

SURROUNDING TENANTS

DUNKIN'
DONUTS

POPEYES
LOUISIANA KITCHEN



STARBUCKS

Goodwill
Industries of Southwest Florida, Inc.



Walgreens

Walmart

Wendy's



ANYTIME FITNESS



SportClips
HAIRCUTS

SONIC
America's Drive-In



Advance Auto Parts
Service is our best part.

verizon



★ **SITE HERE**

FOR SALE

1504 MESA LANE,
AURORA, IL

\$799,000

BRING YOUR CONCEPT

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

INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564



1504 Mesa Lane, Aurora, IL

PROPERTY HIGHLIGHTS

IMMEDIATELY
AVAILABLE

OUTSTANDING
LOCATION

AMPLE
PARKING

HEAVY
TRAFFIC FLOW

SIGNALIZED
INTERSECTION

EXCELLENT
LOCATION

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

INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564

1504 Mesa Lane, Aurora, IL



JASON PESOLA

Cell: 630-486-7321

jason@thepesolagroup.com

INTEGRA
COMMERCIAL
THE PESOLA GROUP

AURORA ILLINOIS DEMOGRAPHICS

1504 MESA LANE, AURORA, IL

2022 POPULATION
177,866

MEDIAN PROPERTY VALUE
\$208,500

2017-2021 HOUSEHOLDS
61,003

ACCOMMODATION & FOOD SERVICE SALES
281,801
2017

TOTAL RETAIL SALES
\$10,846
PER CAPITA

MEDIAN HOUSEHOLD INCOME
\$79,642
2017 - 2021



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

JASON PESOLA

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

INTEGRA
COMMERCIAL
REAL ESTATE

1960 Springbrook Square Dr #100
Naperville, IL 60564

KIRK ROAD

(Public Right-of-Way, Width Varies)

East Right-of-Way Line of Kirk Road per Document 2002K117214

L=176.32' R=11359.21'

CB=S.01°37'35"E. CD=176.32'

10' Drainage & Utility Easement per Document 2002K117214



Document 2002K117214

AVAILABLE SITE

LOT 2
(24,712 SQ. FT.)

LOT 10

(S.85°32'06"W. 305.94')
S.84°41'33"W. 305.94'

164.71'

141.23'

Found Iron Pipe w/ Cap
Recorded

CROSSING
September 23, 2002
LOT 8

109.36'
N.01°32'29"W. 120.41'

S.01°17'49"E. 195.60'

7

S.02°04'25"E. 22.92'

Found Iron Pipe w/ Cap

N.88°26'31"E. 35.51'

S.46°33'31"E. 35.68'

N.88°26'31"E. 20.50'

Hereby Dedicated for Public Right-of-Way and Utilities

R=202.00' L=97.58'
15' Drainage & Utility Easement per Document 2002K117214

L=131.72' R=217.00'
CB=N.71°03'32"E. CD=129.71'

R=202.00' L=24.78'
R=187.00' L=15.13'

Ingress/Egress Easement Hereby Granted
N.53°40'01"E. 73.37'

N.53°40'01"E. 73.37'
N.36°19'59"W. 5.00'

N.53°40'01"E. 73.37'
N.53°40'01"W. 73.37'

MESA LANE
(Public Right-of-Way, Width Varies)

Found 3/4" Iron Pipe

S.75°45'11"E. 26.39'
S.36°19'59"W. 5.00' R=555.00'

R=540.00' L=93.20'
L=86.83' R=530.00'
CB=N.58°21'44"E. CD=86.73'

10' Drainage & Utility Easement per Document 2002K117214
L=87.73'
15' City Easement Hereby Granted
L=14.60'

60'