

FOR SALE OR GROUND LEASE

DEVELOPMENT SITE +/- 2.6 AC LOT

1245 CORPORATE BOULEVARD, AURORA, IL



CONTACT US

CRAIG LILLIBRIDGE

First Vice President
+1 630 533 7083

craig.lillibridge@cbre.com

PETER GRAHAM

First Vice President
+1 312 861 7851

peter.graham@cbre.com

CBRE

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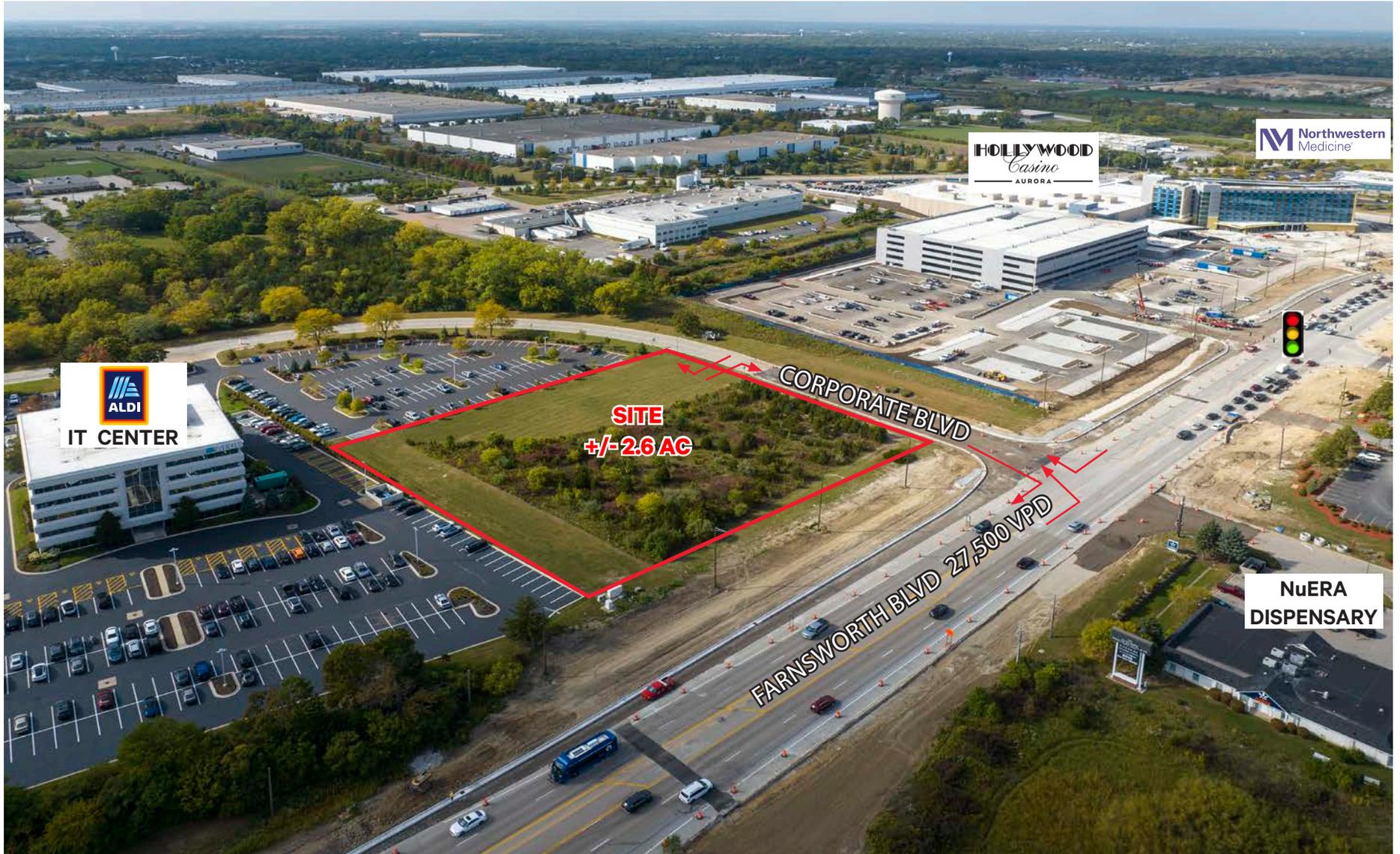
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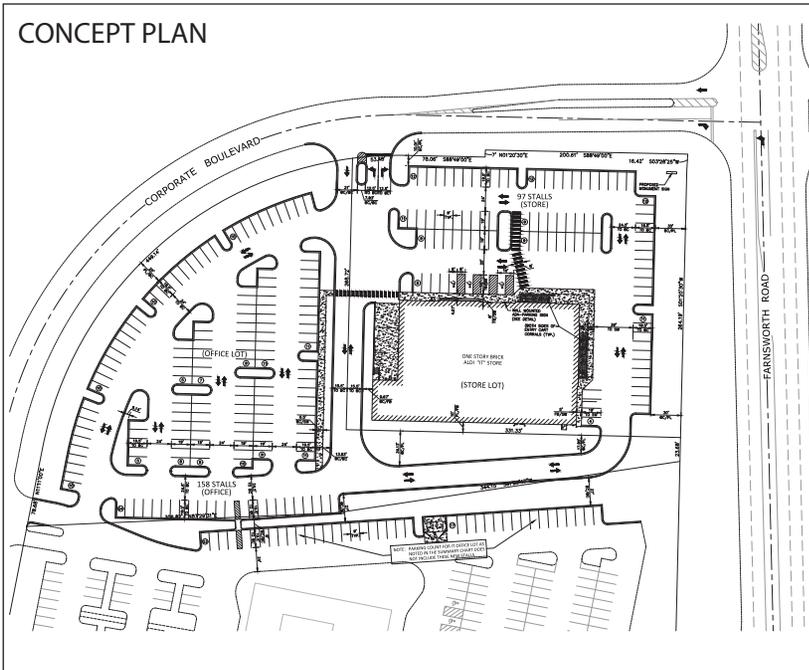
PROPERTY INFO

HIGH VISIBILITY DEVELOPMENT SITE

- + Asking Price: \$3,000,000
- + Site adjacent to new Hollywood Casino & Hotel
- + Close proximity to Chicago Premium Outlet Mall with 170 retailers and more than 6,000,000 Annual Visitors
- + Ideal site for hotel, full service, fast casual restaurants and coffee users

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	4,527	64,947	214,136
DAYTIME WORKERS	5,306	27,844	110,913
AVERAGE HH INCOME	\$103,329	\$133,142	\$122,502



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