

Discover opportunity in this outstanding location nestled in Aurora! Positioned at a fully signalized intersection in a populated area with heavy traffic flow, this parcel offers unparalleled visibility and accessibility. With drive-thru capability and immediate adjacency to national and worldwide brands, this prime location presents possibilities for various ventures. Whether you envision a restaurant, automotive service center, day care facility, mental health clinic, retail store, medical office, or any other innovative concept, the potential is limitless.

Additionally, a ground lease option is available, providing flexibility for prospective tenants or investors.

JASON PESOLA

Cell: 630-486-7321 jason@thepesolagroup.com





PROPERTY HIGHLIGHTS

IMMEDIATELY AVAILABLE

OUTSTANDING LOCATION

AMPLE PARKING

HEAVYTRAFFIC FLOW

INTERSECTION

EXCELLENT

RETAIL, AUTO REPAIR, CAR WASH, FAST FOOD, HEALTH CARE, RESTAURANT - BRING YOUR CONCEPT!

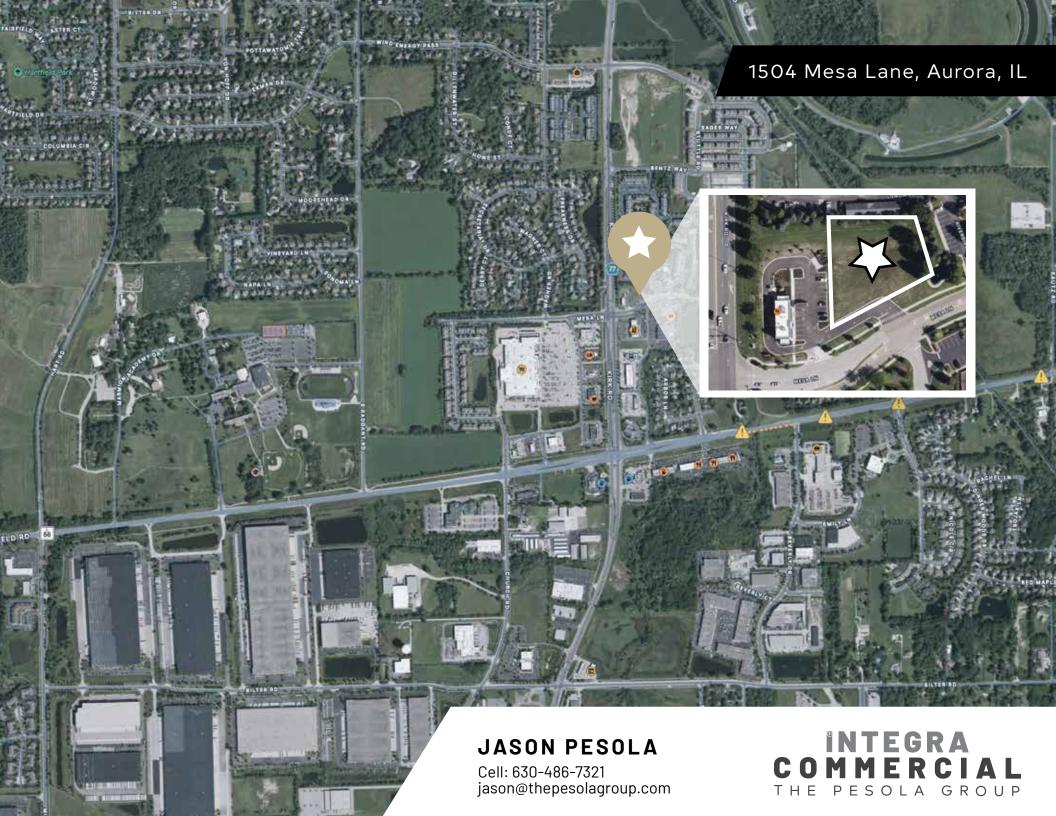
APN: 12-36-330-013 PROPERTY TAXES: \$10,568.80

JASON PESOLA

Cell: 630-486-7321 jason@thepesolagroup.com



1960 Springbrook Square Dr #100 Naperville, IL 60564



AURORA ILLINOIS DEMOGRAPHICS

1504 MESA LANE, AURORA, IL

2022 POPULATION

177,866

\$208,500

2017-2021 HOUSEHOLDS

61,003

ACCOMMODATION & FOOD SERVICE SALES

281,801

2017

\$10,846 PER CAPITA \$79,642



https://www.census.gov/quickfacts/fact/table/yorkvillecityillinois/PST045222

JASON PESOLA

Cell: 630-486-7321 jason@thepesolagroup.com



