

For Lease

# Retail Spaces For Lease

339 & 347 E Indian Trail , Aurora, IL 60505



## Property Description

Two Retail Spaces for Lease in Aurora

## Location Description

Located 1 mile south of I-88 and Route 31 Interchange and 2 miles north of Downtown Aurora

## Property Highlights

- Located on the corner of Indian Trail with 19,400 vpd and Mitchell Rd with 7,600 vpd
- Well-maintained property
- Ample parking
- Large monument sign available
- Easy access

## Offering Summary

Unit 339:	5,084 SF (Divisible) \$13.00/SF (NNN)
Unit 347:	1,560 SF \$15.00/SF (NNN)
Pass Thru's:	\$3.58/SF
Lot Size:	2.92 Acres
Building Size:	37,409 SF
Zoning:	B-2 (S) - Business District - General Retail

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,311	34,021	77,969
Total Population	9,960	102,819	223,497
Average HH Income	\$91,294	\$101,806	\$118,706

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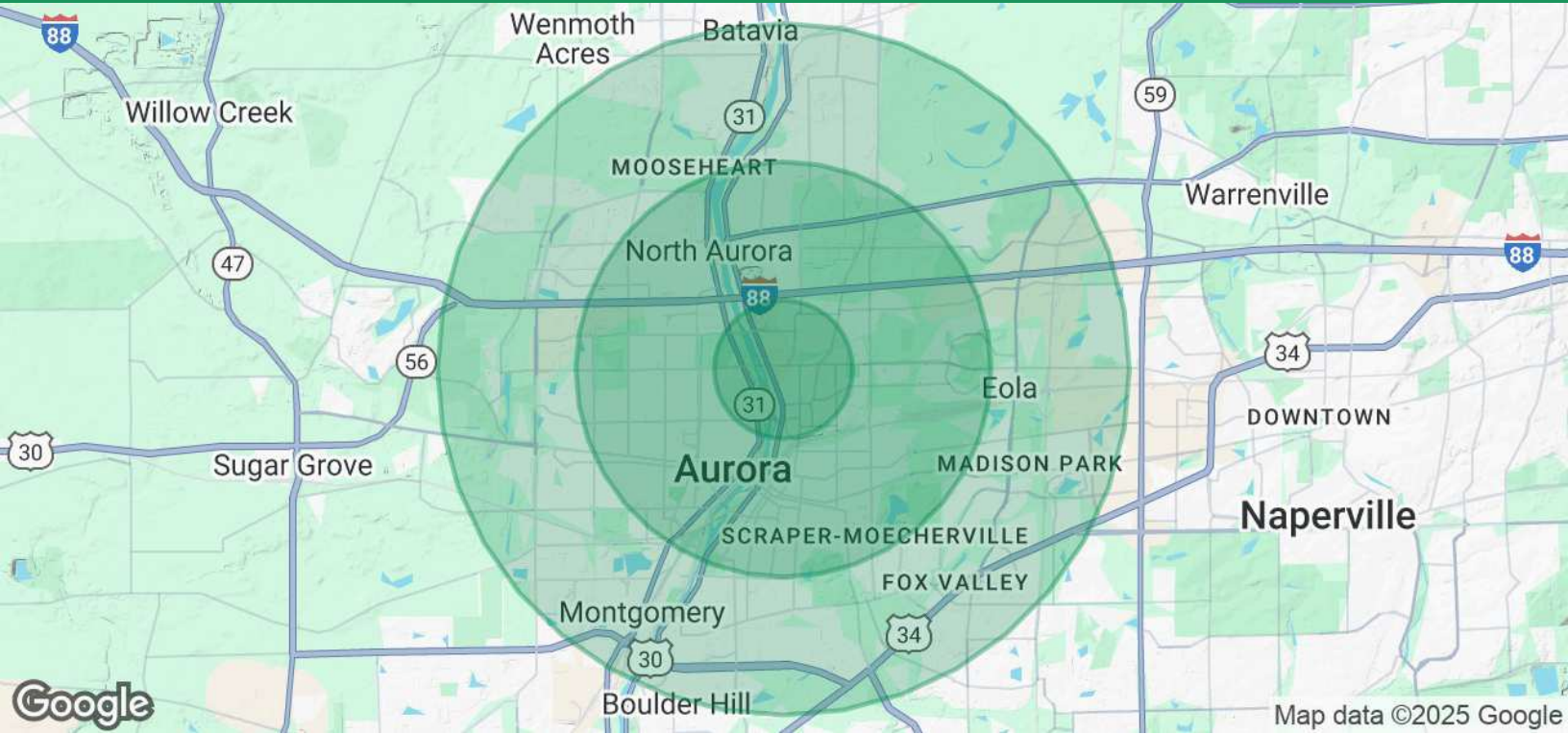
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## Population

	1 Mile	3 Miles	5 Miles
Total Population	9,960	102,819	223,497
Average Age	37	37	37
Average Age (Male)	37	36	37
Average Age (Female)	38	38	38

## Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	3,311	34,021	77,969
# of Persons per HH	3	3	2.9
Average HH Income	\$91,294	\$101,806	\$118,706
Average House Value	\$213,940	\$247,748	\$292,998

Demographics data derived from AlphaMap

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