



Retail/Office/Medical Property For Lease

1,388 - 12,250 SF available



KVR Square

4151 McCoy Drive, Aurora, IL 60504

Kevin J. O'Donnell
Managing Broker
630.444.0444
kevin@odcre.com

Meredith L. Klug
Broker
630.444.0444
meredith@odcre.com

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OFFERING SUMMARY

Available SF: 1,388 - 12,250 SF

Lease Rate: \$14.50 SF/yr (NNN)

Operating Expenses: Est. \$4.33 PSF

Year Built: 2008

PROPERTY HIGHLIGHTS

- Retail, professional, medical space in the second largest city in Illinois
- Adjacent to Fox Valley Mall, Advocate Medical Clinic, and many national retailers
- Near Rush Copley Medical Center, Edward-Elmhurst Hospital (Naperville), and Provena Mercy Hospital
- Join Cosmic Montessori School, Eye Level Learning, Fit Your Dreams Dance Boutique, Salon B, Delta Sport, Extend Your Styles, Exit Strategy Escape Room, Interim Health Care, and Porto's Peri Peri

Building Size: 43,989 SF

DEMOGRAPHICS

1 Mile

3 Miles

5 Miles

Total Households:

3,920

32,499

78,489

Zoning: B2-PDD

Total Population:

9,607

87,892

224,892

Average HH Income:

\$79,528

\$104,951

\$108,269

for more information contact:

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AVAILABLE
SPACES

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LEASE TYPE | NNN

TOTAL SPACE | 1,388 - 12,250 SF

LEASE TERM | Negotiable

LEASE RATE | \$14.50 SF/yr



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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
109	Available	1,600 SF	NNN	\$14.50 SF/yr	Between Cosmic Montessori & Salon B
113	Available	2,155 - 12,250 SF	NNN	\$14.50 SF/yr	Adjacent to Salon B
115	Available	1,388 - 12,250 SF	NNN	\$14.50 SF/yr	Raw space
117	Available	1,393 - 12,250 SF	NNN	\$14.50 SF/yr	Raw space
119	Available	1,388 - 12,250 SF	NNN	\$14.50 SF/yr	Raw space
121	Available	2,037 - 12,250 SF	NNN	\$14.50 SF/yr	Raw space
123	Available	2,105 - 12,250 SF	NNN	\$14.50 SF/yr	Raw space
125	Available	2,076 - 12,250 SF	NNN	\$14.50 SF/yr	Adjacent to Fit Your Dreams
133	Available	3,185 SF	NNN	\$14.50 SF/yr	Adjacent to Eye Level Learning
141	Available	1,390 SF	NNN	\$14.50 SF/yr	Between Extend Your Styles & Artisan Hair
145	Available	2,114 SF	NNN	\$14.50 SF/yr	Between Artisan Hair Care & Escape Strategy
149	Available	2,602 SF	NNN	\$14.50 SF/yr	Between Porto's Peri Peri and Escape Strategy

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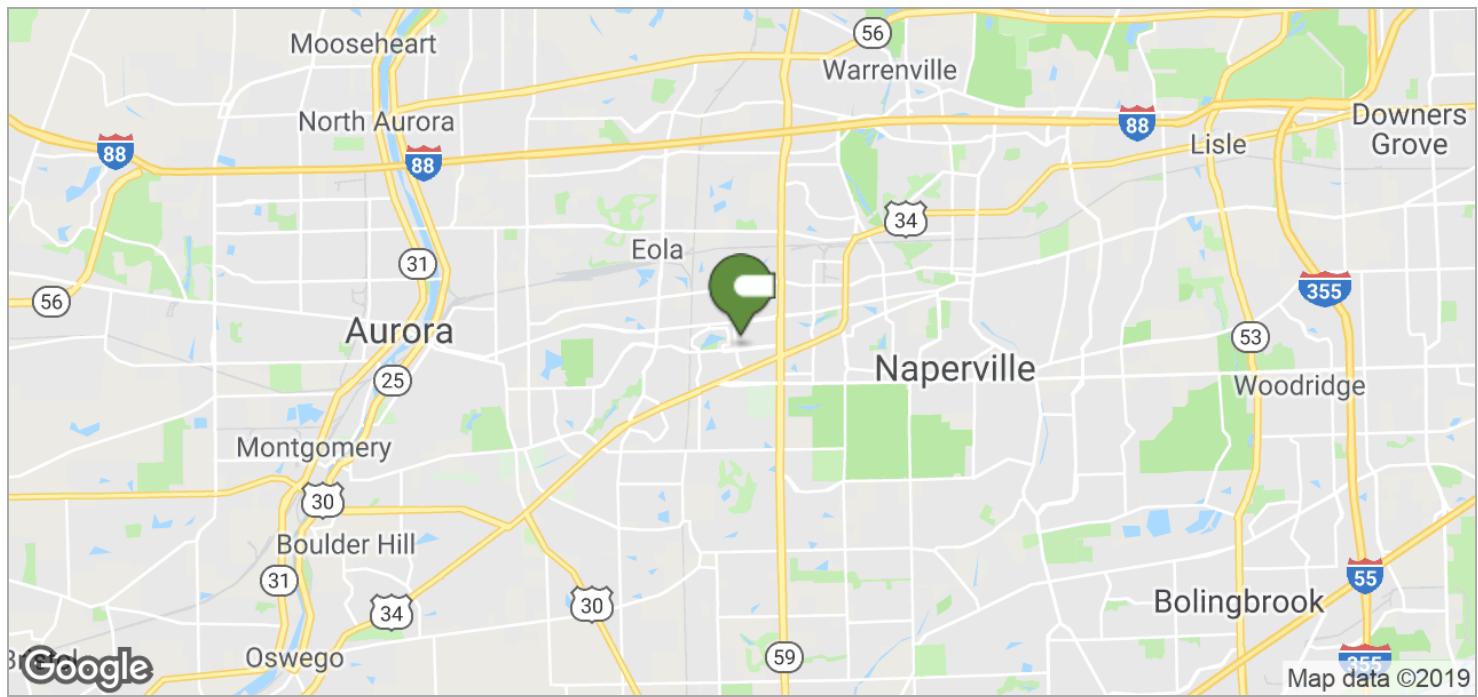
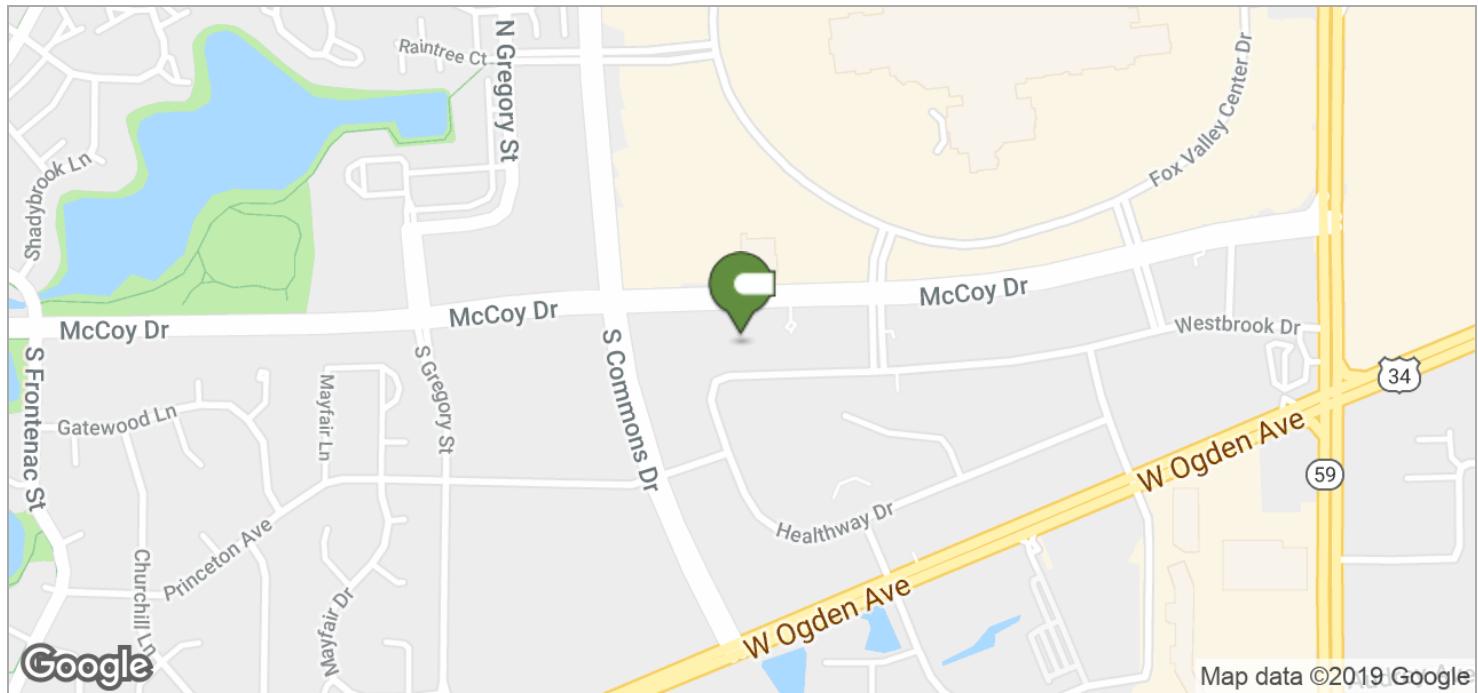
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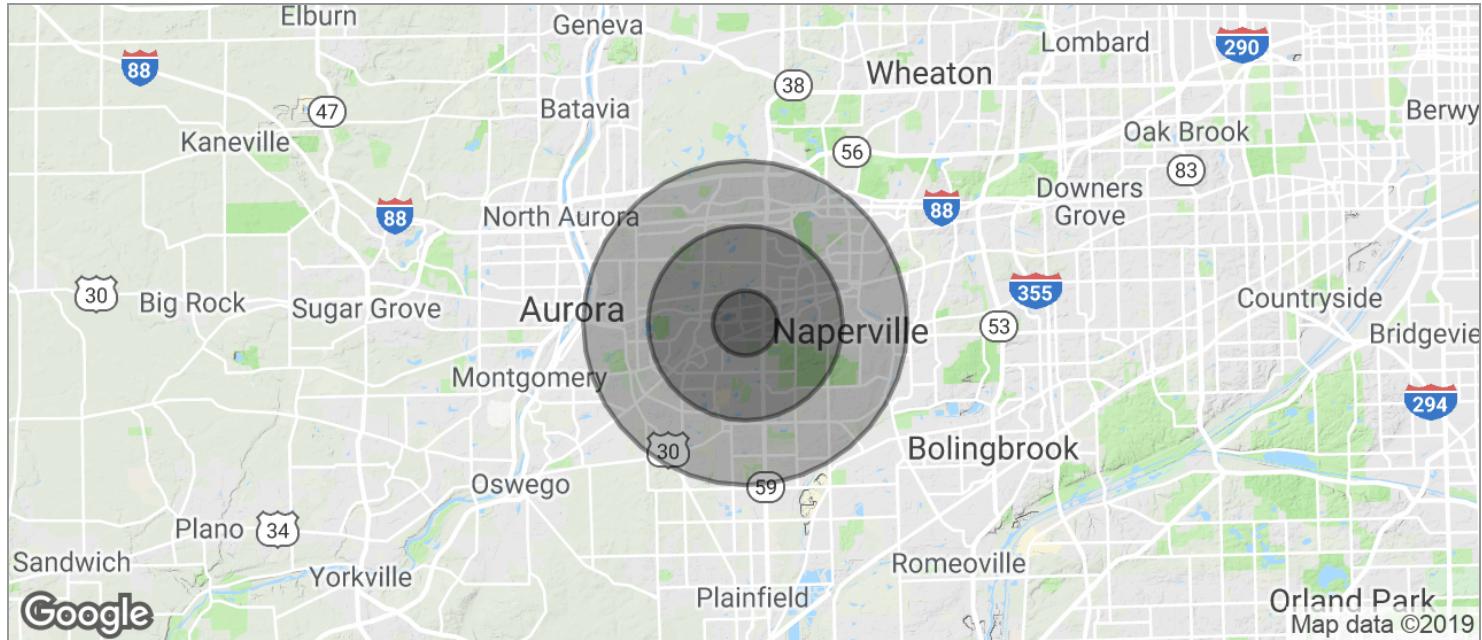
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,607	87,892	224,892
MEDIAN AGE	30.1	32.6	33.9
MEDIAN AGE (MALE)	30.3	31.9	33.0
MEDIAN AGE (FEMALE)	30.2	33.4	34.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,920	32,499	78,489
# OF PERSONS PER HH	2.5	2.7	2.9
AVERAGE HH INCOME	\$79,528	\$104,951	\$108,269
AVERAGE HOUSE VALUE	\$328,771	\$387,607	\$406,087

* Demographic data derived from 2010 US Census

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Total population	9,607	87,892	224,892
Median age	30.1	32.6	33.9
Median age (male)	30.3	31.9	33.0
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