



# LAKE SIDE RETAIL CENTER

2460 S. EOLA RD, AURORA, IL 60503



## LAKESIDE RETAIL CENTER



### OFFERING SUMMARY

Available SF: 1,400 SF

Lease Rate: \$14.00 SF/yr (NNN)

Zoning: B-2, General Retail

Building Size: 15,250 SF

Parking: 68 Spaces

### PROPERTY HIGHLIGHTS

- Neighborhood center with space available ranging from 1,400 SF to 2,800 SF
- Unit H has a salon suite concept with additional plumbing
- Open floor plans, each suite has its own ADA complaint restroom, open or drop ceiling available
- Join co-tenants Maciano's Pizza, Thai Orchid, Quality Care Chiropractic, and Total Health Dental
- Brand new construction, Bruster's Ice Cream, on outlot
- Monument signage available

### LOCATION OVERVIEW

Located on Eola Road just south of Haffenrichter with dense residential population. Next to Eola Tennis Center, Premier Regional Indoor and Outdoor Tennis Club and Pickleball Academy. Immediately adjacent to Bambini Pediatric Dentistry and Cadence Academy Preschool.

2.6 miles from Rush Copley Hospital and Medical Center  
2.6 miles from Oswego East High School (2,836 students)  
2.5 miles from Naperville's Waubonsie Valley High School (2,766 students)

## LAKE SIDE RETAIL CENTER

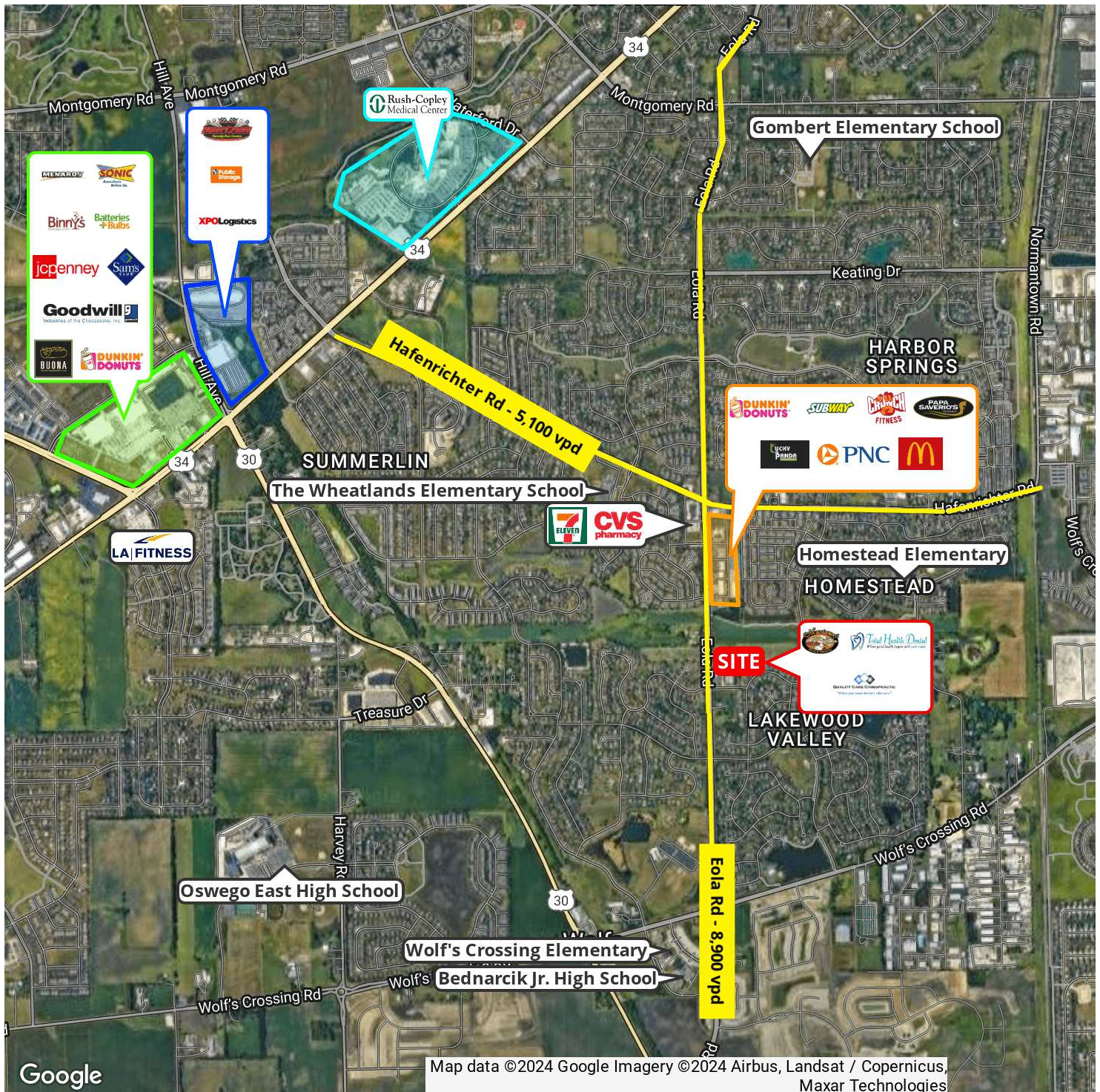
**LEASE TYPE** | NNN      **TOTAL SPACE** | 1,400 SF      **LEASE TERM** | Negotiable      **LEASE RATE** | \$14.00 SF/yr

	Sun Massage	Unit D 1,400 SF	Thai Orchid	Ope Disc Golf	 QUALITY CARE CHIROPRACTIC <i>"When you want doctors who care."</i>	Open Kids Inc.	
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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
D	Available	1,400 SF	NNN	\$14.00 SF/yr

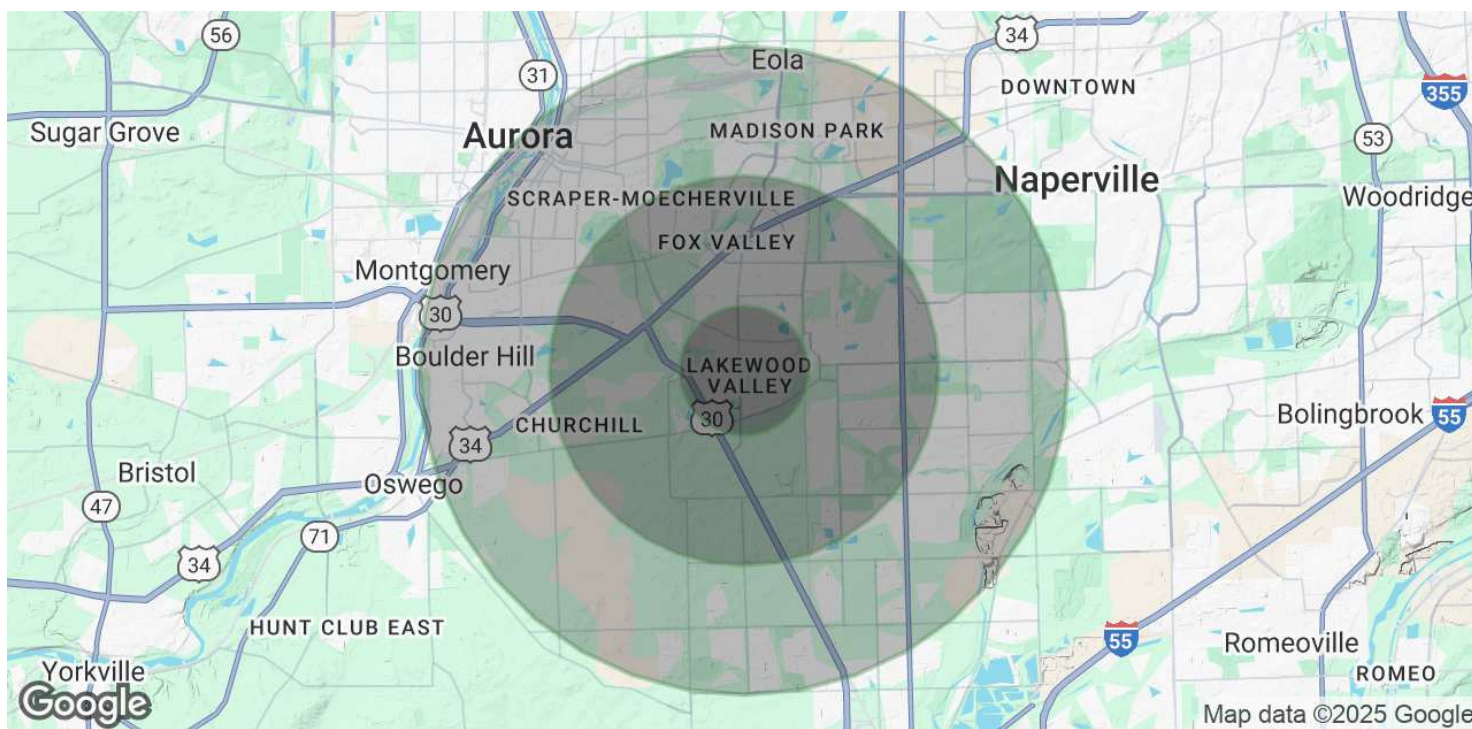


## LAKEVIEW RETAIL CENTER





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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,260	79,486	220,036
Average Age	35	37	37
Average Age (Male)	34	36	36
Average Age (Female)	35	38	38

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,228	26,580	72,617
# of Persons per HH	3.1	3	3
Average HH Income	\$147,894	\$157,541	\$150,405
Average House Value	\$338,319	\$401,140	\$377,969

Demographics data derived from AlphaMap