

For Lease

Retail/Office Space For Lease

2124 W Galena Blvd , Aurora, IL 60506



Property Description

Strip center surrounded by national credit tenants: Ace Hardware, Dunkin, Little Caesars, Subway, UPS Store, and 7-11.

Location Description

Located less than a half-mile from Orchard Rd. Heavily traveled site with approximately 37,300 vpd on Orchard Road and 14,600 vpd on W Galena Blvd.

Property Highlights

- Currently built-out office space
- Plenty of parking
- Over 14,000 vehicles per day on busy W Galena
- Less than a half-mile from very busy Orchard Rd
- Part of Galena Square a 75,000 SF shopping center
- Good foot traffic
- Broker Owned

Offering Summary

Lease Rate:	\$18.00 SF/yr (NNN)
Number of Units:	1
Available SF:	1,200 SF
Pass Thru's:	\$6.30/SF

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	4,748	25,057	66,356
Total Population	12,184	70,351	196,614
Average HH Income	\$74,714	\$82,841	\$84,954

J.D. Dolan

630.272.2134

jddolan@dolanmurphy.com

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

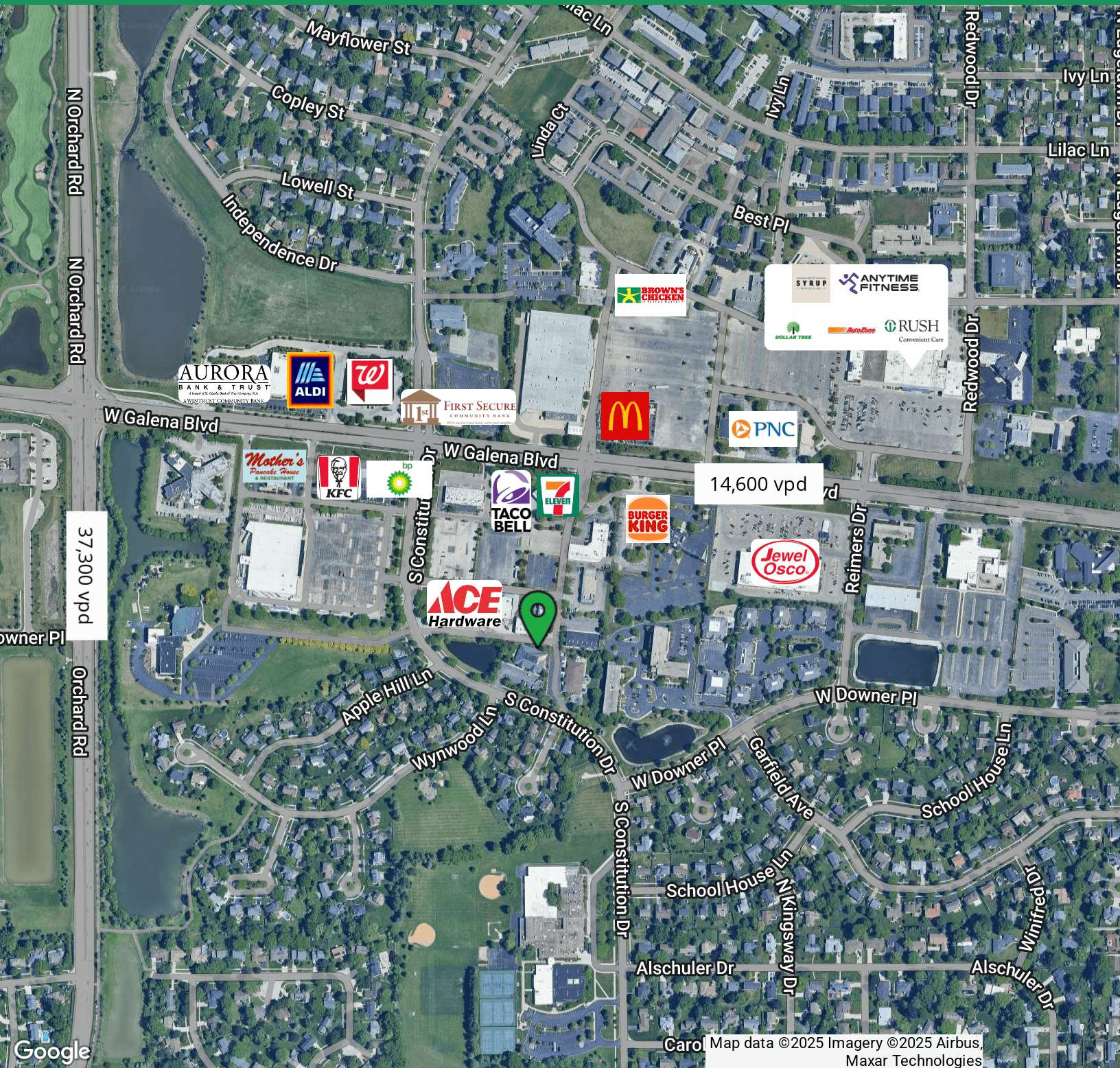
The information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without any warranty as to accuracy.



For Lease

Retail/Office Space For Lease

2124 W Galena Blvd , Aurora, IL 60506



J.D. Dolan
630.272.2134
jddolan@dolanmurphy.com

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

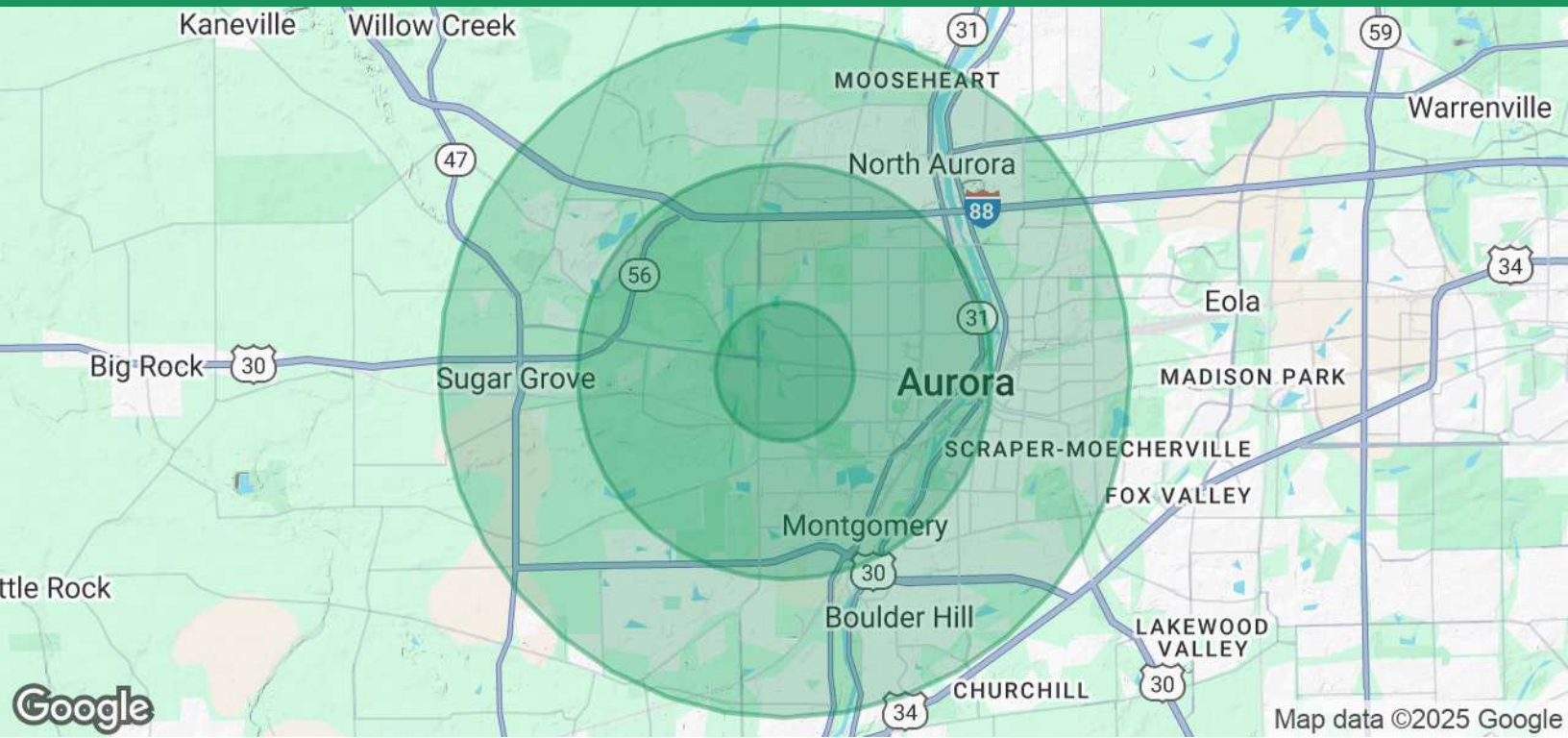
The information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without any warranty as to accuracy.



For Lease

Retail/Office Space For Lease

2124 W Galena Blvd , Aurora, IL 60506



Population	1 Mile	3 Miles	5 Miles
Total Population	12,184	70,351	196,614
Average Age	40.3	35.3	34.5
Average Age (Male)	37.0	33.1	33.5
Average Age (Female)	42.5	37.8	36.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,748	25,057	66,356
# of Persons per HH	2.6	2.8	3.0
Average HH Income	\$74,714	\$82,841	\$84,954
Average House Value	\$178,374	\$179,242	\$189,336

2020 American Community Survey (ACS)

J.D. Dolan
630.272.2134
jddolan@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.

