from Home (Money Magazine, 2021)
- Named in “Top Earning Towns” (Money Magazine)



CONTACTS



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Christina Caton Kitchel is the CEO of Caton Commercial Real Estate Group, with over 15 years of experience in commercial real estate, retail leasing, investment sales, and ground-up, multi-use commercial property development; including navigation of municipal approvals. Christina is actively involved in site selection, evaluation of product, and lead generation for the brokerage team. Christina is an active member of the International Council of Shopping Centers (ICSC), a Certified Commercial Investment Member (CCIM) candidate, and participates in many national industry conferences and events.

Christina served as Chair of the Board of Directors for the Naperville Area Chamber of Commerce from 2020 to 2022, and is active in NACC B2B, NACC Political Action Committee, Family Business RoundTable, Legacy Circle, and sits on the steering committee for the NACC Legislative Forum.



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Autumn Psaros is a Senior Vice President at Caton Commercial, with an extensive and successful history of managing relationships and executing transactions for national, regional, and local clients. Autumn has worked as a securitization analyst for a financial institution within the capital equipment financing division.

Autumn specializes in tenant and landlord representation, with a focus on new business development, lease negotiation, and financial analysis. Autumn has a successful history of managing client relationships and executing real estate transactions. She works with her clients through all facets of the lease, purchase, and disposition process from full-market analysis, to negotiation and execution.

