

VIRTUAL TOUR LINK

SEE OUR LISTINGS HERE



1,400 SF AVAILABLE RETAIL SPACE AT OGDEN POINT, AURORA, IL

PROPERTY INFORMATION

- Retail Space For Lease in Aurora
- Unit C: 1,400 SF open floorplan retail spaces available immediately
- Located in-line a 10,400 SF Retail Strip in a dense commercial and residential corridor
- At the corner of Ogden and Eola just behind the Wendy's
- Directly across the street from Waubonsie Valley High School ~2,654 students
- Sandwiched between Fischer Middle School (821 students)
- 4 Elementary Schools within a one mile radius
- Less than 3 miles west of Fox Valley Mall
- Monument Signage on Eola
- Tenant Signage on both sides of the building
- Frontage on Eola and visibility on Ogden
- 70k + Cars a day on Ogden Ave
- Population and average household income exceed 254,000 and \$130,000 within 5 miles
- This space benefits from exceptional visibility with its location at Ogden and Eola with national and local tenants driving people to the plaza such as: McDonalds, Wendy's, Thorntons, BP, Dairy Queen, Walgreens, Rosati's, Dominos, Rush Copley Medical Center & More.
- Join Established building tenants: Big Apple Bagels, Nancy's Pizza, Great Clips, & Joy Florist.

DAKOTA NILSON

312.838.8873

dakotnilson@atproperties.com

@properties[®]
COMMERCIAL









AURORA

Aurora, Illinois, is the state's second-largest city by population and enjoys the advantage of being just 40 miles west of downtown Chicago. This proximity gives residents easy access to Chicago's amenities while enjoying a suburban setting. Aurora is well-connected by major highways, including I-88, I-55, and I-355, and has a Metra station that provides convenient transit options into the city, making it ideal for commuters.

Aurora is celebrated for its cultural diversity, affordable housing options compared to nearby communities, and a variety of economic and recreational opportunities. The city is home to the Chicago Premium Outlets, the second-largest outlet center in the region, which draws shoppers from all over. The historic Paramount Theatre offers year-round entertainment, while Philips Park and the SciTech Hands-On Museum add to the area's family-friendly appeal. The scenic Fox River winds through the city, offering trails and parks for outdoor activities, underlining Aurora's commitment to green space and recreational opportunities.

Aurora's healthcare landscape is anchored by prominent employers like Rush Copley Medical Center, a premier 210-bed hospital affiliated with Rush University System for Health, which ranks among the top 20 hospitals in the U.S. Presence Mercy Medical Center also serves the community with comprehensive medical services. The city's educational and professional development resources include Waubensee Community College, and major employers such as Caterpillar, Inc., Hollywood Casino, and MetLife, Inc. provide ample career opportunities.

Aurora's vibrant community, strategic location, and varied amenities make it a dynamic and attractive place for both residents and businesses.



AREA DEMOGRAPHICS

POPULATION ESTIMATE

1 MILE

16,187

3 MILE

113,146

5 MILE

257,616

ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$122,794

3 MILE

\$137,131

5 MILE

\$137,945