

For Sale

Commercial Condo In Naperville

1616 North Aurora Road, Naperville, IL 60563



Property Description

2,646 SF Commercial Condo on 0.66 Acre Lot for Sale in Naperville

Location Description

Located on N Aurora Rd near the intersection of Ogden Rd (Route 34) and N Aurora Rd. Approximately 11,000 vehicles pass the site per day.

Property Highlights

- Currently built out for auto repair use. Current Use: Muffler Installation and Repair.
- Approximately 320 SF of Office/Reception Space
- 4 DIDs
- Built in 1999

Offering Summary

Sale Price:	\$550,000
Condo Size:	2,646 SF
Zoning:	B-3

Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,429	31,734	82,923
Total Population	11,141	81,688	224,046
Average HH Income	\$141,449	\$161,688	\$167,541

Please do not disturb the tenant

Daniel T. Dolan

630.774.8523

dtdolan@dolanmurphy.com

Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

The information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without any warranty as to accuracy.



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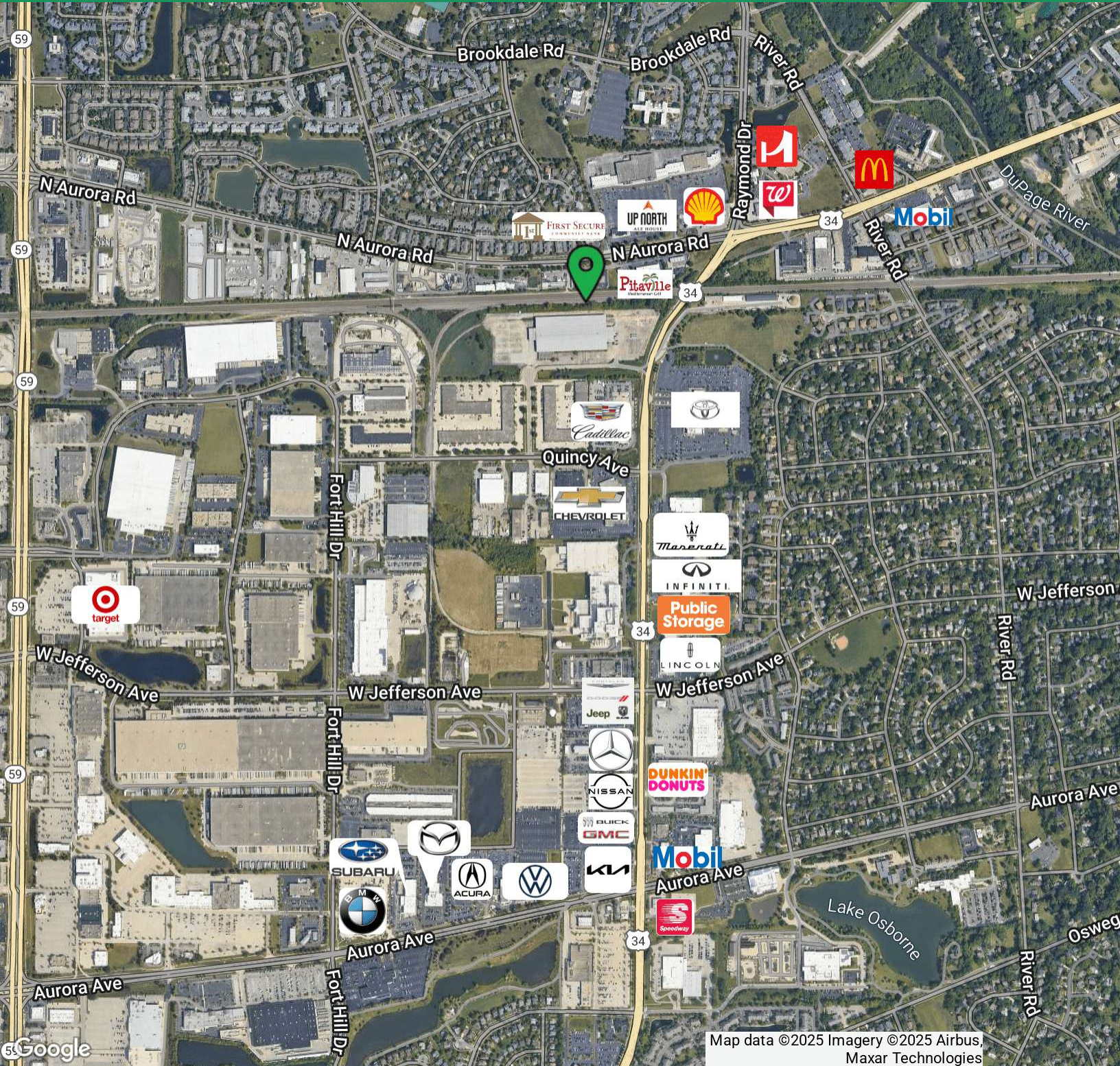
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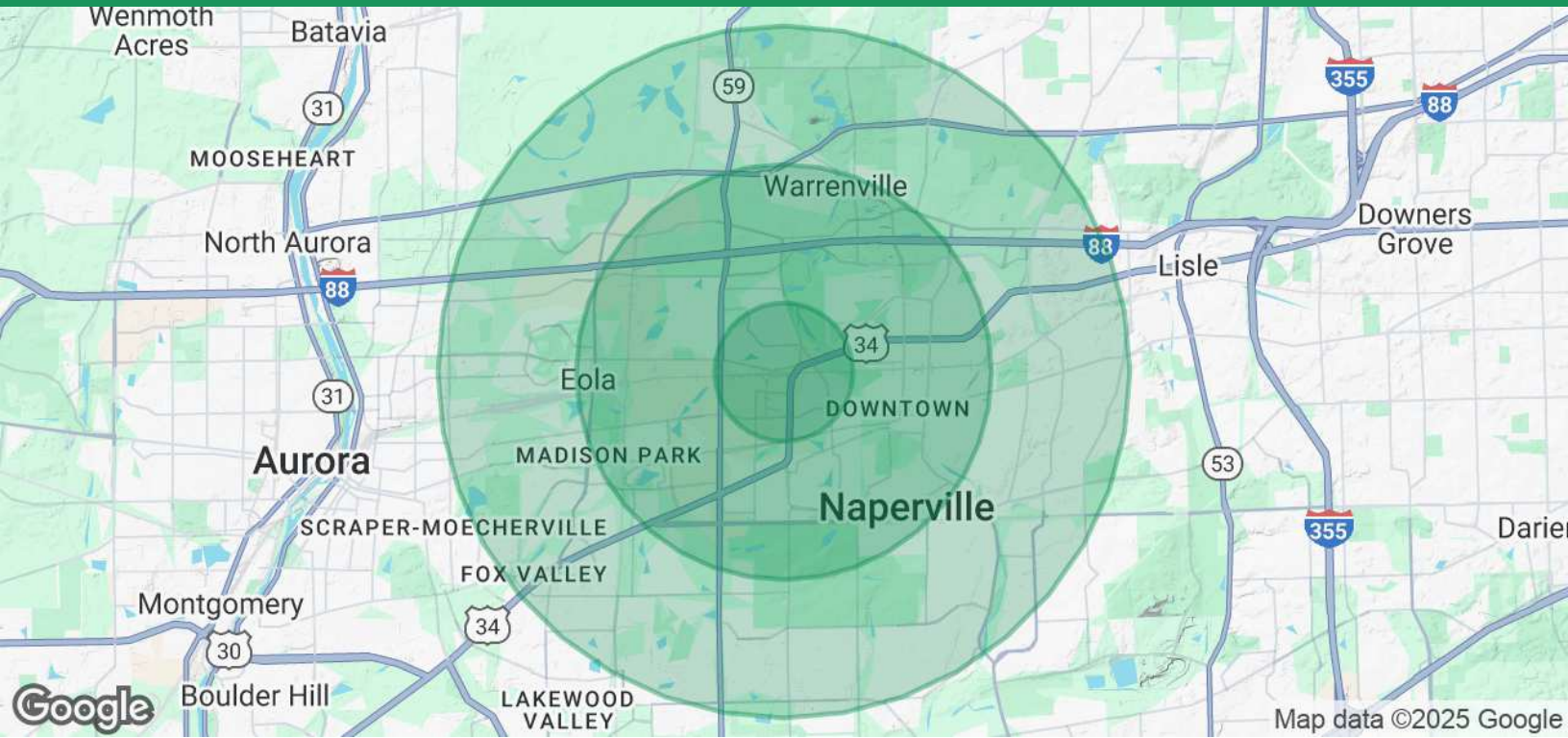
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Population

	1 Mile	3 Miles	5 Miles
Total Population	11,141	81,688	224,046
Average Age	41	39	39
Average Age (Male)	39	38	38
Average Age (Female)	43	40	40

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	4,429	31,734	82,923
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$141,449	\$161,688	\$167,541
Average House Value	\$424,620	\$486,021	\$465,859

Demographics data derived from AlphaMap

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