

FOR SALE

# DEVELOPMENT OPPORTUNITY

137-149 & 173 S RIVER STREET

Aurora, Illinois

## PROPERTY HIGHLIGHTS



### DESCRIPTION

- + ±1.8 acres
- + Located in downtown Aurora near the Fox River
- + Zoned Downtown Fringe allowing for a variety of commercial uses
- + Part of The River Edge Development Zone Program which includes TIF incentives and grants
- + Utilities to the site
- + Parcel Numbers: 15-21-477-002, 15-21-477-003, 15-21-477-004, 15-21-477-005, 15-21-477-006, 15-21-477-007, 15-21-477,008, 15-21-477-009
- + Taxes: \$15,338
- + Asking \$800,000
- + Please call for additional information



### CONTACT US

#### MATT ISHIKAWA

Senior Vice President  
+1 630 573 7068  
matt.ishikawa@cbre.com

#### JACOB DELL

Senior Associate  
+1 630 573 7088  
jacob.dell@cbre.com

#### DAVE ERICKSON

Senior Associate  
+1 630 573 1280  
david.erickson@cbre.com

[www.cbre.us/lsgoakbrook](http://www.cbre.us/lsgoakbrook)

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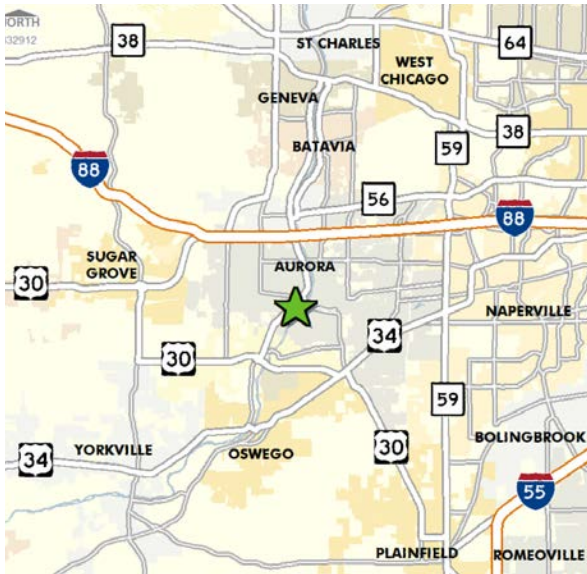
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## LOCATION MAP



## TIF ELIGIBLE MAP



For more information, visit:  
<http://investaurora.org/river-edge-redevelopment-zone>



## DEMOGRAPHICS

+ Population		+ Average Household Income	
- 3 miles:	137,499	- 3 miles:	\$62,692
- 5 miles:	254,864	- 5 miles:	\$84,211
- 7 miles:	364,108	- 7 miles:	\$96,248

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