

Woodman's Center, North Aurora - Outlots and Retail Space Available

- Inline/Endcap Space For Lease
- Land For Lease/Build-to-Suit

70-80 Hansen Blvd, North Aurora, IL 60542
90 Hansen Blvd, North Aurora, IL 60542

Property Description

2 prime outlots fronting the busy North Aurora Woodman's Market Grocery, on the Southeast corner of Orchard Rd & Oak St. This fast growing and high traffic area boasts almost 37,000 vehicles per day, and is directly North of several car dealerships, a Target and JC Penney anchored shopping center, & Interstate 88. Perfect location for daycare, restaurant, medical, automotive or service based retailers. Take advantage of the big traffic numbers drawn in by Woodman's, Target and more.

Property Highlights

- Almost 37,000 vehicles per day (Orchard+Oak)
- Located at the intersection of 2 main retail streets
- Fast-growing residential base, at 1% per year
- Just North of Target center
- Huge traffic numbers from Woodmans Market/Gas/Auto

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Offering Summary

Lease Rate:	Negotiable
Available SF:	1,000 SF and up
Lot Sizes:	1.59 acres (divisible) 2.45 acres (divisible)
Traffic Count:	36,750/day (combined)

Demographics

	1 MILES	3 MILES	5 MILES
Total Population	4,938	47,640	154,122
Average HH Income	\$111,665	\$97,064	\$102,862
Total Households	1,613	14,347	48,027



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