

Retail/Office - For Lease



## DOWNTOWN AURORA RETAIL & OFFICE SPACE

78-84 S BROADWAY, AURORA, IL 60505

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### OFFERING SUMMARY

Retail (629 SF):	\$1,200/mth MG
Office (500-1,786 SF)	\$1,850/mth MG
Lot Size:	0.05 Acres
Year Built:	1924
Building Size:	3,750 SF
Zoning:	DC

### PROPERTY OVERVIEW

First floor retail and second floor office space for lease in the heart of downtown Aurora.

#### 1st Floor Retail space features:

- 1 private restroom
- Excellent frontage, signage and visibility
- ADA accessible
- Full basement

#### Entire 2nd floor office space available featuring:

- Private entrance
- Huge windows for natural light
- Layout includes private offices, conference room, open work area, breakroom, two restrooms

**Take a Virtual Tour:** <https://my.matterport.com/show/?m=YXW5ty9p9Fv>

### LOCATION OVERVIEW

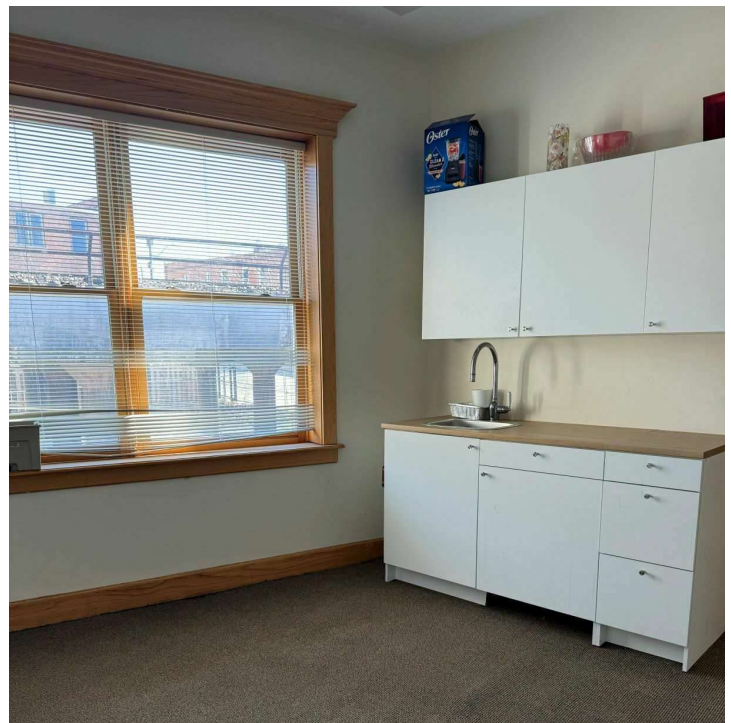
Located in the heart of downtown Aurora, Illinois, 2nd largest city next to Chicago. Proximal to the famed Paramount Theater, Waubonsee Community College, Hollywood Casino, RiverEdge Park, and more. Approximately a half mile from the Aurora Metra Train Station.



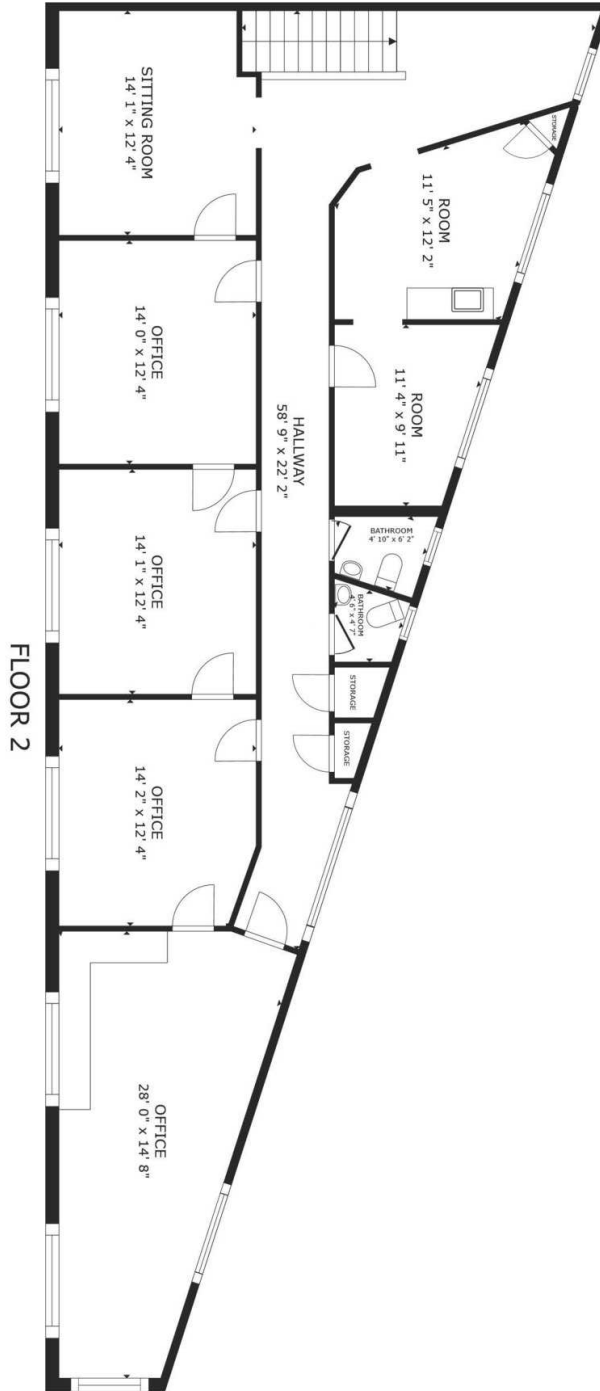




## ENTIRE 2ND FLOOR | OFFICE | 500-1,786 SF



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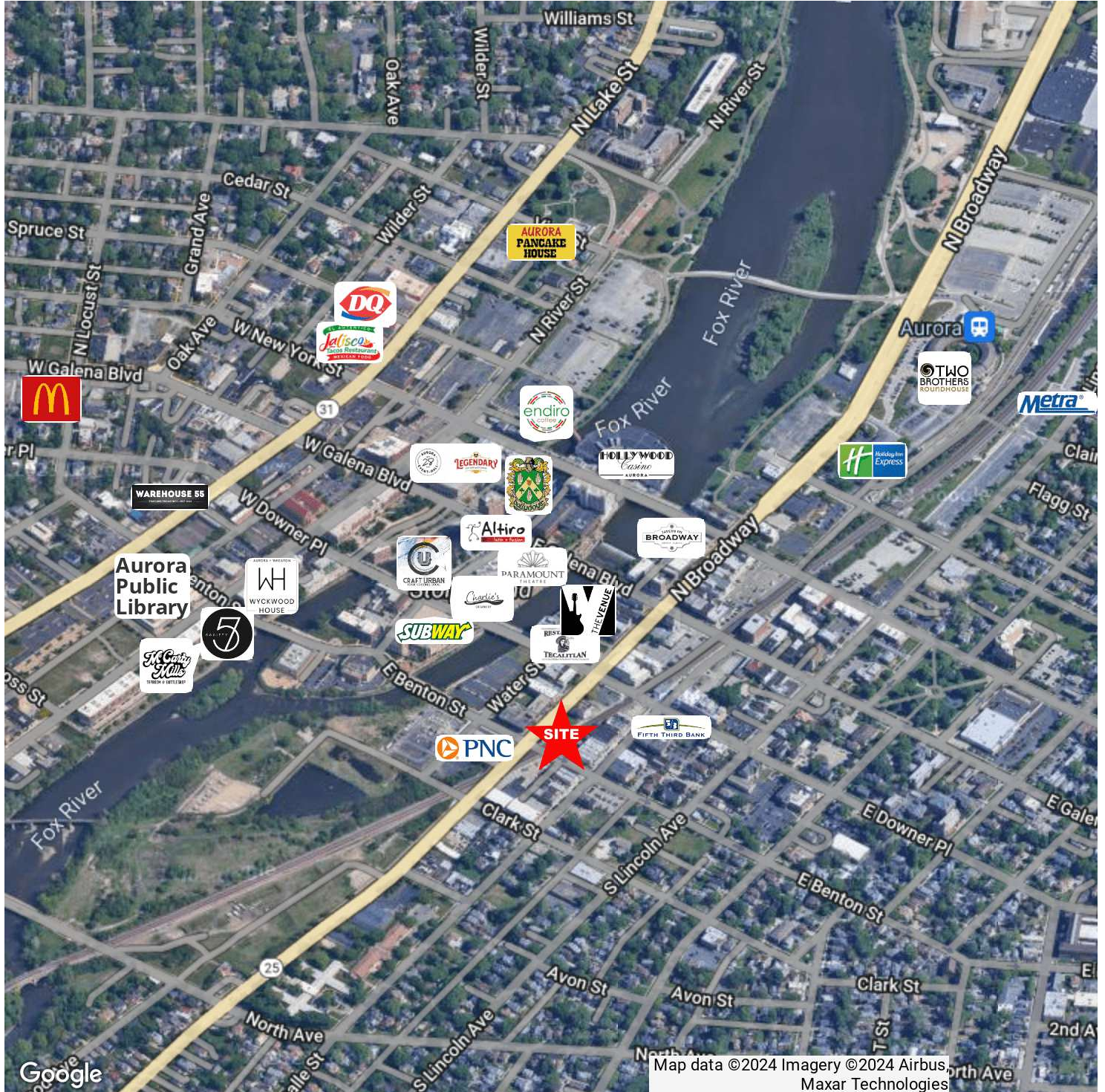


GROSS INTERNAL AREA  
FLOOR 1 58' x 28' = 1,624 sq.ft.  
EXCLUDED REAR VERANDA 9' sq.ft.  
TOTAL : 1,786 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.



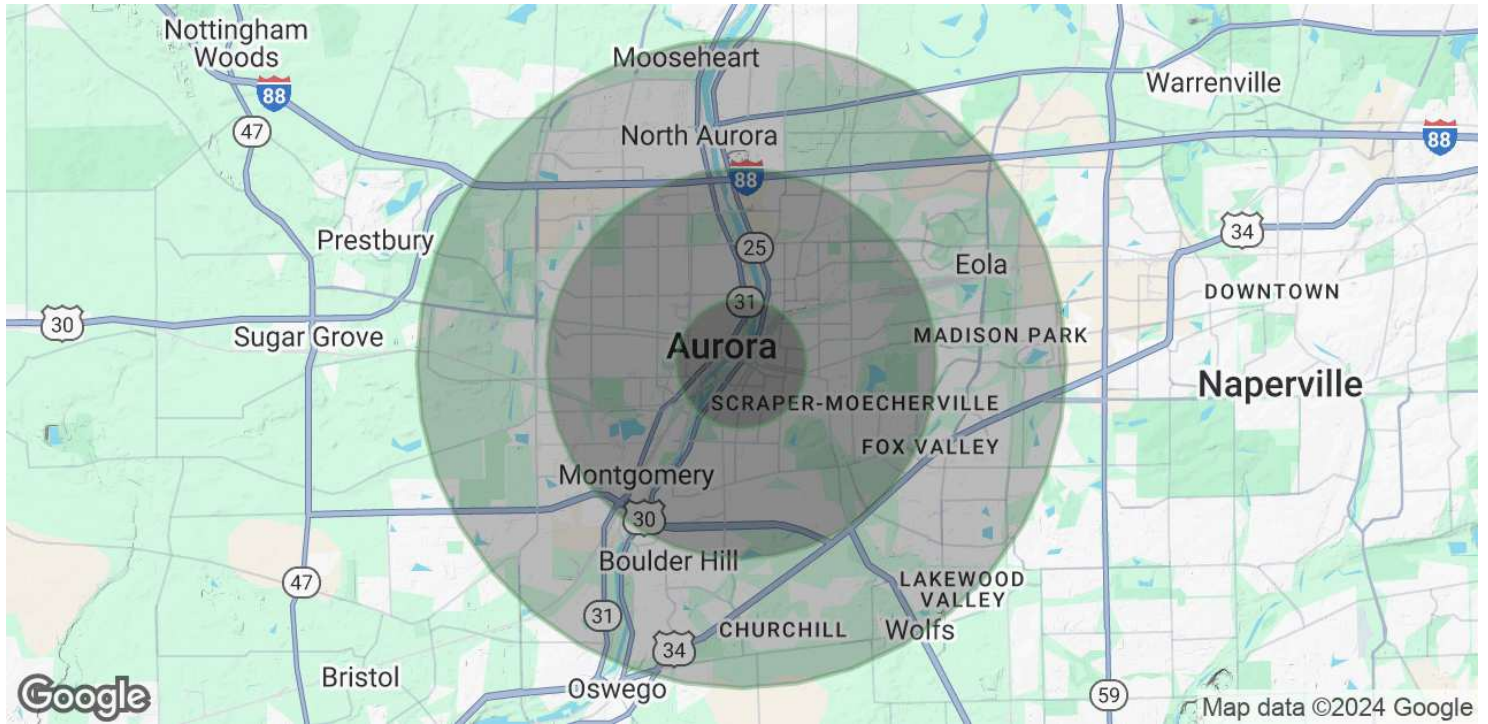


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## DOWNTOWN AURORA RETAIL & OFFICE SPACE



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	25,651	114,905	227,094
Average Age	35	37	37
Average Age (Male)	34	36	36
Average Age (Female)	35	37	38

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,940	37,812	77,161
# of Persons per HH	3.2	3	2.9
Average HH Income	\$76,722	\$91,838	\$112,392
Average House Value	\$192,161	\$226,128	\$280,712

*Demographics data derived from AlphaMap*