



The Right Places, The Right Spaces

SL

STRATEGIC
LOCATIONS



1015 W Orchard Rd.

North Aurora, IL

Freestanding Building with Drive-Through
in Thriving Suburban Chicago



Former Pharmacy



Address

1015 W Orchard Road,
North Aurora, IL 60542

Availability

13,225 SF

- Former CVS Pharmacy with Drive through
- 81 parking spaces, 4 ADU parking spaces
- Pillar signage
- Freestanding building
- W Orchard Road. 7,910 VPD
- S Randall Road. 14,118 VPD



Property Details

Address

1015 W Orchard Rd.
North Aurora, IL 60542

Availability

13,225 SF

Taxes

Annual Tax Bill: \$51,168
Annual CAM: \$25,524

Lease

Long-term Ground Lease
No Use Restrictions
Call for Rate



Site Visuals





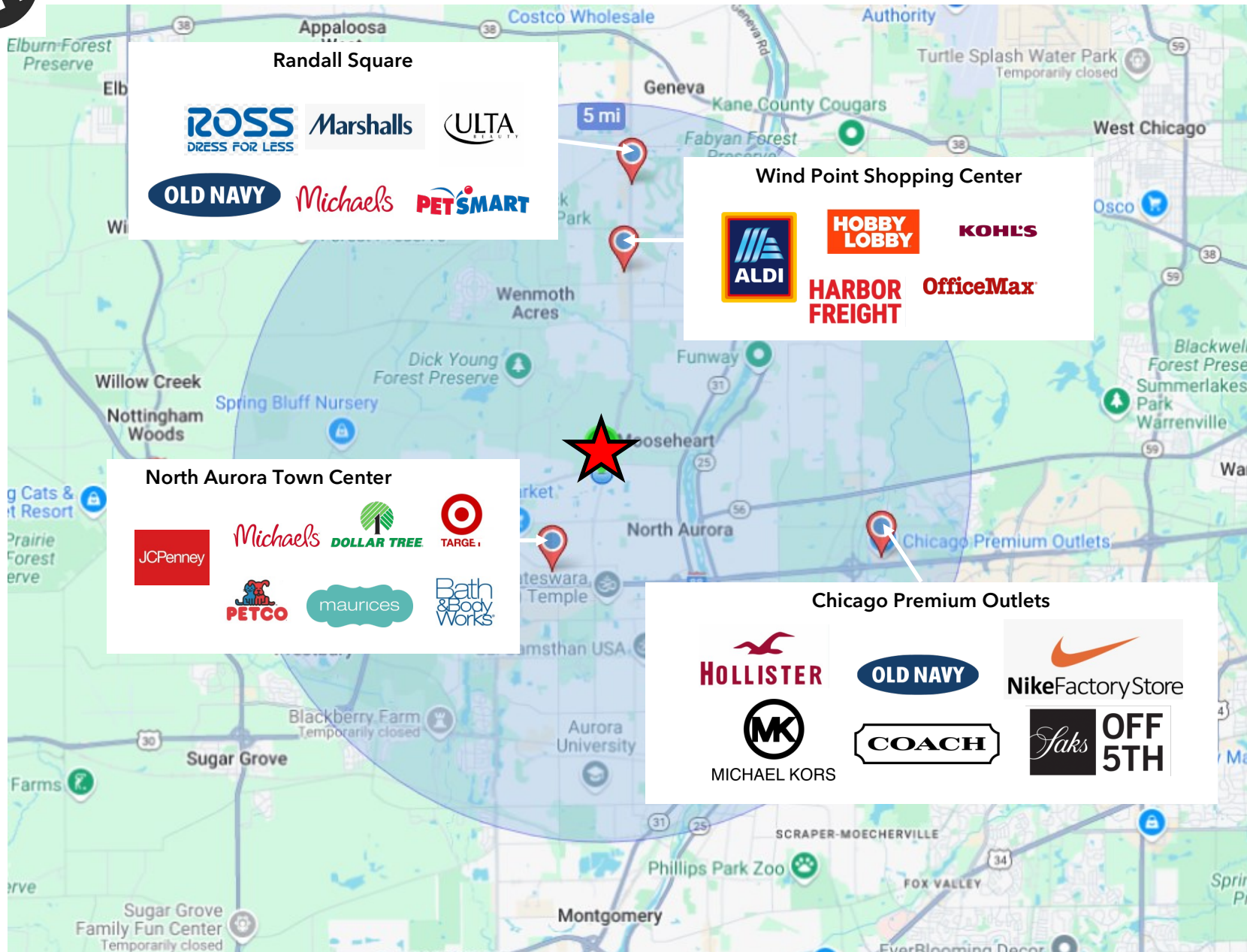
Demographics

<u>Demographics</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	13,250	103,756	248,687
Households:	4,989	35,723	83,940
Average HH Income:	\$104,282	\$98,706	\$92,512

Only 40 minutes west of the City of Chicago, residents of North Aurora enjoy direct access to I-88, Route 31 (Lincolnway) , Route 25 (River Road), Route 56 (Butterfield Road), Randall Road, and Orchard Road. The proximity of these major suburban routes makes for easy traveling around town and into Chicago's metropolitan center.



1015 W. Orchard Rd. 5-Mile Radius





Presented by

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