



Special Use School/Residence for Lease

998 Corporate Blvd., Aurora, IL 60502

Kevin J. O'Donnell
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Dan T. Dolan, Dolan & Murphy, Inc.
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Special Purpose Property For Lease



OFFERING SUMMARY

Available SF: 10,000 - 49,332 SF

Lease Rate: \$19.75 SF/yr (MG)

Lot Size: 8.9 Acres

Year Built: 2000

Building Size: 49,332 SF

Renovated & 2012

Expansion: 2016

PROPERTY HIGHLIGHTS

- Fully built out school and residence for special use such as autistic child care, rehabilitation, or treatment center, with cafeteria, fully equipped commercial kitchen, and multiple classrooms/therapy rooms.
- Multiple residence rooms for up to 84 person occupancy.
- Full indoor gym, outdoor play area, common area, staff offices, and reception, onsite backup generator, garage, storage, and ample parking.
- Other uses may be considered; Property is divisible.
- Property is owned by co-broker Dan T. Dolan.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	1,801	24,034	78,600
Total Population:	4,612	74,259	236,849
Average HH Income:	\$72,342	\$77,326	\$76,429

for more information contact:

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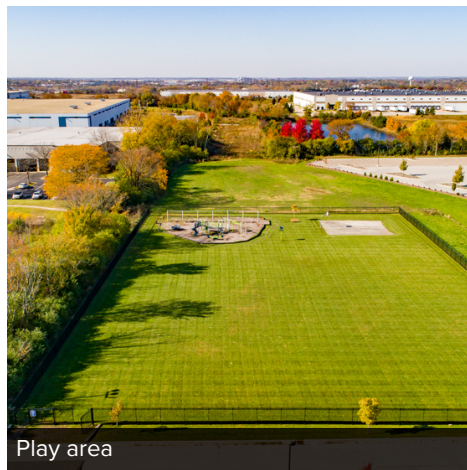
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ADDITIONAL
PHOTOS

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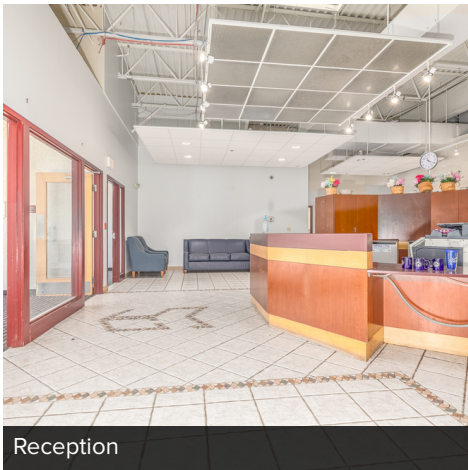
Lobby



Lobby View 2



Conference Room



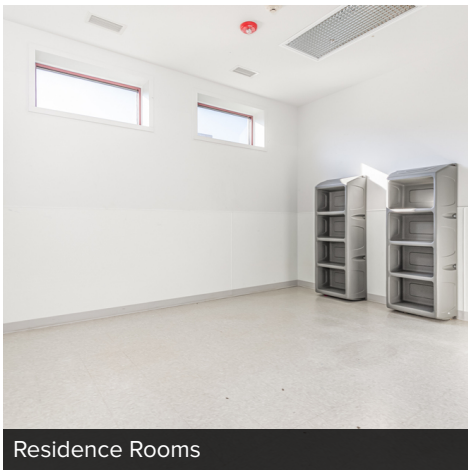
Reception



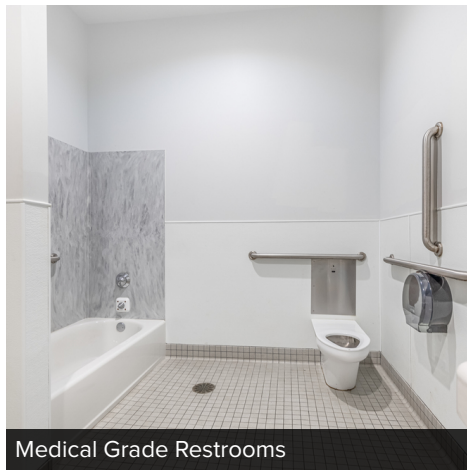
Commercial Kitchen



Kitchen View 2



Residence Rooms



Medical Grade Restrooms



Gymnasium with basketball hoops

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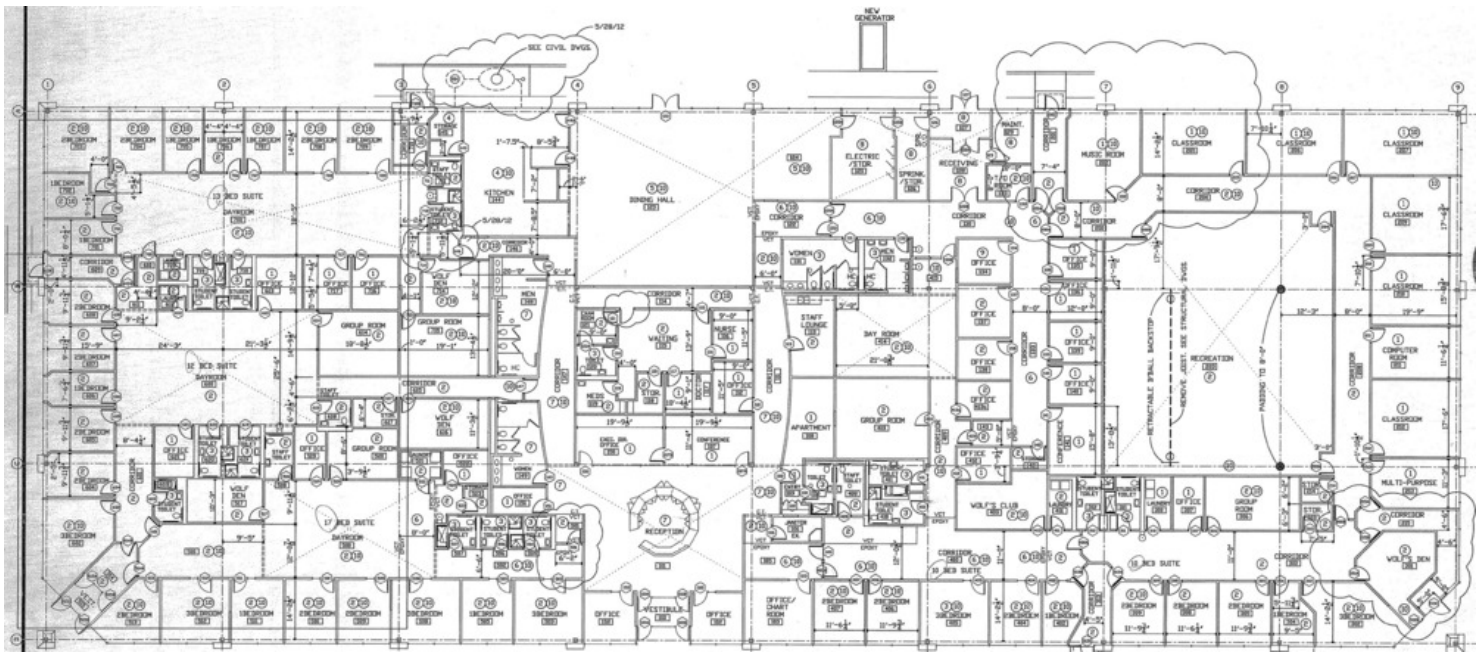
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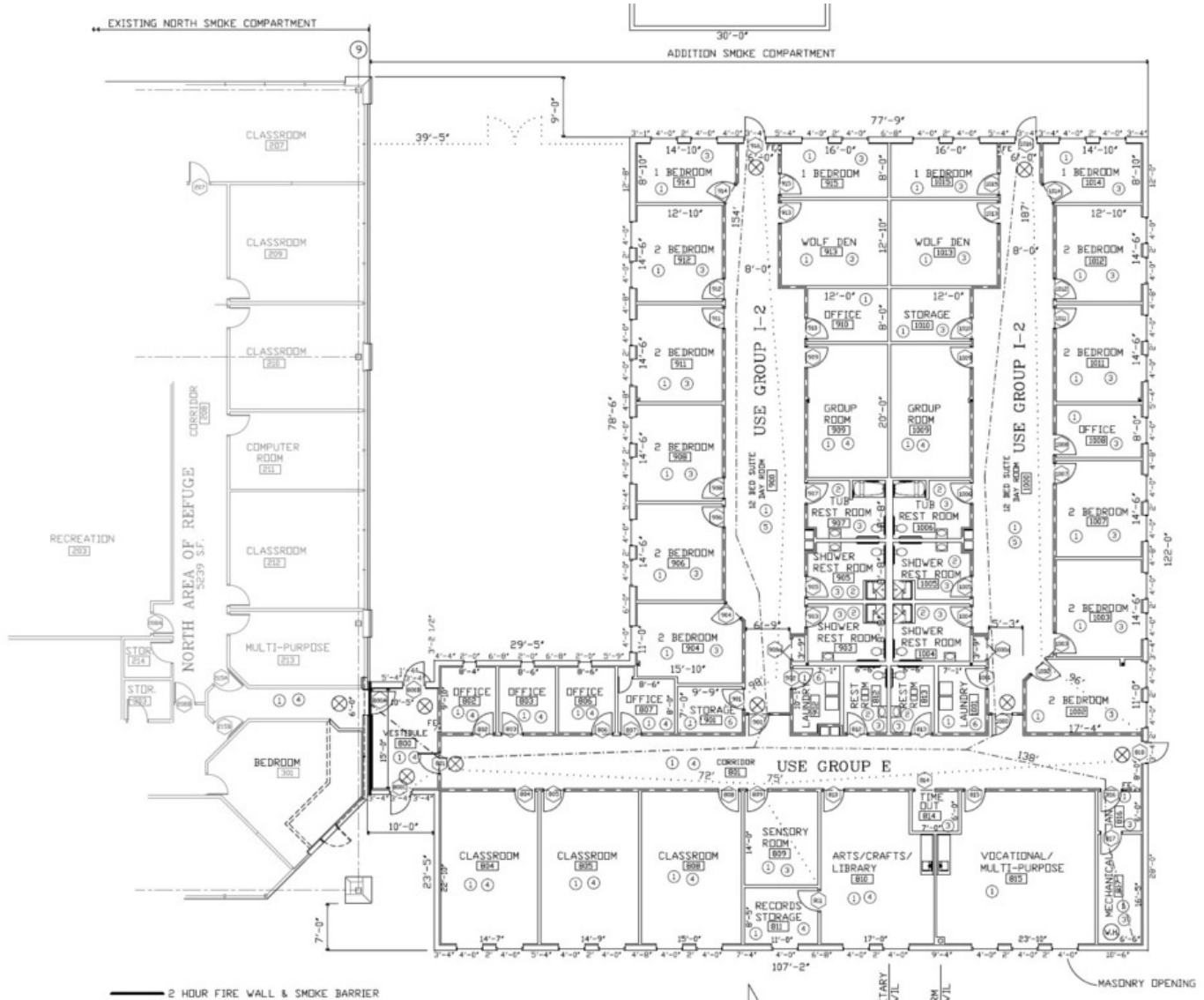
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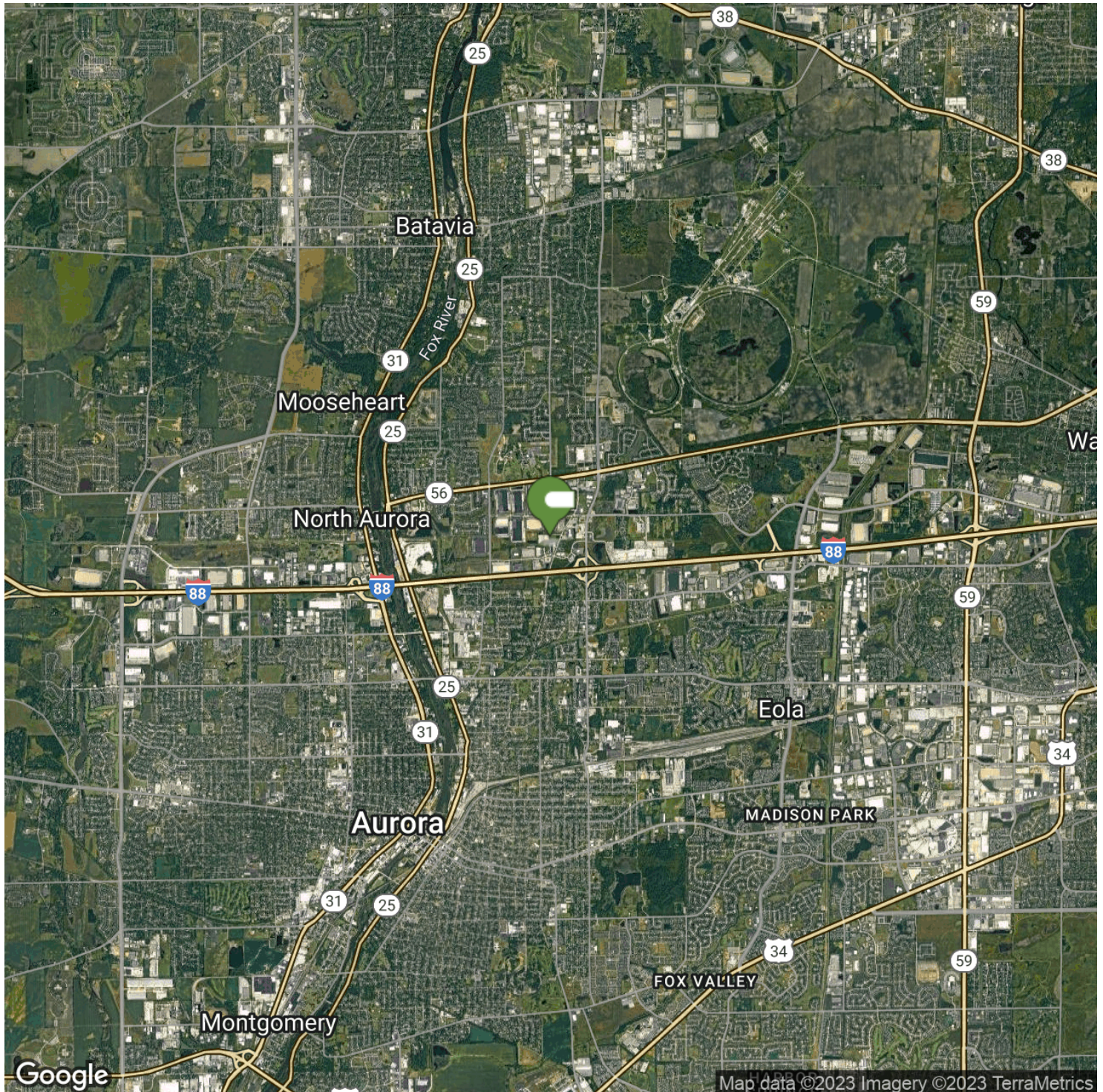
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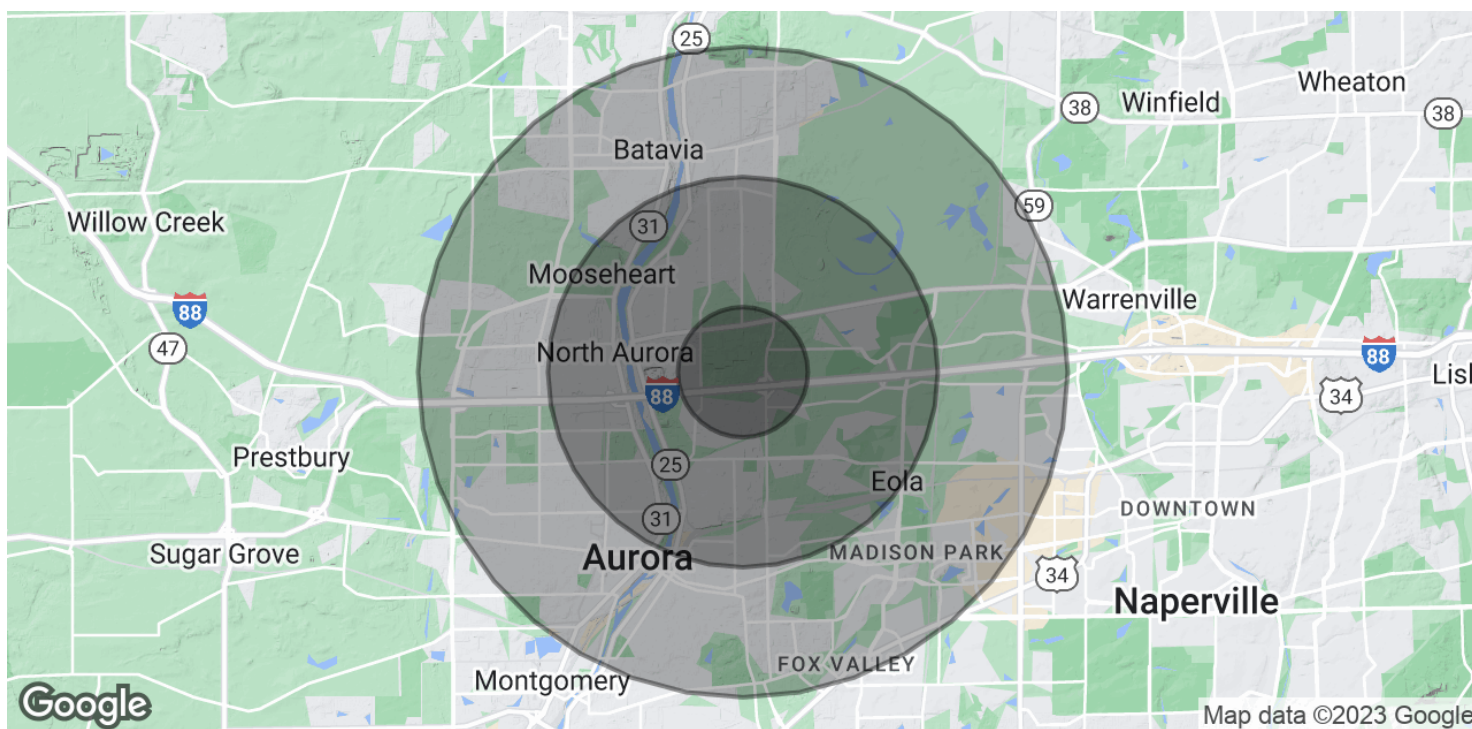
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,612	74,259	236,849
Average Age	35.9	32.8	32.3
Average Age (Male)	36.6	33.0	32.0
Average Age (Female)	35.9	32.5	32.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,801	24,034	78,600
# of Persons per HH	2.6	3.1	3.0
Average HH Income	\$72,342	\$77,326	\$76,429
Average House Value	\$357,991	\$283,104	\$268,519

* Demographic data derived from 2020 ACS - US Census

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