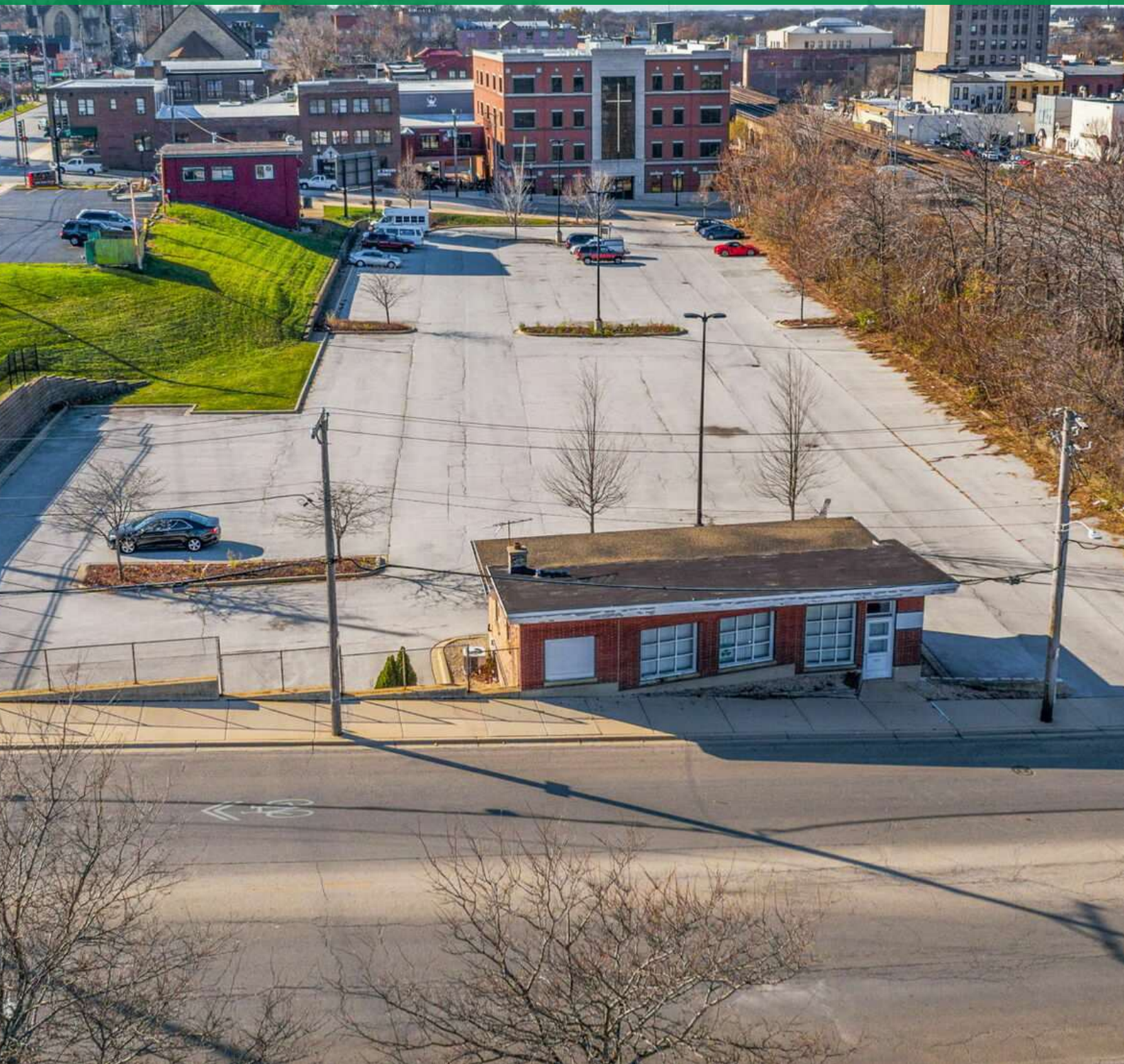


For Sale

Downtown Aurora Property

223 Spring St Aurora, IL 60505



J.D. Dolan

630.272.2134

jddolan@dolanmurphy.com

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

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223 Spring St, Aurora, IL 60505



Location Description

Located next to Aurora Transit Center last stop of the Metra train to and from Chicago. Less than a quarter-mile from RiverEdge Park (Aurora's outdoor music venue), Hollywood Casino & Paramount Theater.

Property Highlights

- Great development site in up-and-coming downtown Aurora
- 1,136 SF Building on-site
- 1.54 Acre parking lot
- 151 Existing parking spaces
- Less than 3 miles from the I-88/Route 31 interchange

Offering Summary

Sale Price:	\$1,200,000
Lot Size:	1.54 Acres
Building Size:	1,136 SF

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	9,890	46,380	90,025
Total Population	32,104	138,235	259,803
Average HH Income	\$64,606	\$75,019	\$91,552

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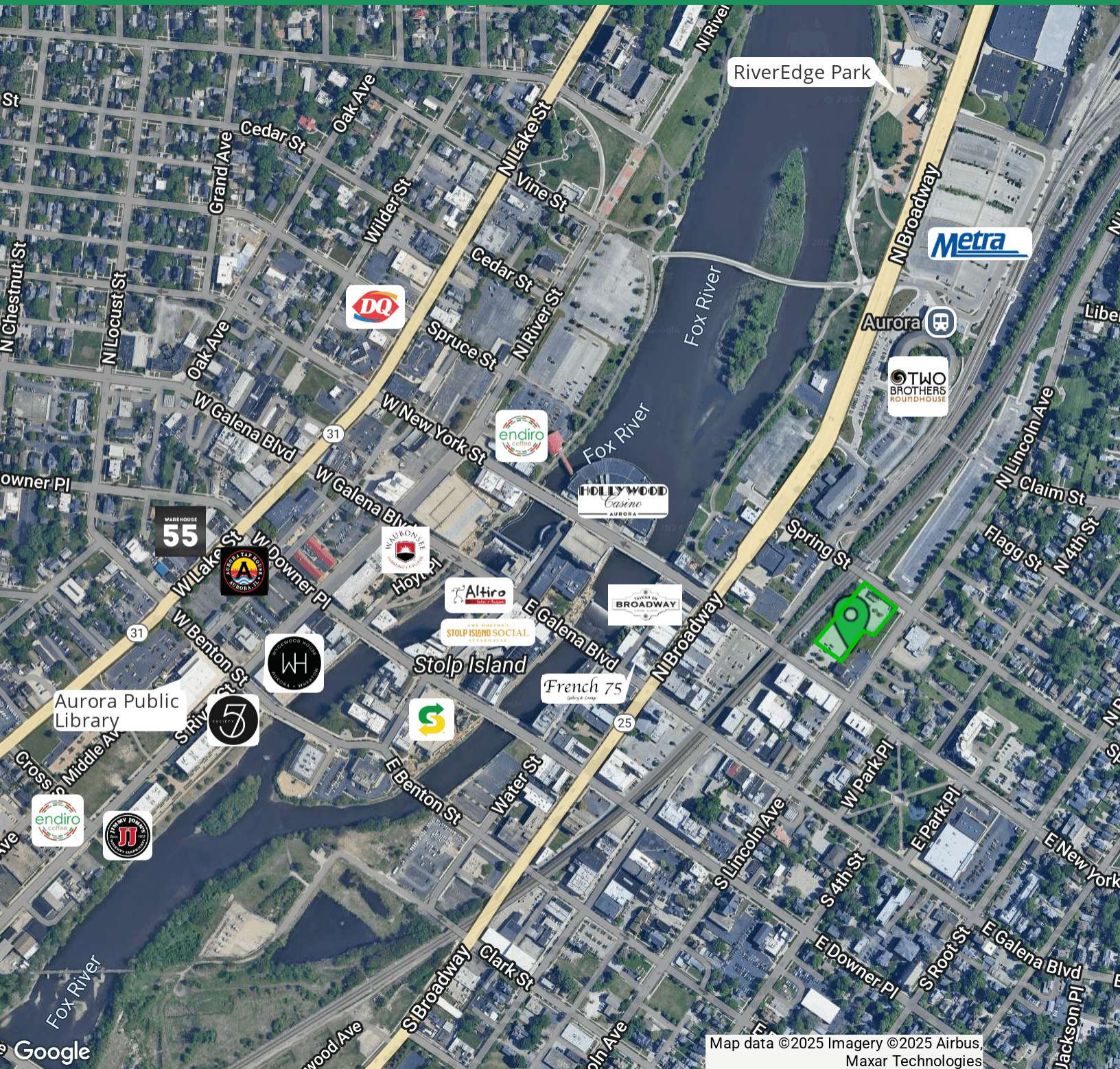
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