



Office/Medical For Lease

1,308 SF available



Batavia Medical Campus

2550-2586 W. Fabyan Parkway, Batavia, IL 60510

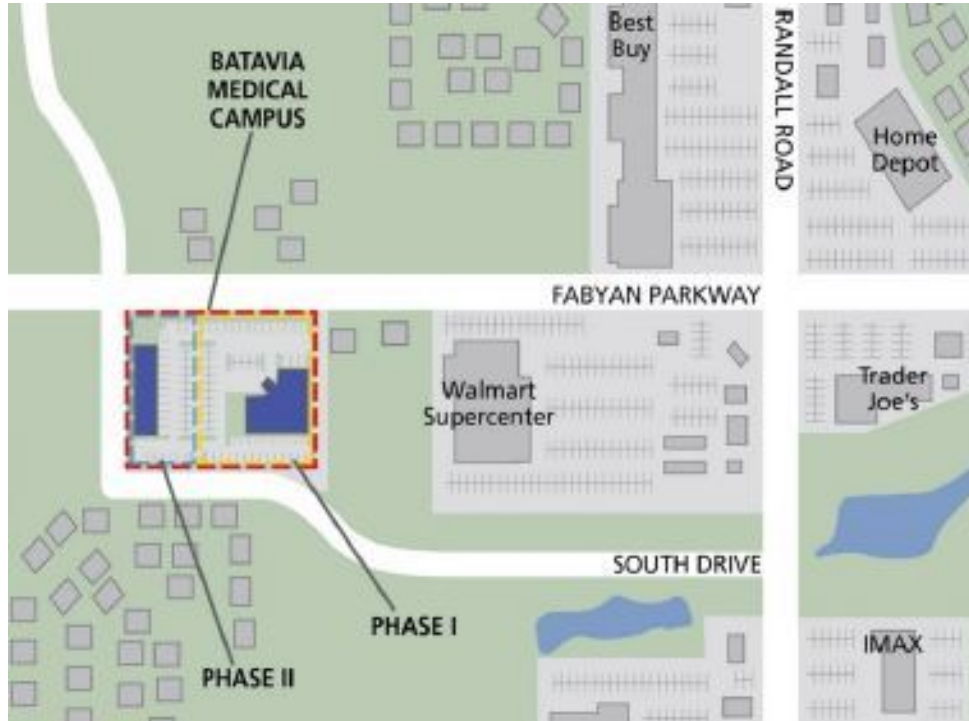
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Office/Medical For Lease



OFFERING SUMMARY

Available SF: 1,308 SF

Lease Rate: \$24.00 SF/yr (NNN)

Building Size: 17,374 SF

PROPERTY HIGHLIGHTS

- Across from Geneva Middle School campus with over 1300 students
- Adjacent to new senior living development
- Anchored by a Fresenius Medical Care's dialysis center
- Medical campus includes the 22,000 square foot Advocate Health Care Dreyer Medical Clinic
- Great co-tenancy with a local orthodontist and chiropractor
- Located less than 3 miles to Northwestern's Delnor Hospital
- On-building signage with visibility from Fabyan Parkway

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	1,330	15,424	40,168
Total Population:	4,159	43,289	111,952
Average HH Income:	\$136,468	\$116,966	\$105,037

for more information contact:

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AVAILABLE
SPACES

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Office/Medical Property For Lease

Lease Rate: \$24.00 SF/YR (NNN) **Total Space:** 1,308 SF
Lease Type: NNN **Lease Term:** 5 years+

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite C	Medical	\$24.00 SF/YR	NNN	1,308 SF	Negotiable	Shell space ready for custom build out

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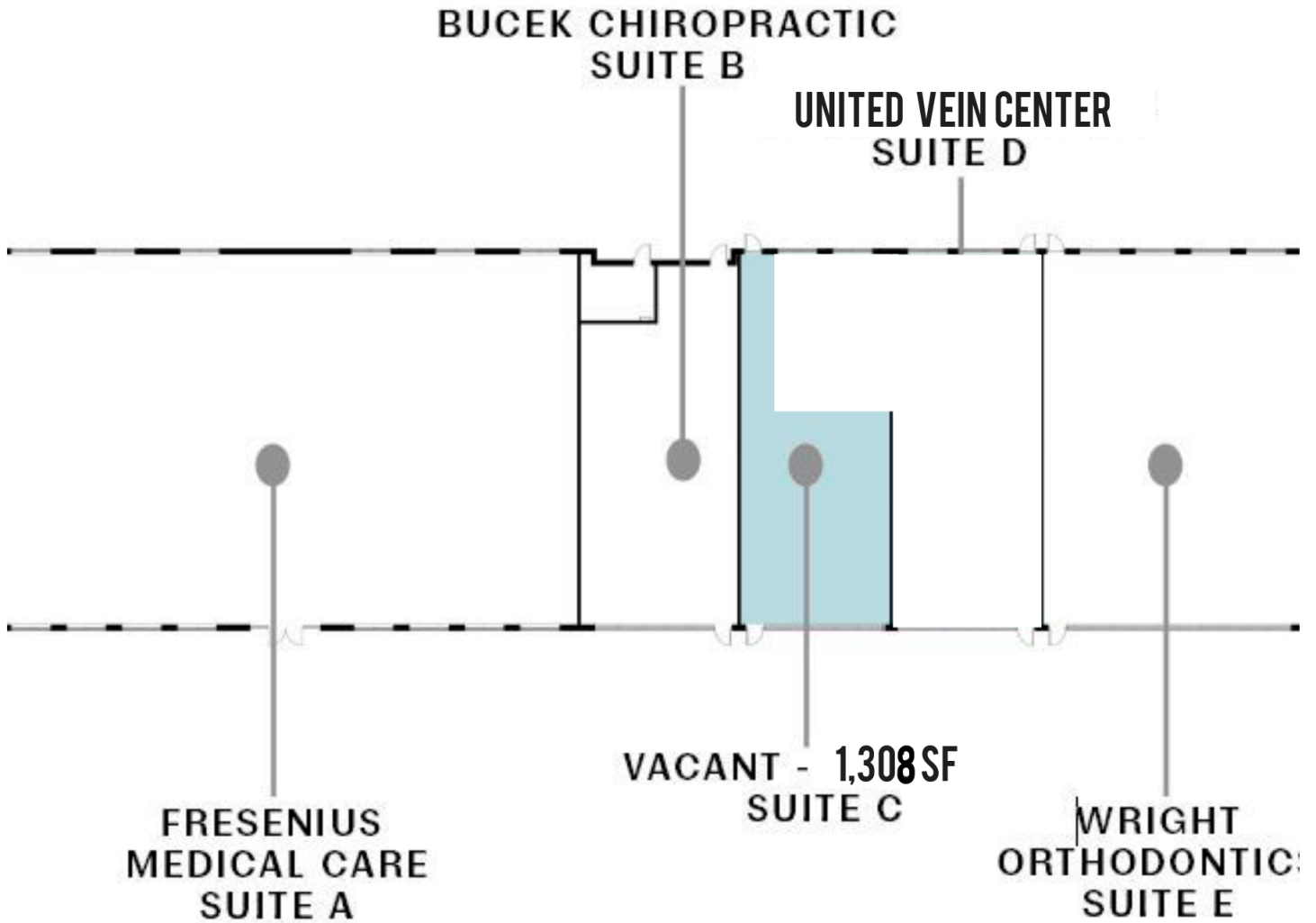
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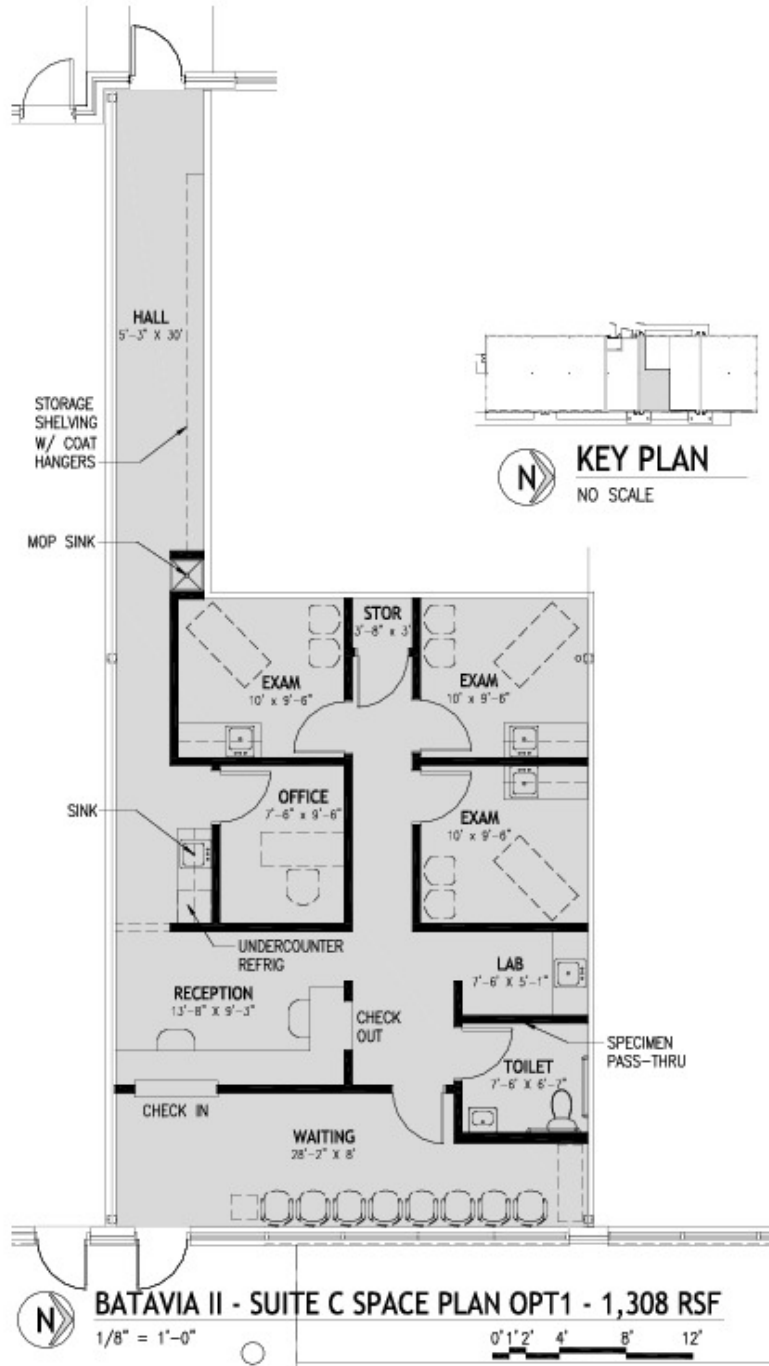
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SUITE C SPACE PLAN
MEDPROPERTIES GROUP
2550-2586 W FABYAN PARKWAY
BATAVIA, IL 60510
OCTOBER 12, 2021
PROJECT NUMBER | 921107

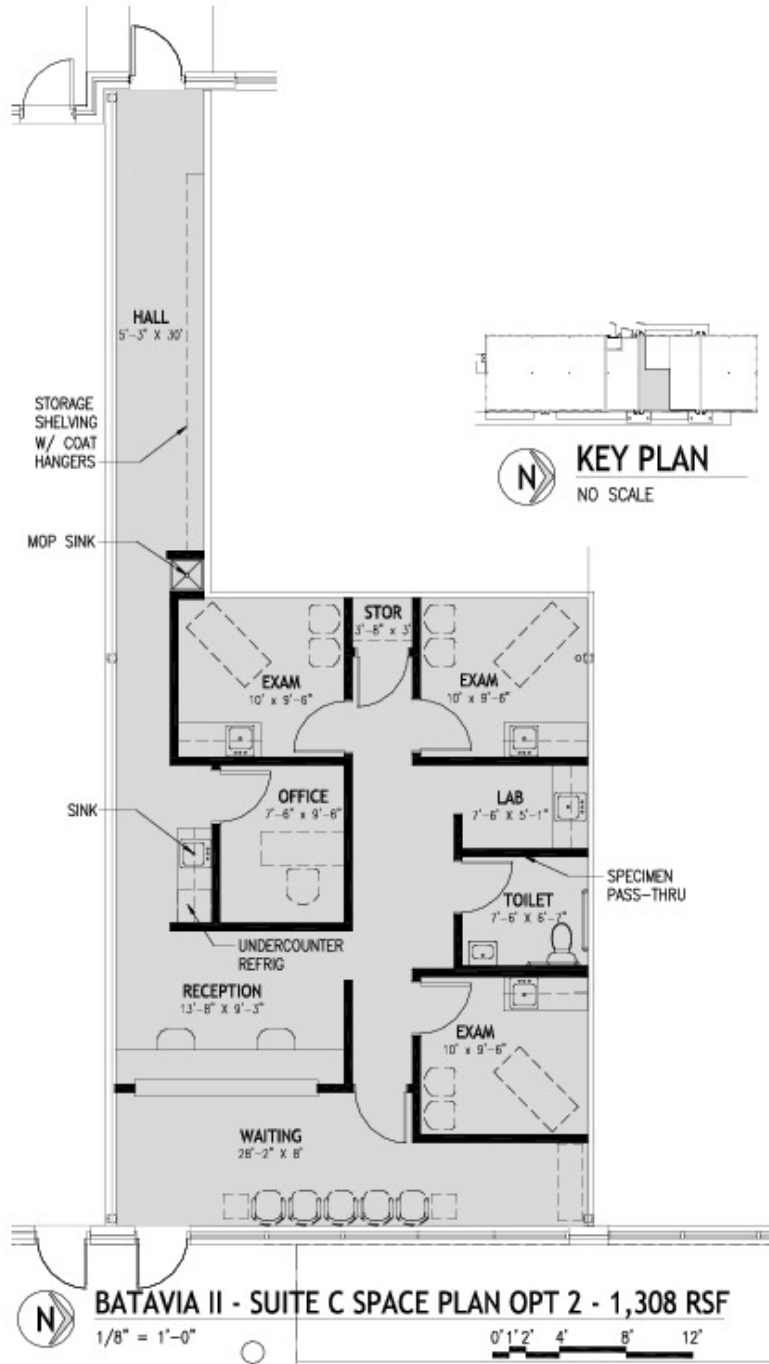
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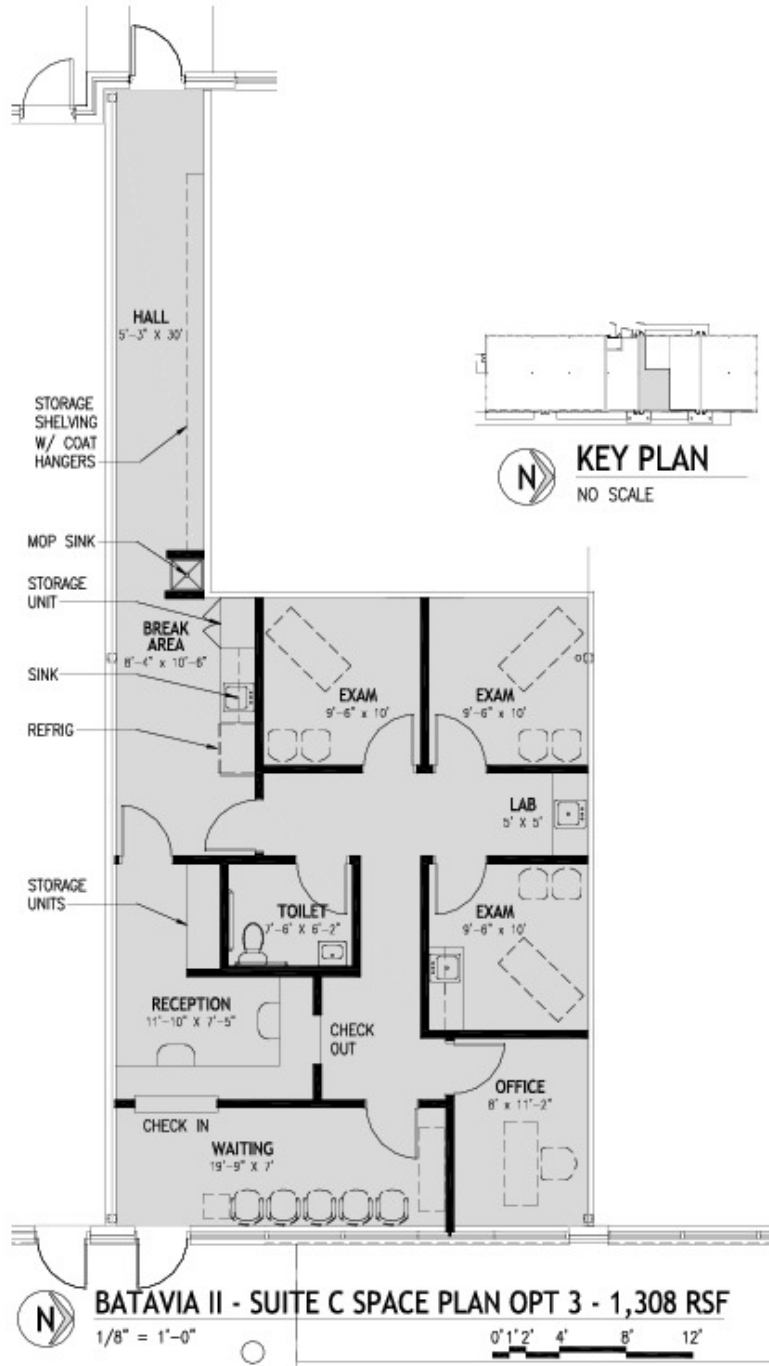
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ADDITIONAL
PHOTOS

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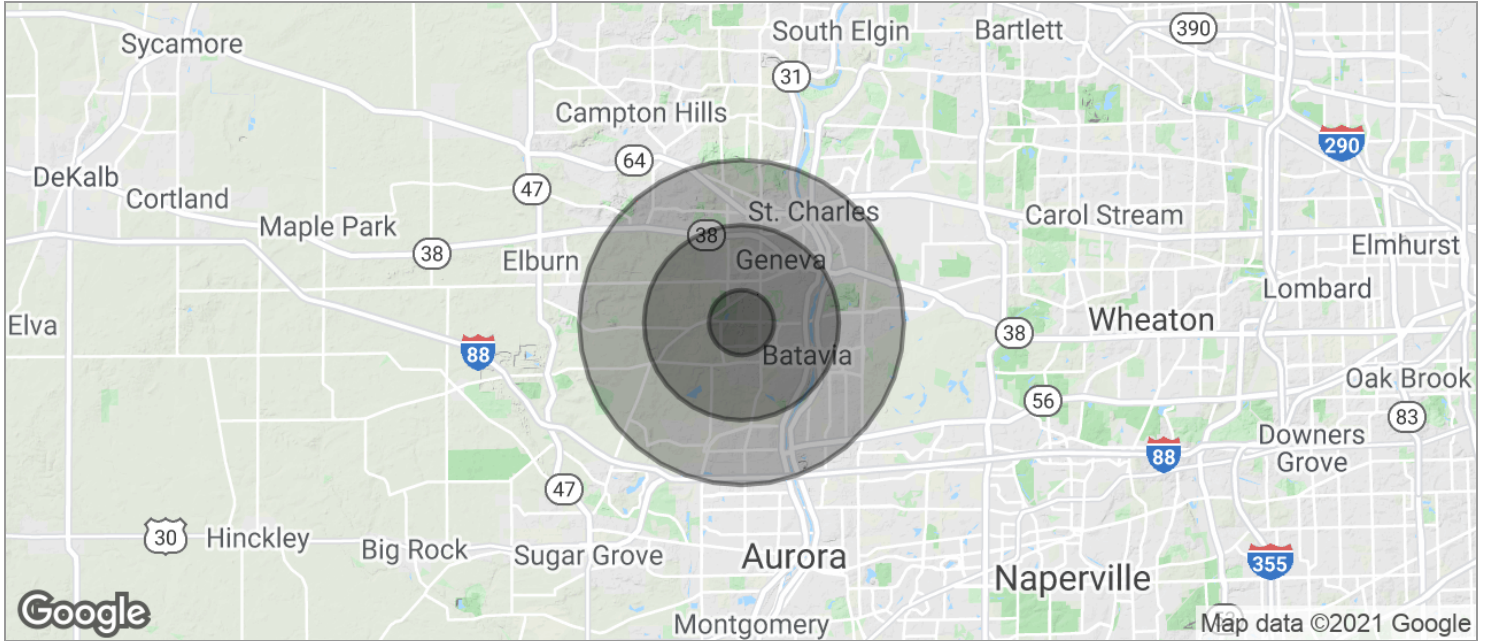
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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,159	43,289	111,952
MEDIAN AGE	39.8	40.3	38.7
MEDIAN AGE (MALE)	38.4	39.8	38.0
MEDIAN AGE (FEMALE)	40.4	40.6	39.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,330	15,424	40,168
# OF PERSONS PER HH	3.1	2.8	2.8
AVERAGE HH INCOME	\$136,468	\$116,966	\$105,037
AVERAGE HOUSE VALUE	\$397,832	\$366,424	\$345,654

* Demographic data derived from 2010 US Census

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