

**RETAIL SPACE FOR LEASE
 LAND FOR SALE/LEASE
 SITES FOR SALE/LEASE**

70-90 HANSEN BLVD, NORTH AURORA, IL 60542



PROPERTY DESCRIPTION

2 prime outlots fronting the busy North Aurora Woodman's Market Grocery, on the Southeast corner of Orchard Rd & Oak St. This fast growing and high traffic area boasts almost 37,000 vehicles per day, and is directly North of several car dealerships, a Target and JC Penney anchored shopping center, and Interstate 88.

Perfect location for daycare, restaurant, medical, automotive or service based retailers. Take advantage of the big traffic numbers drawn in by Woodman's, Target and more.

PROPERTY HIGHLIGHTS

- Almost 37,000 vehicles per day (Orchard+Oak)
- Located at the intersection of 2 main retail streets
- Fast-growing residential base, at 1% per year
- Just North of I-88 , with easy access to the surrounding areas
- Just North of Target center
- Huge traffic numbers from Woodmans Market/Gas/Auto

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	Negotiable
Available SF:	Flexible
Lot Sizes:	1.59 acres on West lot 2.45 Acres on East lot
Traffic Count	36,750/day

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	4,884	47,119	153,847
Projected Population '27	4,938	47,640	154,122
Average HH Income	\$111,665	\$97,064	\$102,862
Total Households	1,613	14,347	48,027

Information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, or withdrawal without notice.



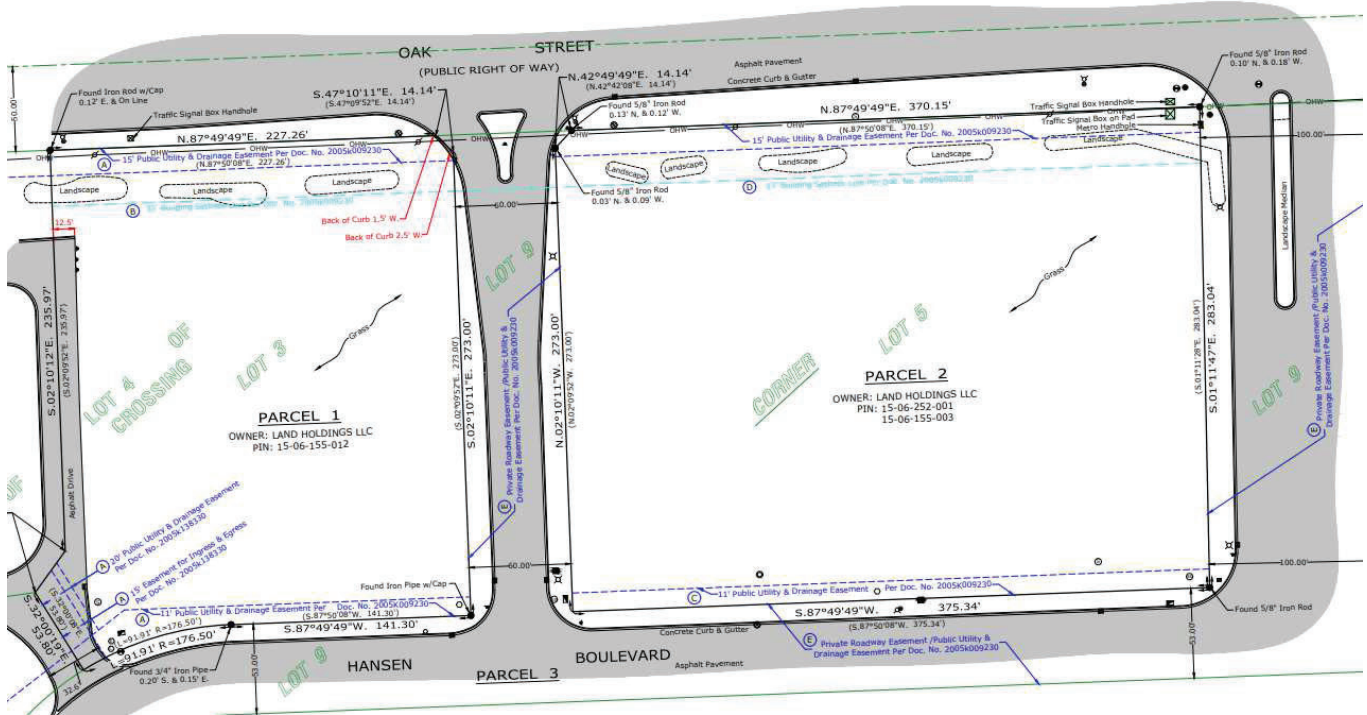
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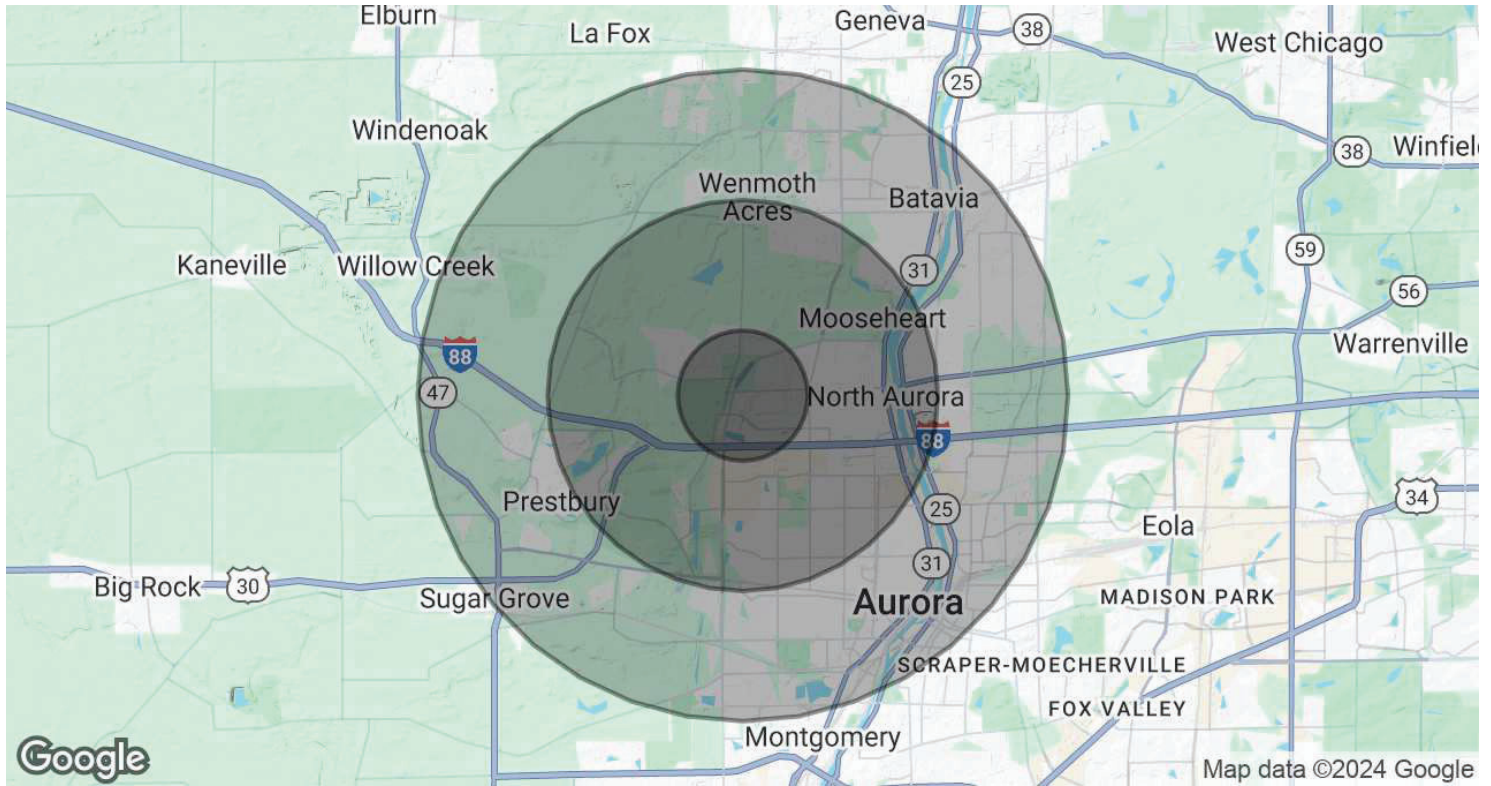


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,693	44,402	146,977
Average Age	39.7	38.1	37.5
Average Age (Male)	39.1	36.3	36.2
Average Age (Female)	40.7	39.7	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,087	16,324	52,544
# of Persons per HH	2.5	2.7	2.8
Average HH Income	\$120,888	\$97,071	\$97,859
Average House Value	\$250,604	\$220,248	\$228,870

2020 American Community Survey (ACS)

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