



5,817 SF DRIVE-THRU BUILDING ON 1.48 ACRES OF LAND

FREESTANDING BUILDING W/DRIVE-THRU

2505 FARNSWORTH AVE, AURORA, IL

FOR SALE OR LEASE



CONTACT: SHARON BAR-SHALOM sbarshalom@metrocre.com 847.780.1299 // **GARY GREENFIELD** ggreenfield@metrocre.com 312.320.2277



PROPERTY HIGHLIGHTS

- 5,817 SF Freestanding Building w/ Drive-Thru
- Directly Across from New Hollywood Casino Development
- 0.5 Miles from Chicago Premium Outlets
- 1.48 Acres of Land on Hard Corner

AREA TENANTS INCLUDE



DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 4,206 | 54,961 | 208,022 |
| DAYTIME POPULATION | 4,838 | 40,967 | 147,372 |
| HOUSEHOLDS | 1,633 | 19,671 | 75,339 |
| AVG HH INCOME | \$126,240 | \$131,835 | \$115,663 |

TRAFFIC COUNTS

| | COUNT |
|----------------|-------------|
| FARNSWORTH AVE | 26,000 VPD |
| BILITER RD | 8,000 VPD |
| I-88 | 107,800 VPD |

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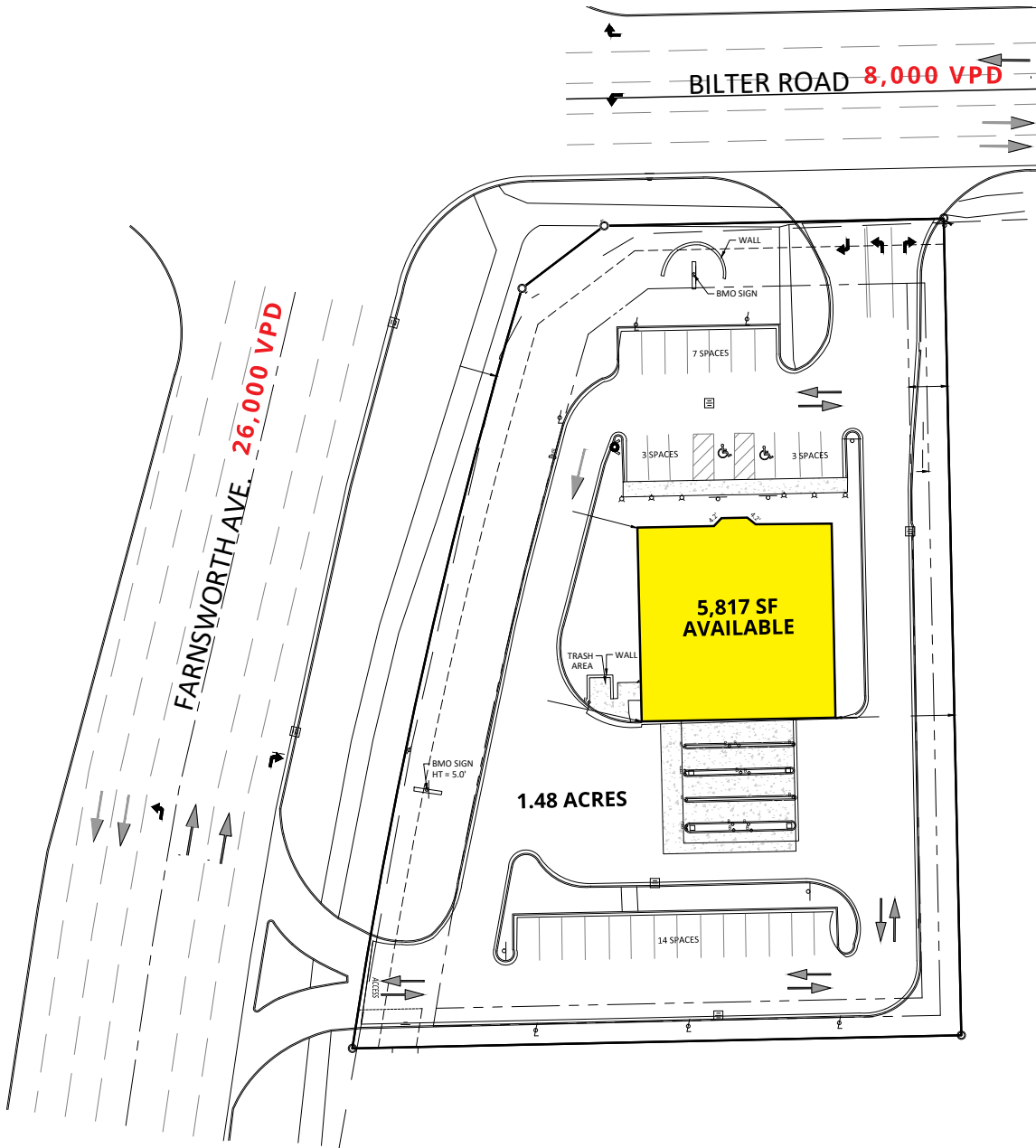


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