

# PEBBLEWOOD COMMONS

NEC Route 59 and McDowell Road  
Naperville, Illinois



EDGEMARK



**Location:** 1979 McDowell Road  
Naperville, Illinois

**Space Available:** 1,703 – 4,142 square feet  
.97 acre outlot

**Traffic Counts:** 45,000 v.p.d on Route 59

**Profile:** Major retail corridor. Great density and daytime population. Located just south of I-88.

**For more information contact:**

Les Kristof  
[lkristof@edgemarkllc.com](mailto:lkristof@edgemarkllc.com)  
(630) 572-5607

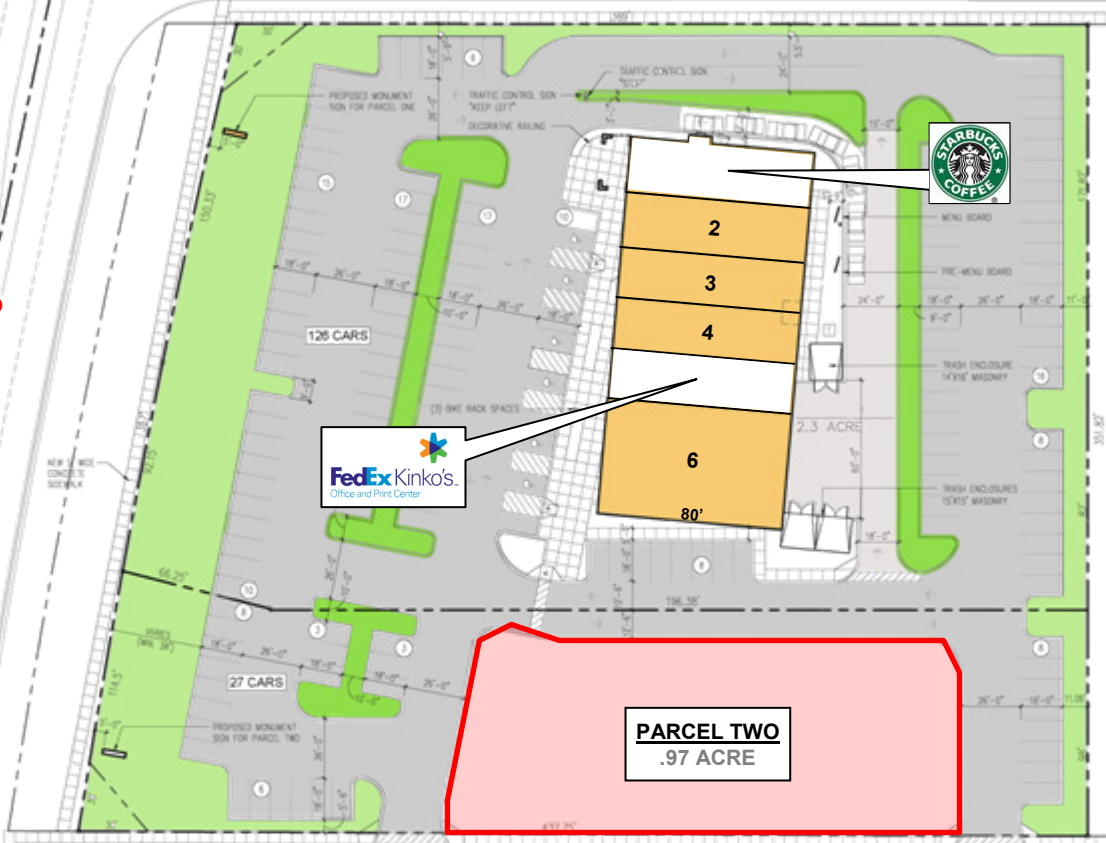
Tyson Fraser  
[tfraser@edgemarkllc.com](mailto:tfraser@edgemarkllc.com)  
(630) 572-5613

## DEMOGRAPHICS

<u>Population</u>	
1 Mile	9,160
3 Mile	57,027
5 Mile	166,750
<u>Average HH Income</u>	
1 Mile	\$70,415
3 Mile	\$92,699
5 Mile	\$97,777



**Route 59**



**McDowell Road**

EXISTING RETAIL SHOPS

Space		Size	Space		Size
1	Starbucks	1,977	4	AVAILABLE	1,699
2	AVAILABLE	1,920	5	FedEx/Kinko's	1,760
3	AVAILABLE	1,703	6	AVAILABLE	4,142



**EDGEMARK**  
www.edgemarkllc.com

2215 YORK ROAD  
SUITE 503  
OAK BROOK, IL 60523

P 630.472.1010  
F 630.472.1019