

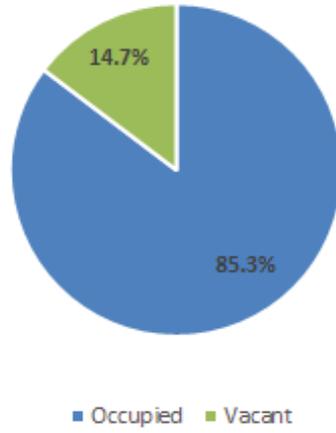


Warrenville Retail Space Inventory

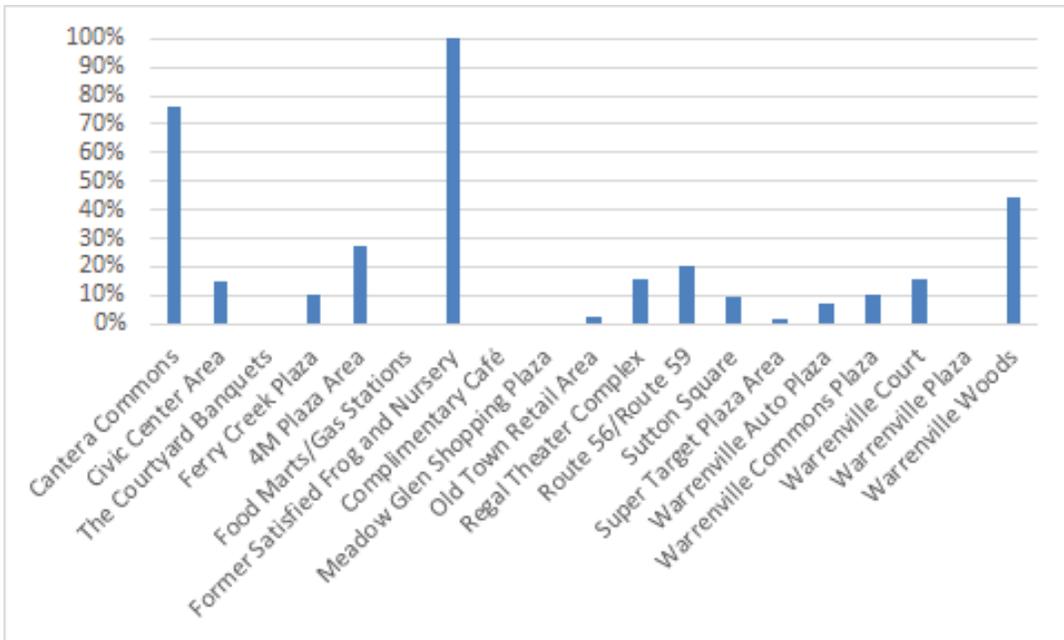
January 2025

Prepared By: Community Development Department

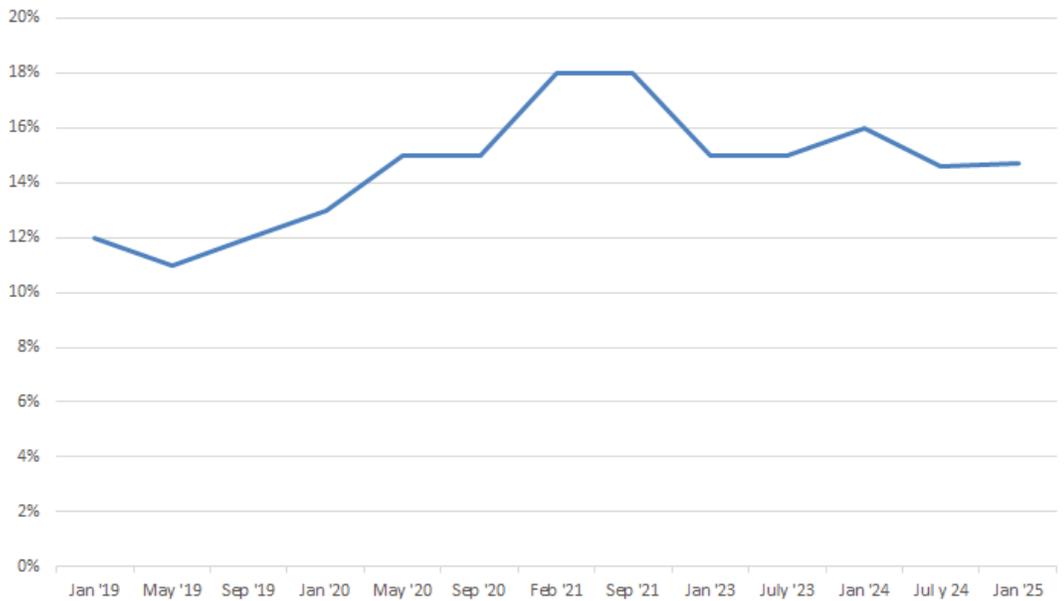
Warrenville Retail Inventory



Vacancy Rate By Location



Percent Vacant



Warrenville Retail Space Inventory Summary

Retail Center	Location	Total Retail Sq. Ft.	Vacant Sq. Ft.	Sq. Ft. Change Since Last Report	% Vacant
Cantera Commons	28341-28361 Diehl Road	18,090	13,760	5,800	76%
Civic Center Area	Batavia & Butterfield Road	32,200	4,800	-700	15%
The Courtyard Banquets	3S200 Route 59	13,500	0	0	0%
Ferry Creek Plaza	3S001-3S039 Route 59	15,250	1,650	50	11%
4M Plaza Area*	4S100 Route 59	44,640	12,100	-550	27%
Food Marts/Gas Stations	Various	10,631	0	0	0%
Former Satisfied Frog and Nursery	29W012 Butterfield Road	11,580	11,580	0	100%
Complimentary Café	4405 Winfield Road	4,500	0	0	0%
Meadow Glen Shopping Plaza	3S071 Route 59	15,900	0	0	0%
Old Town Retail Area	Batavia Rd & Warrenville Road	46,700	1,250	0	3%
Regal Theater Complex	28244-28260 Diehl Road	48,600	7,500	1,500	15%
Route 56/Route 59	Route 56/Route 59	29,600	6,000	0	20%
Sutton Square	2S610 Route 59	31,380	3,075	0	10%
Super Target Plaza Area	28201-28251 Diehl Road	199,027	4,053	0	2%
Warrenville Auto Plaza	2S780 Route 59	27,700	2,000	0	7%
Warrenville Commons Plaza	Route 59 & Batavia Road	126,225	13,000	0	10%
Warrenville Court	2S676 Route 59	13,300	2,100	0	16%
Warrenville Plaza	2S721-2S743 Route 59	14,150	0	0	0%
Warrenville Woods	29W100-29W170 Route 56	64,025	29,897	-2,083	46%
Totals:		766,998	112,765	4,017	14.7%

Available Retail Space in July 2024: **108,748 Sq. Ft.**
Available Retail Space in January 2025: **112,765 Sq. Ft.**
Available Retail Space Change Since July 2024: **4,017 Sq. Ft.**

* 4M Plaza updated to include Prairie Cannabis

Cantera Commons

Address: 28341-28361 Diehl Road

Leasing Agency: Mid-America Real Estate Corporation

**Owner: MD4 Warrenville, LLC
417 1st Avenue SE
Cedar Rapids, IA**

**Contact: Brooke Spinell
One Parkview Plaza 9th Floor
Oakbrook Terrace, IL 60181-4713**

**Main: 630-954-7220
Email: bspinell@midamericagr.com
Website: <http://midamericagr.com>**

Total Space: 18090	Sq. Ft.		Year Built: 2004
Vacant Space:	13,760	Sq. Ft.	76%
Tenant	Address	Phone	Square Feet
Vacant	28341 Diehl Road D		1,570
Vacant	28341 Diehl Road C		3,250
Vacant	28341 Diehl Road B	630-791-9796	1,640
Starbucks	28341 Diehl Road A	630-836-0437	1,580
Vacant	28361 Diehl Road E		4,300
Vacant	28361 Diehl Road D		1,500
Vacant	28361 Diehl Road C		1,500
Jazza Nail Salon	28361 Diehl Road B	630-791-9095	1,300
Potbelly Sandwich Shop	28361 Diehl Road A	630-821-7940	1,450

Civic Center Area

Address: 28W520 Batavia Road
 Owner: Lance Haack
 Warrenville, IL
 Year Built: 1962

Address: 28W550 Batavia Road
 Owner: Outreach Community
 Ministries, Wheaton, IL
 Year Built: 1958

Address: 28W530 Batavia Road
 Owner: Russell Tripp
 Warrenville, IL
 Year Built: 1947

Address: 3S220 Warren Avenue
 Owner: Ross Real Estate Holdings
 Warrenville, IL
 Year Built: 1963

Address: 28W542 Batavia Road
 Owner: Outreach Community
 Ministries Wheaton, IL
 Year Built: 1950

Address: 3S230 Warren Avenue
 Owner: Lowrie Properties
 Warrenville, IL
 Year Built: 1951

Address: 28W571-583 Stafford Place
 Owner: Lowrie Properties
 Warrenville IL,
 Year Built: 1928

Total Space: 32,200
 Vacant Space: 4,800

Sq. Ft.
 Sq. Ft.

15%

Tenant	Address	Phone	Square Feet
Vacant	28W520 Batavia Road		3,500
Jamie Thomure, D.C.-Chiropractor	28W530 Batavia Road	630-448-0255	700
Brightway Insurance	28W530 Batavia Road #201	630-581-8881	700
Warrenville Dental Group	28W530 Batavia Road	630-393-4600	700
Mark Wilk, D.C.-Chiropractor	28W530 Batavia Road	630-393-3777	700
Grace Counseling of DuPage	28W530 Batavia Road	630-447-7008	700

Vacant		28W530 Batavia Road #2		700
PC Psychotherapy		28W530 Batavia Road	630-884-4366	700
Med-Wise Billing		28W530 Batavia Road	630-393-5611	700
WYFS-Family		28W542 Batavia Road	630-393-7057	3,500
WYFS-Youth		28W550 Batavia Road	630-393-7057	1,700
Recycled Cycling		28W571 Batavia Road	630-384-9853	3,300
Evolet Eve		28W575 Stafford Place	630-836-8988	1,000
Indie Art Park		28W577 Stafford Place	773-717-2432	1,200
DBS Company, Inc.		28W581 Stafford Place	630-393-1664	1,200
Butler Accounting		28W583 Stafford Place	630-393-0334	2,000
Midwest	Neurosurgery and Spine	3S220 Warren Avenue	630-393-2222	8,000
Kalon Hair Bar		3S230 Warren Avenue	630-393-2935	600
Vacant		3S230 Warren Avenue		600

The Courtyard Banquets

Address: 3S200 Route 59

Owner: Luiz Perez
Phone: 630-414-9605

Total Space: 13,500 Sq. Ft
Vacant Space: 0 Sq. Ft 0%

Tenant	Address	Phone	Square Feet
Courtyard Banquets	3S200 Route 59	630-414-9605	13,600

Ferry Creek Plaza

Address: 3S001-3S029 Route 59

Leasing Agency: Adelpia Properties

Contact: Simeon Spirrison
P.O Box 4974
Oak Brook, IL 60522

Phone: 630-455-4495

Fax: 630-455-4496

Email: simeon@adelphiaproperties.com
Website: <http://adelphiaproperties.com>

Total Space: 15,250 Sq. Ft. Year Built: 1988
Vacant Space: 1,650 Sq. Ft. 11%

Tenant	Address	Phone	Square Feet
Warrenville Nutrihub	3S001 Route 59	630-463-8671	1,400
Purrfurred Pet Styling	3S005 Route 59	630-791-9815	1,500
Mattress By Appointment	3S009 Route 59	630-447-0740	1,500
Vacant	3S015 Route 59	630-393-2111	1,650
Alpacake Bakery	3S019 Route 59	630-791-9382	3,300
Maxi Hair Salon	3S021 Route 59	331-575-1885	1,500
Ames	3S025 Route 59	630-393-7579	1,600
Hometown Pantry & Liquor	3S029 Route 59	630-393-0200	2,800

4M Plaza

Address: 4S040-4S100 Route 59

Owner: 4M Enterprises

Contact: Tom Mouroukas
1649 Montgomery Road, Suite 1
Aurora, IL 60504
630-585-0004

Website: www.4MEnterprises.com
Email: info@4MEnterprises.com

Total Space: 39,140 Sq. Ft.
Vacant Space: 12,100 Sq. Ft. 31% Year Built: 1989-1990

Tenant	Address	Unit	Phone	Square Feet
Vacant	4S040 Route 59			11,000
Fox Valley Coins	4S100 Route 59	20	630-305-0100	2,400
Midwest Academy of Martial Arts	4S100 Route 59	19	630-836-3600	1,200
Total Staffing Solutions (Corporate)	4S100 Route 59	16, 17	630-836-2200	2,400
Best Cricket Store	4S100 Route 59	18	630-888-9765	1,200
Mattress By Appointment	4S100 Route 59	14, 15	331-444-2732	2,400
Luxemour	4S100 Route 59	13A		550
Sapphire Studios	4S100 Route 59	11, 12	630-800-8667	1,930
Sapphire Studios	4S100 Route 59	9, 10	630-800-8668	1,200
Elite Performance Institute	4S100 Route 59	8	331-472-4326	830
Anicca Float Club	4S100 Route 59	6, 7	630-854-7385	1,200
Boy Scouts of America- Three Fires Council	4S100 Route 59	4, 5	630-791-8342	3,030
Vacant	4S100 Route 59	3		1,100
Fox Valley Coins	4S100 Route 59	2	630-305-0100	1,100
Fox Valley Coins	4S100 Route 59	1	630-305-0100	2,200
Prairie Cannabis	4S120 Route 59		331-249-6532	5,400

Food Marts/Gas Stations

Address: 28W125 Warrenville Road
Owner: Sushila Property Inc.
Naperville, IL 60540

Address: 2S540 Route 59
Owner: EMRO Marketing Company
Findlay, OH 45840

Address: 28W050 Warrenville Road
Owner: Carol Fontana
Warrenville, IL 60555

Address: 3S405 Route 59
Owner: Speedway LLC
Findlay, OH 45840

Address: 2S600 Route 59
Owner: RDK Ventures LLC
Columbus, IN 47201

Total Space: 10,631
Vacant Space: 0

Sq. Ft.
Sq. Ft.

0%

Tenant	Address	Phone	Square Feet
DD/BP/WW	28W125 Warrenville Road	630-393-0947	4,250
Good Stop by Casey's	28W050 Warrenville Road	630-393-3633	912
Circle K / Shell	2S600 Route 59	630-393-0347	1,152
Speedway	2S540 Route 59	630-393-2566	1,717
Speedway	3S405 Route 59	630-393-0840	2,600

Former Satisfied Frog Location and Nursery

Address: 29W012 AND 29W036 Butterfield Road

**Owner: JSB Land Management & Development
Phone: 630-393-3600**

**Total Space: 11,580 Sq. Ft.
Vacant Space: 11,580 Sq. Ft. 100%**

Tenant	Address	Phone	Square Feet
Vacant	29W012 Butterfield Road		5,500
Vacant	29W036 Butterfield Road		6,080

Complimentary Café

Address: 4405 Winfield Road

**Owner: Novamed Incorporated
Skokie, IL 60076**

**Total Space: 4,500 Sq. Ft.
Vacant Space: 0 Sq. Ft. 0%**

Tenant	Address	Phone	Square Feet
Complementary/Fusion Social	4405 Winfield Road	312-251-5438	4,500

Towne Tap	28W247 Warrenville Road	630-393-1633	1,700
Tenner's Autos	28W265 Warrenville Road #1	630-728-4988	1,000
Fontana Service and Towing	28W265 Warrenville Road #2	630-393-9003	4,000
Noodles Tattoo	28W289 Warrenville Road	630-393-2770	900
Pink the Shoppe	28W321 Warrenville Road	630-791-9175	4,750
Sound and Fury Printing	28W321 Warrenville Road	630-791-8099	1,250
Vacant	28W321 Warrenville Road		1,250
Warrenville Grove Animal Hospital	3S481 Batavia Road	630-393-1131	4,000

Regal Plaza

Address: 28244-28260 Diehl Road

Tenant: Corner Bakery
Owner: SCN Investments
110 W Golf Rd
Schaumburg, IL 60195
Year Built: 2004-2005

Tenant: Eddie Merlot's
Owner: M & E Warrenville LLC
5648 Main St, Unit 2
Sylvania, OH 43560
Year Built: 1998

Tenant: Rock Bottom Brewery
Owner: Kevin Snyder
12333 Stratford Dr
Clive, IA 50325
Year Built: 1998

Tenant: Red Robin
Owner: 5B Red Robin Cantera LLC
Sun Valley, ID 83353
Year Built: 2001

Tenant: A2B Indian Veg Restaurant
Owner: NADG NNN CMEX IL LP
3131 McKinney Ave No L 10
Dallas, TX 75204
Year Built: 2017

Tenant: Vacant
Owner: SCN Investments LLC
110 W GOLF RD
SCHAUMBURG IL 60195
Year Built: 2004

Total Space: 46,700
Vacant Space: 7,500

Sq. Ft.
Sq. Ft. 16%

Tenant	Address	Phone	Square Feet
A2B Indian Veg Restaurant	28244 Diehl Road		6,900
Twin Peaks	28252 Diehl Road	630-393-9747	7,000
Eddie Merlot's	28254 Diehl Road	630-393-1900	6,600
Rock Bottom Brewery	28256 Diehl Road	630-836-1380	8,400
Vacant (Former CPK)	28258 Diehl Road #1		6,000
Corner Bakery	28258 Diehl Road #2	630-836-1689	3,800
Vacant	28258 Diehl Road #3	630-791-8167	1,500
Red Robin	28260 Diehl Road	630-836-8870	6,500

Sutton Square

Address: 2S610 Route 59

Leasing Agency: Coldwell Banker Commercial NRT

Contact: Robert Blomgren
Yorkville, IL
Phone: 630-553-3555
630-251-4357

Owner: 2S610 Route 59 LLC

Total Space: 31,380
Vacant Space: 3,075

Sq. Ft.
Sq. Ft. 10%

Year Built: 1990

Tenant	Address	Phone	Square Feet
Fast Cash and Pawn	2S610 Route 59 #1	630-836-2499	3,450
Prime Liquors	2S610 Route 59 #1B	773-425-4213	3,150
Subway	2S610 Route 59 #2	630-393-1782	1,340
Excel Barber	2S610 Route 59 #3	630-791-9623	1,520
Taco Grill	2S610 Route 59 #4	630-791-9644	1,390
KV Hotshots Sport Bar	2S610 Route 59 #5	630-393-1241	4,318
Olympia Wrestling and MMA	2S610 Route 59 #6		2,212
Vacant	2S610 Route 59 #7		3,075
Uprise Tattoo	2S610 Route 59 #8	630-441-8464	3,600
Tribe Staffing	2S610 Route 59 #9		2,100
Clouds-Are-Us	2S610 Route 59 #10	331-250-6298	2,340
Rosati's	2S610 Route 59 #11	630-393-9393	1,460
Julie's Nails	2S610 Route 59 #12	630-836-1051	1,425

Super Target Plaza

Address: 28201-28251 Diehl Road, 28331 Dodge Drive

Tenant: Target
Owner: Target Corporation
1000 Nicollet Mall, T-1903
Minneapolis, MN 55440
Year Built: 2004

Tenant: Buffalo Wild Wings
Owner: BW Warrenville LLC
13405 W Star Drive
Shelby Township, MI 48315
Year Built: 2004

Tenant: Vacant, Chipotle
Owner: Menard INC
5101 Menard Dr
Eau Clairem, WI 54703
Year Built: 2004

Tenant: Sankalp Taste of India
Owner: Hitaishi, LLC
Vernon Hills, IL 60661
Year Built: 2005

Total Space: 199,027 **Sq. Ft.**
Vacant Space: 4,053 **Sq. Ft.** **2%**

Tenant	Address	Phone	Square Feet
Super Target	28201 Diehl Road	630-961-4061	174,000
Vacant	28231 Diehl Road		4,053
Buffalo Wild Wings	28241 Diehl Road	630-836-2999	6,400
Madurai Kitchen	28251 Diehl Road	847-264-8197	4,324
Chipotle	28251 Diehl Road	630-836-0016	2,750
Sankalp Taste of India	28331 Dodge Drive	331-208-9861	7,500

Warrenville Auto Plaza

Address: 2S781 Route 59

Owner: Mulder Property Management, LLC / Mulder Property Holdings
Phone: 630-486-1300

Total Space: 27,700 **Sq. Ft.**
Vacant Space: 2,000 **Sq. Ft.** **7%**
Year Built: 1989

Tenant	Address	Phone	Square Feet
R59 Detailing	2S781 Route 59 Ste. A	630-791-9430	2,200
E&A Auto Sales	2S781 Route 59 Ste. B		2,000
Rx Auto Care	2S781 Route 59 Ste. C	630-393-6566	3,000
Caliber Collision	2S781 Route 59 Ste. E1, E2	630-836-1912	12,000
Goodyear	2S781 Route 59	630-393-6300	8,500

Warrenville Court

Address: 2S676 Route 59

Owner: Anthony Mitchell
Glen Ellyn, IL 60137
Phone: 630-393-2020

Total Space: 13,300 **Sq. Ft.**
Vacant Space: 0 **Sq. Ft.** **0%**
Year Built: 1983

Tenant	Address	Phone	Square Feet
Exploring Flooring	2S676 Route 59 #7,8	630-393-2020	5,500

China House	2S676 Route 59 #3	630-393-3828	2,100
Gregory Potempa, DDS	2S676 Route 59 #5	630-393-9300	1,800
GGT Wrestling	2S676 Route 59 #2	630-392-8615	2,100
Arnie's Pizza	2S676 Route 59 #1	630-393-4040	1,800

Warrenville Commons Plaza

Address: 4S040-4S100 Route 59

Address: 2S501 - 2S539 Route 59

Owner: Center 59, LLC
Addison, IL 60101

Built: 1986

2S541 Route 59

Owner: George Kleinwachter
Warrenville, IL 60555

Built: 1987

Address: 2S551 Route 59

Owner: Heartland Illinois Food
Downers Grove, IL 60515

Built: 1988

Address: 2S631 Route 59

Owner: Ghada Nijm
Winfield, IL

Built: 1985

Address: 2S613 Route 59

Owner: MLK WAG OWNER, LLC C/O UBO REALTY CORP
New York, NY 10003

Built: 2007

Address: 29W573 Batavia Road

Owner: Julie Draus
Warrenville, IL 60555

Built: 1959

Address: 29W585 Batavia Road

Owner: Lloyd A Hammer
Aurora, IL 60504

Built: 1958

Total Space:	131,525	Sq. Ft.	
Vacant Space:	13,000	Sq. Ft.	10%

Tenant	Address	Phone	Square Feet
Tom's Market	2S501 Route 59	630-393-2800	40,600
Warrenville Café	2S505 Route 59	630-393-9058	6,600
Vacant	2S507 Route 59		5,300
Vacant	2S513 Route 59		2,400
Sky Smoke Shop	2S515 Route 59	872-985-7622	1,350

Gorski Chiropractic Center	2S517 Route 59	630-393-6699	1,375
La Michoacana	2S519 Route 59	630-863-8329	1,200
Dollar Store Plus	2S521 Route 59	630-393-2144	1,800
Vacant	2S525/2S527 Route 59		5,300
Sandy's Bakery	2S529 Route 59	630-393-2055	1,350
Laundry City Express	2S533 Route 59	630-393-9162	2,750
Montri Thai	2S535 Route 59	630-836-9774	3,750
Cemitas Benny	2S539 Route 59	630-903-7772	1,700
Advance Auto Parts	2S541 Route 59	630-393-4900	2,850
Warrenville Ace Hardware	2S541 Route 59	630-393-1882	12,750
Burger King	2S551 Route 59	708-393-6009	3,750
Walgreens	2S613 Route 59	630-836-1788	14,400
Lisa/William P. Nijm, MD	2S631 Route 59 Ste. A	630-393-7100	1,500
RK & Associates Engineering	2S631 Route 59 Ste. B	630-393-9000	4,500
ST Paul Accounting & Tax Services	2S631 Route 59 Ste. C	708-925-6477	1,500
DuPage Dental Smiles	2S631 Route 59 Ste. D	630-393-2733	1,500
LuxMed Behavior Health	2S631 Route 59 Ste. E	630-216-9098	1,500
PW Auto Clinic	29W573 Batavia Road	630-393-9493	2,300
Eagle Academy of Martial Arts	29W585 Batavia Road #1	630-393-0033	1,750
Hair Studio 585	29W585 Batavia Road #2	630-886-6403	1,150
DuPage Radon	29W585 Batavia Road #3	630-225-7997	1,500
Aughenbaugh Family Chiropractic	29W585 Batavia Road #4	630-393-4114	2,100
PACE Fitness & Tanning	29W585 Batavia Road #5	630-393-1550	3,000

Warrenville Plaza

Address: 2S721-2S743 Route 59

Leasing Agency/Owner: 4M Enterprises

Contact: Tom Mouroukas
1649 Montgomery Road Suite 1
Aurora, IL 60504
Phone: 630-585-0004
Website: www.4MEnterprises.com
Email: info@4MEnterprises.com

Total Space: 14,150
Vacant Space: 0

Sq. Ft.
Sq. Ft. 0%

Year Built: 1978

Tenant	Address	Phone	Square Feet
Dunkin Donuts	2S721 Route 59	630-393-1025	2,400
Printing Signs & Design	2S723 Route 59	630-853-7196	1,000
59 Cleaners	2S727 Route 59	630-393-3332	1,000
59 Food and Liquor	2S729 Route 59	630-393-6622	1,350
Brow Spa	2S731 Route 59	630-791-9639	1,350
Brow Spa	2S733 Route 59	630-393-9913	1,350
State Farm Insurance	2S739 Route 59	630-393-9222	1,350
Changes Shear Artistry	2S741 Route 59	630-393-9110	1,350
East China Inn	2S743 Route 59	630-836-9600	3,000

Warrenville Woods

Property Address: 29W100-29W170 Butterfield Road

Leasing Agency/Owner: Richard Larson - CTK Chicago Partners
312-337-4509

Total Space: 64,924 Sq. Ft. Year Built: 1988
Vacant Space: 29,897 Sq. Ft. 46%

Tenant	Address	Phone	Square Feet
Bloom Learning Center	29W100 Route 56 #100		5,367
Vacant	29W100 Route 56 # 101		1,255
Vacant	29W100 Route 56 # 103		1,597
Domara Studios	29W100 Route 56 # 105	630-393-2000	2,489
Holistic Energy Centre	29W110 Route 56 # 101	619-871-0662	545
Vacant	29W110 Route 56 # 102		3,148
Auction & Event Solutions LLC	29W110 Route 56 # 103	630-248-8142	822
Vacant	29W110 Route 56 # 105		1,200
Vacant	29W110 Route 56 # 108		2,195
Sea Shipping Line	29W110 Route 56 # 202		1,639
Vacant	29W110 Route 56 # 204		1,252
Vacant	29W110 Route 56 # 209		5,393
S.T.R.E.A.M.	29W110 Route 56 # 301	630-800-7943	5,789
Vacant	29W120 Route 56 #101		1,012
V1 Studio	29W120 Route 56 #102	630-389-3014	1,025
Vacant	29W120 Route 56 #103A		321
Background Resources, Inc	29W120 Route 56 #103B	630-873-2270	753
Ponce Reyna Agency	29W120 Route 56 #104A	630-939-0176	489
Big Woods Church	29W120 Route 56 #104B	630-791-8118	520
Vacant	29W120 Route 56 #105		1,070
loveisarose.com	29W120 Route 56 #106	630-393-1111	1,037

Chase Uphostery	29W130 Route 56 #101	630-393-1640	502
Chase Uphostery	29W130 Route 56 #103	630-393-1640	3,000
Blue Insurance Group	29W130 Route 56 #104A	630-953-7440	406
Vacant	29W130 Route 56 #105		1,018
Vacant	29W130 Route 56 #106		1,018
Newkirk Associates	29W140 Route 56 # 101	630-393-9005	1,051
Accurate Biometrics	29W140 Route 56 # 102		1,026
Illinois Safety CPR	29W140 Route 56 #103A	630-290-4280	503
Vacant	29W140 Route 56 #103B		1,146
Lash AnaLyst	29W140 Route 56 #103C	630-215-7548	216
The Wellness Sanctuary	29W140 Route 56 #104A	815-263-4537	370
Vacant	29W140 Route 56 #105		1,577
Orchid Spa	29W140 Route 56 #106		1,018
Iris Family Dental	29W150 Route 56 #101	630-393-2120	720
Planned Financial Independence	29W150 Route 56 #102	630-717-7282	701
Vacant	29W150 Route 56 #103		1,423
Style of Dogs	29W150 Route 56 #104	630-225-7387	1,400
Vacant	29W150 Route 56 #201		1,503
Vacant	29W150 Route 56 #202		1,547
Quality Life Center	29W170 Route 56 #101	630-393-4722	720
Vacant	29W170 Route 56 #102	630-854-4333	701
Art of Healing	29W170 Route 56 #103	331-465-1153	706
Beverly's Beauty Salon	29W170 Route 56 #104	630-393-4807	717
Holistic Energy Centre	29W170 Route 56 #201	619-871-0662	1,496
Vacant	29W170 Route 56 #202		1,521