

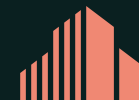


**Marketing
Brochure**

Le Chocolat

SIS NAILS

125-127 S. WASHINGTON ST.
NAPERVILLE, IL



**CUSHMAN &
WAKEFIELD**

PRICE
\$2,408,757

CAP RATE
7.00%

YEAR 1 NOI
\$168,613

LEASE TYPE
NN

Le Chocolat **SIS NAILS**

JEFFERSON AVENUE

WASHINGTON STREET

Le Chocolat

SIS NAILS



PROPERTY SUMMARY

Address:	125-127 S Washington St
City, State:	Naperville, IL
Building Size:	6,223 +/- SF
Year Built / Renovated:	1925 / 1990
Site Size:	0.08 +/- AC
PIN(s):	07-13-423-020
Frontage:	73' on Washington St
Stories:	2
Zoning:	B-4 - Downtown Core District
Parking:	None

TENANCY SUMMARY

TENANT	SF	LEASE TERM	
		START	END
COMMERCIAL			
Le Chocolat	3,760	10/28/11	4/30/22
		Annual Rent \$131,917	
Sis Nails	1,463	9/30/14	11/30/27
		Annual Rent \$67,772	
Fleet Safety (storage)	1,000	1/1/93	MTM
		Annual Rent \$8,400	
RESIDENTIAL			
		None	
Total:	6,223		
Occupancy:	100%		

Tenant Overviews

LE CHOCOLAT DU BOUCHARD is a patisserie featuring pastries, croissants, cakes, an espresso bar featuring over 40 specialty drink choices, and lots of chocolate, all hand-made by a team of professional bakers. Founded in 2004, Le Chocolat also offers a French bistro with a French-American menu featuring wine, chocolate, crepes, and soup. Their elegant store also offers a second-floor party room, coined "The Chocolate Loft" available to rent for events.

Sources: www.lechocolatdubouchard.com

TENANT OVERVIEW

Tenant Size	3,760
Lease End	4/30/22
Website	lechocolatdubouchard.com
Number of Locations	1

SIS NAILS & SPA is a nail salon and spa located in Downtown Naperville. In addition to professional nail care and waxing services, SIS also hosts private parties and events featuring nail care packages for a group.

Sources: www.downtownnaperville.com

TENANT OVERVIEW

Tenant Size	1,463
Lease End	11/30/27
Website	www.sisnails.com
Number of Locations	1