



# PARA GROUP DEVELOPERS

*4151 McCoy Drive , Ste : 147 , Aurora , IL 60504*





# DAY CARE CENTRE SPACE : FOR SALE

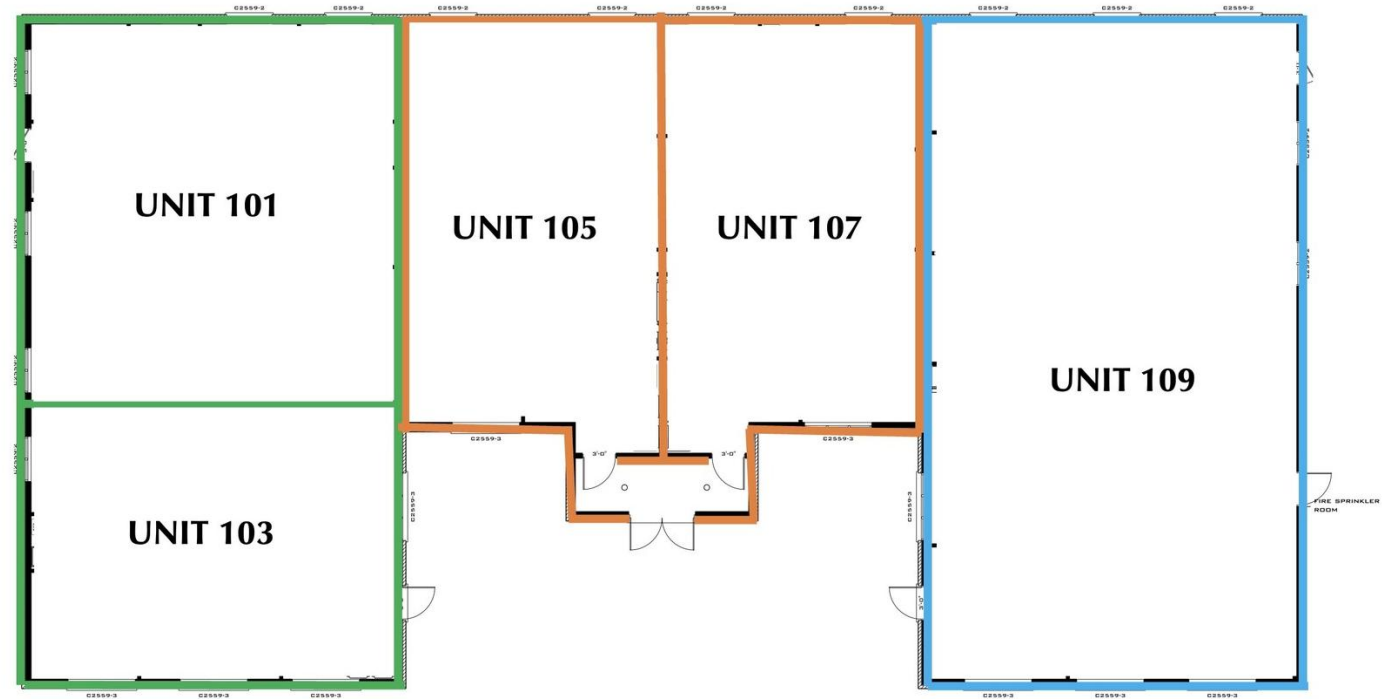
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*3949 75<sup>TH</sup> STREET, AURORA, IL 60504*



## FLOOR PLAN

This well-designed space offers multiple units that can be purchased individually or combined for a seamless childcare facility. With open areas, multiple entry points, and a flexible layout, it's perfect for classrooms, play zones, and offices. The location provides easy accessibility for parents and staff in a high-demand community. This is a prime opportunity to establish a thriving daycare center.



**TOTAL 6,700 SQ.FT**

UNIT 101 & 103 = 2,252 SQ.FT

UNIT 105 & 107 = 2,098 SQ.FT

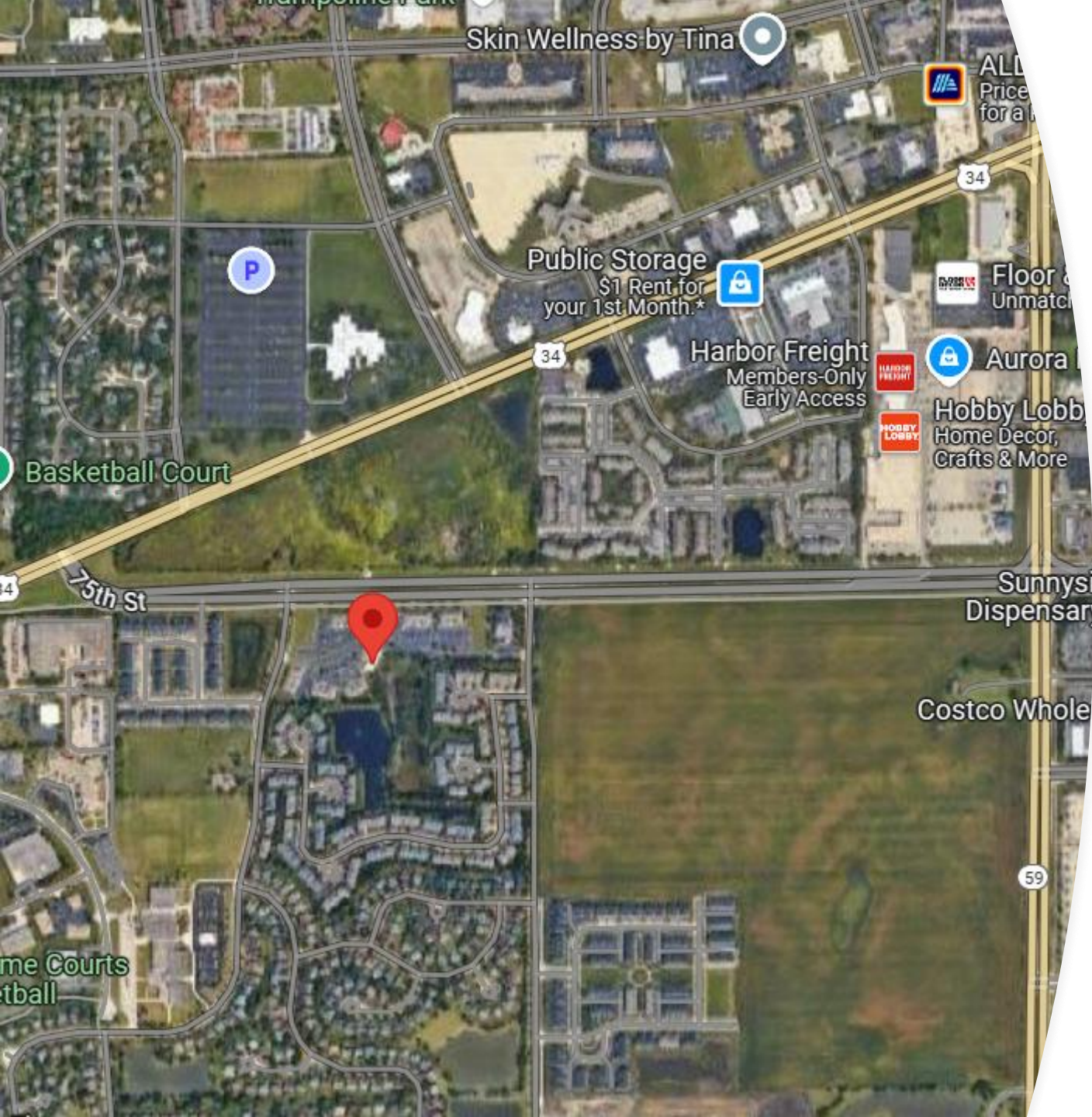
UNIT 109 = 2,350 SQ.FT

# GALLERY

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### **Nearby Landmarks & Distances**

- Costco Wholesale - 0.6 miles (2 min drive)
- Lowe's Home Improvement - 0.8 miles (3 min drive)
- Hobby Lobby - 0.5 miles (2 min drive)
- Aurora Marketplace - 0.5 miles (2 min drive)
- Sunnyside Cannabis Dispensary - Naperville - 0.6 miles
- Supreme Courts Basketball - 1.3 miles (4 min drive)

### **Major Roads & Distances**

- Route 34 (Ogden Ave) - 0.2 miles (1 min drive)
- Route 59 - 1.2 miles (4 min drive)
- S Frontenac St - 0.1 miles (Less than 1 min drive)



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