



## KVR Square

4151 McCoy Drive, Aurora, IL 60504

**Kevin J. O'Donnell**  
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Broker  
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# KVR Square

4151 McCoy Drive, Aurora, IL 60504

Retail/Office/Medical Property For  
Lease



## 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

**Building Size:** 43,989 SF

**Zoning:** B2-PDD

## 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

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	3,920	32,499	78,489
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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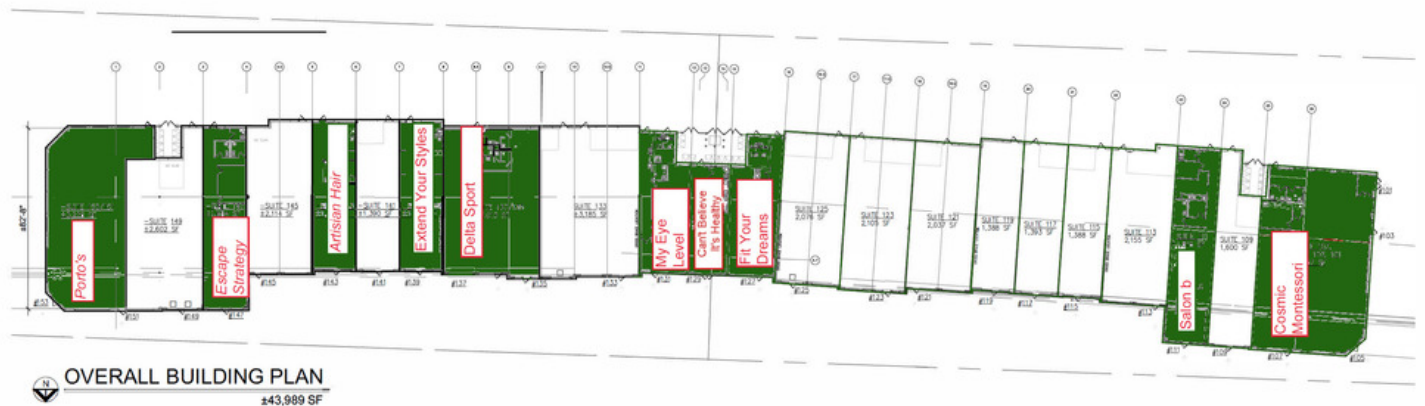
AVAILABLE  
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<b>LEASE TYPE</b>	NNN
<b>TOTAL SPACE</b>	1,388 - 12,250 SF
<b>LEASE TERM</b>	Negotiable
<b>LEASE RATE</b>	\$14.50 SF/yr



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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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ADDITIONAL  
PHOTOS

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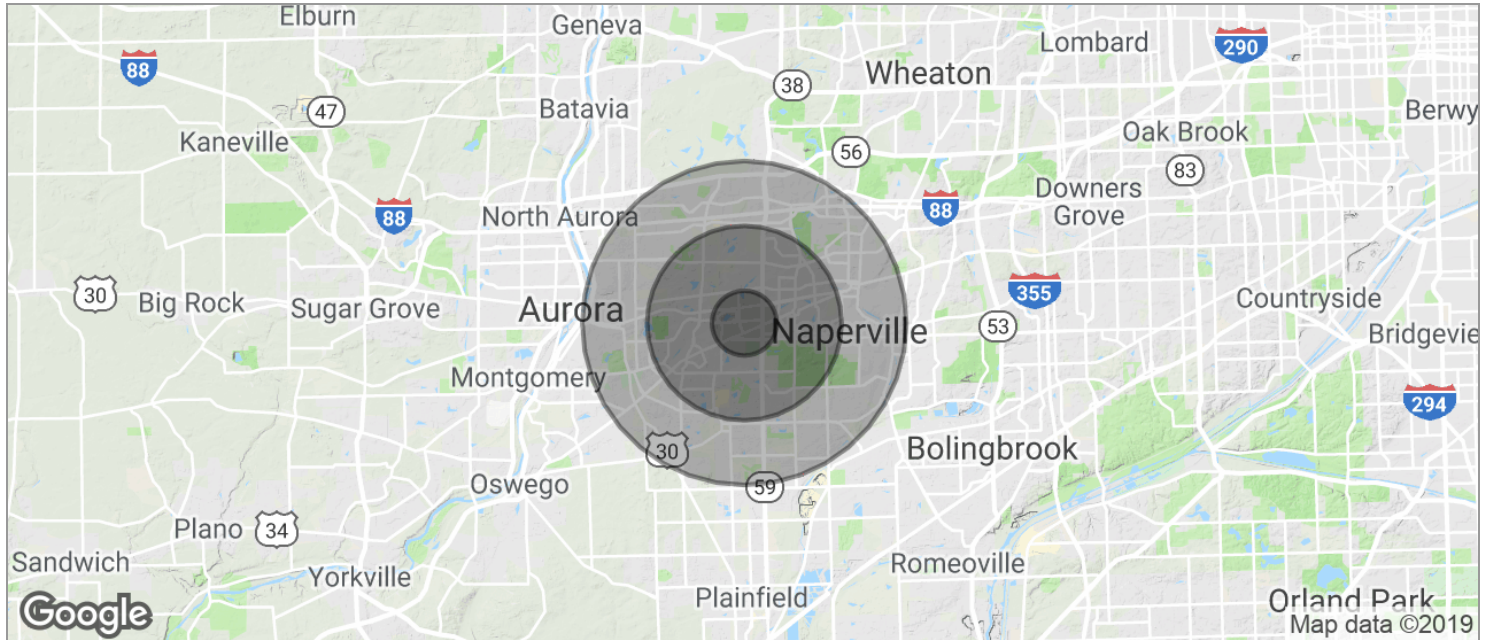
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## POPULATION

	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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<b>Average house value</b>	\$328,771	\$387,607	\$406,087

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<b>Total population</b>	9,607	87,892	224,892
<b>Median age</b>	30.1	32.6	33.9
<b>Median age (male)</b>	30.3	31.9	33.0
<b>Median age (female)</b>	30.2	33.4	34.7

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