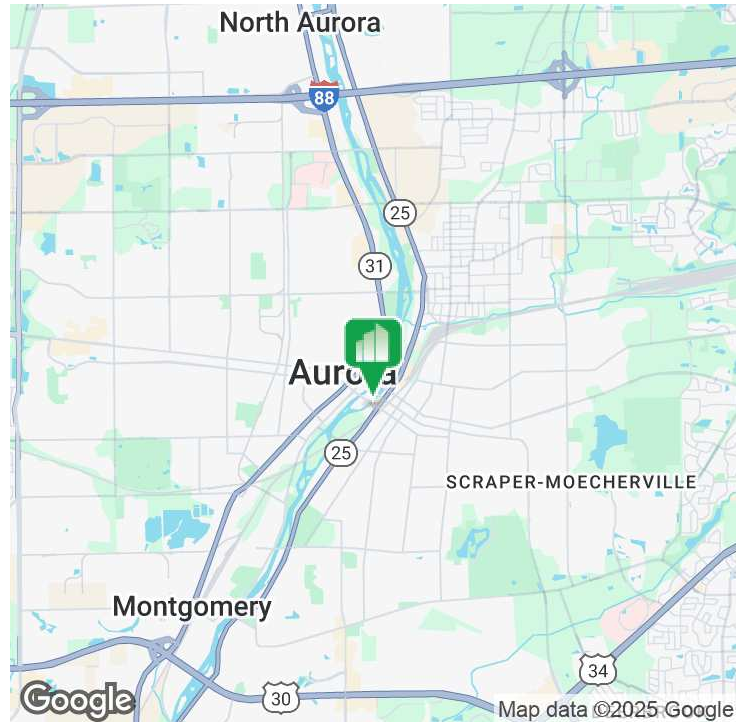




DOWNTOWN AURORA RETAIL & OFFICE SPACE

78-84 S BROADWAY, AURORA, IL 60505

DOWNTOWN AURORA RETAIL & OFFICE SPACE



OFFERING SUMMARY

Office (1,786 SF) \$1,850/mth MG

Lot Size: 0.05 Acres

Year Built: 1924

Building Size: 3,750 SF

Zoning: DC

PROPERTY OVERVIEW

Second floor office space for lease in the heart of downtown Aurora.

Entire 2nd floor office space available featuring:

Private entrance

Huge windows for natural light

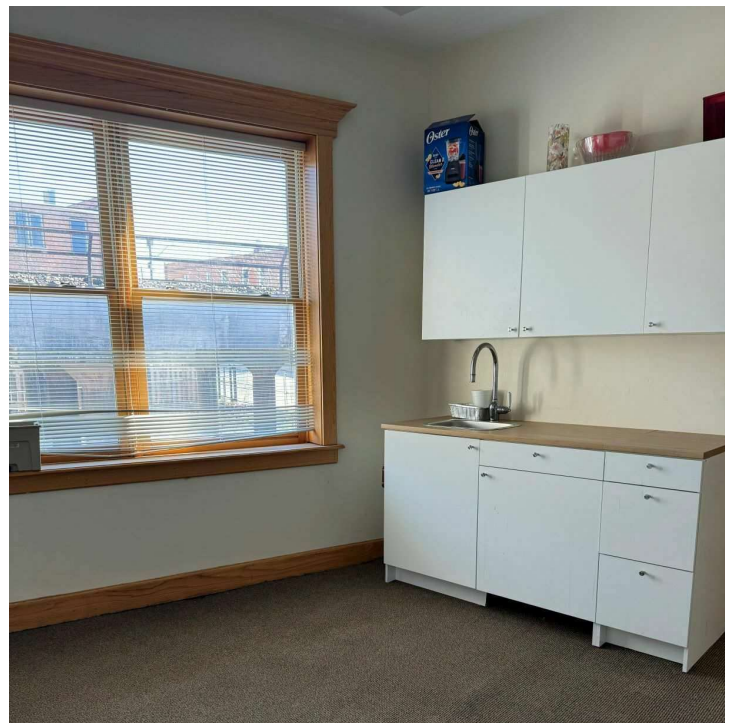
Layout includes private offices, conference room, open work area, breakroom, two restrooms

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

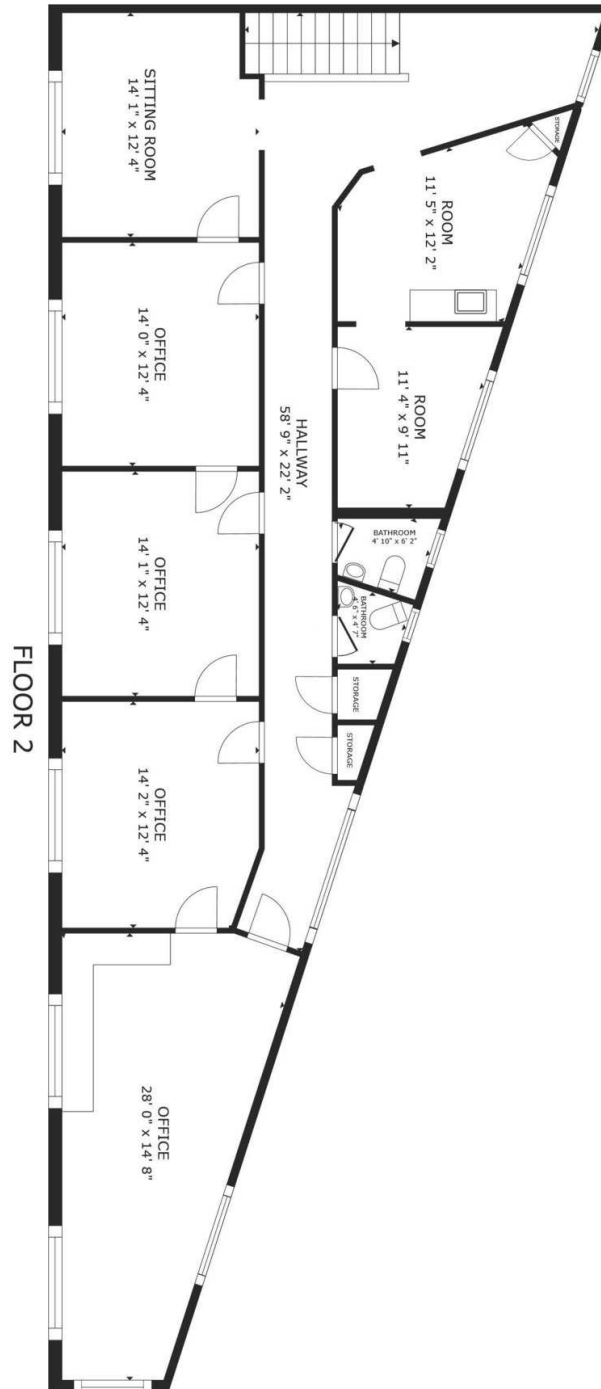
LOCATION OVERVIEW

Located in the heart of downtown Aurora, Illinois, 2nd largest city next to Chicago. Proximal to the famed Paramount Theater, Waubensee 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



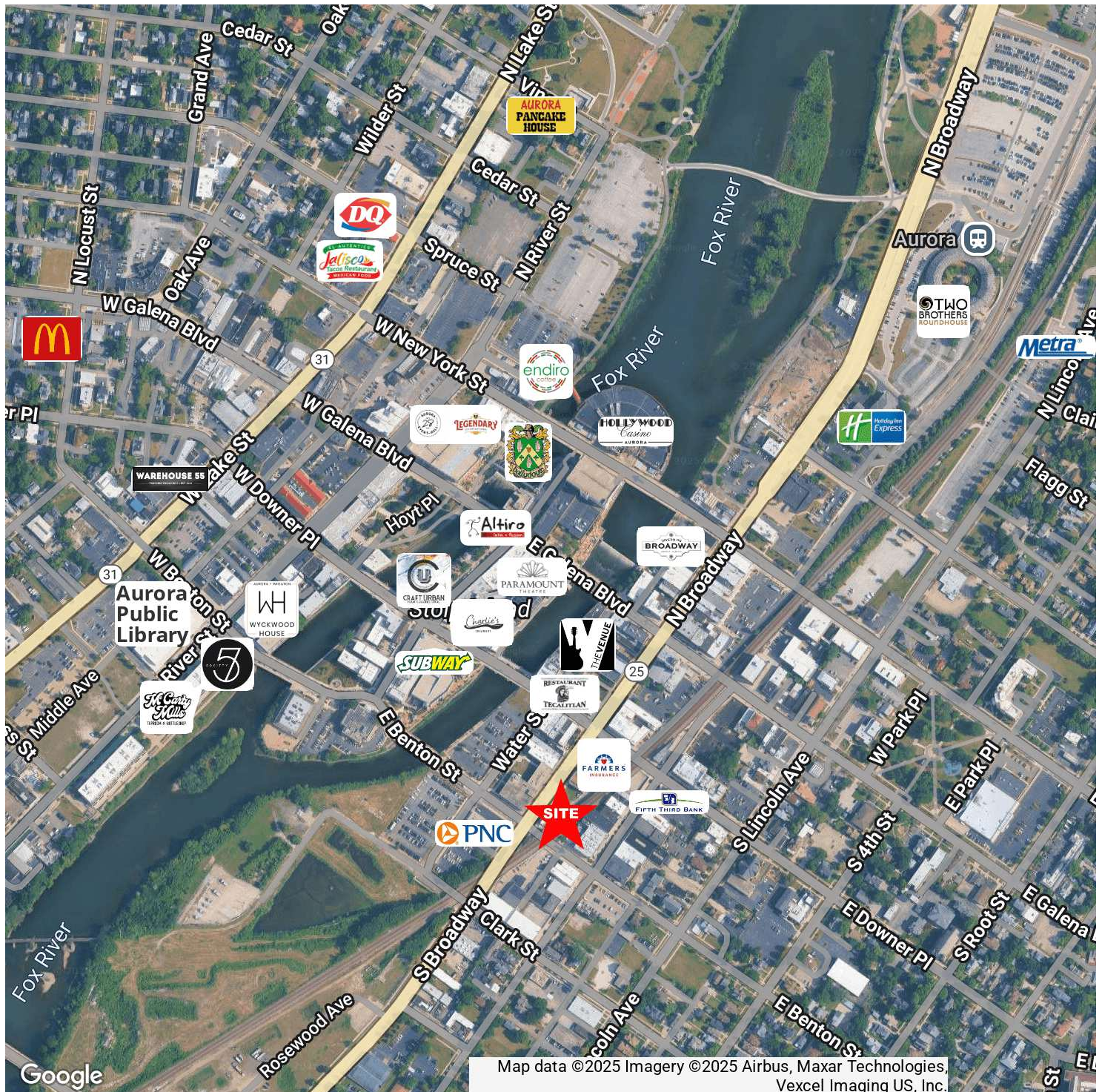
ENTIRE 2ND FLOOR | OFFICE | 500-1,786 SF



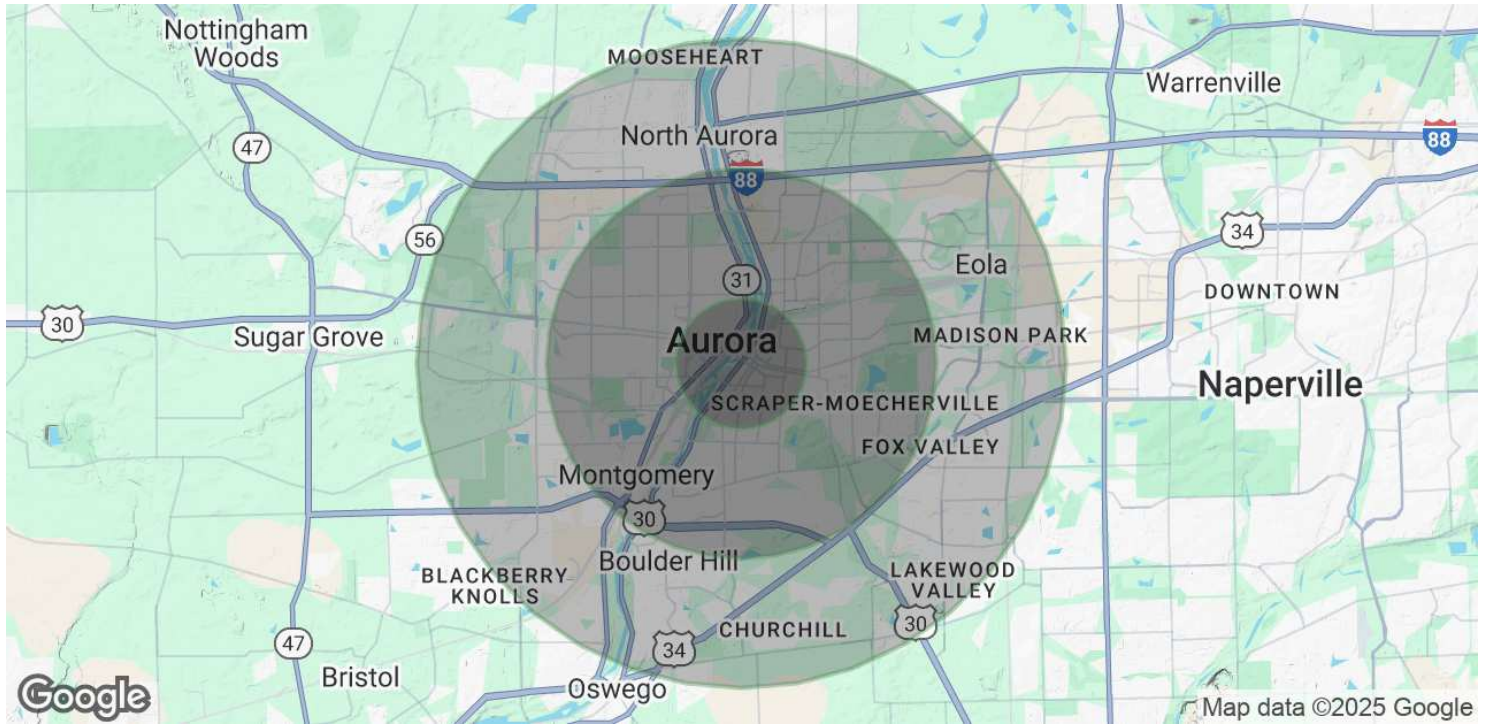
GROSS INTERNAL AREA
FLOOR 1 58,386 sq.ft. FLOOR 2 1,728 sq.ft.
EXCLUDED AREAS: VERANDA 9 sq.ft.
TOTAL : 1,786 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.



DOWNTOWN AURORA RETAIL & OFFICE SPACE



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