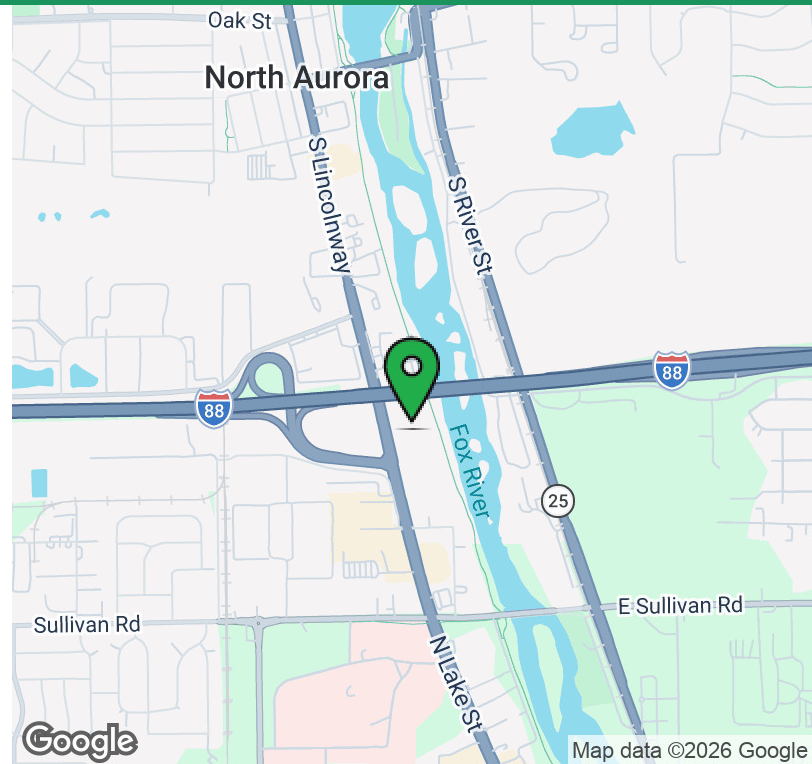


For Sale

307 South Lincolnway Street, North Aurora, IL 60542

1.42 Acre Commercial Lot Near I-88



Location Description

Located on S Lincolnway in North Aurora with convenient access to I-88.

Property Highlights

- 1.42 Acres with 118 feet of frontage on Route 31
- Approximately 21,100 vehicles pass the site per day on Route 31
- Utilities to site
- Located in the Route 31/Lincoln Highway TIF District
- Great visibility from I-88 which has 86,200 VPD

Offering Summary

Sale Price:	\$264,900
Lot Size:	1.42 Acres
Zoning:	B-3 (Central Business)

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	1,798	30,145	65,955
Total Population	4,548	86,519	191,371
Average HH Income	\$83,086	\$105,094	\$118,605

J.D. Dolan

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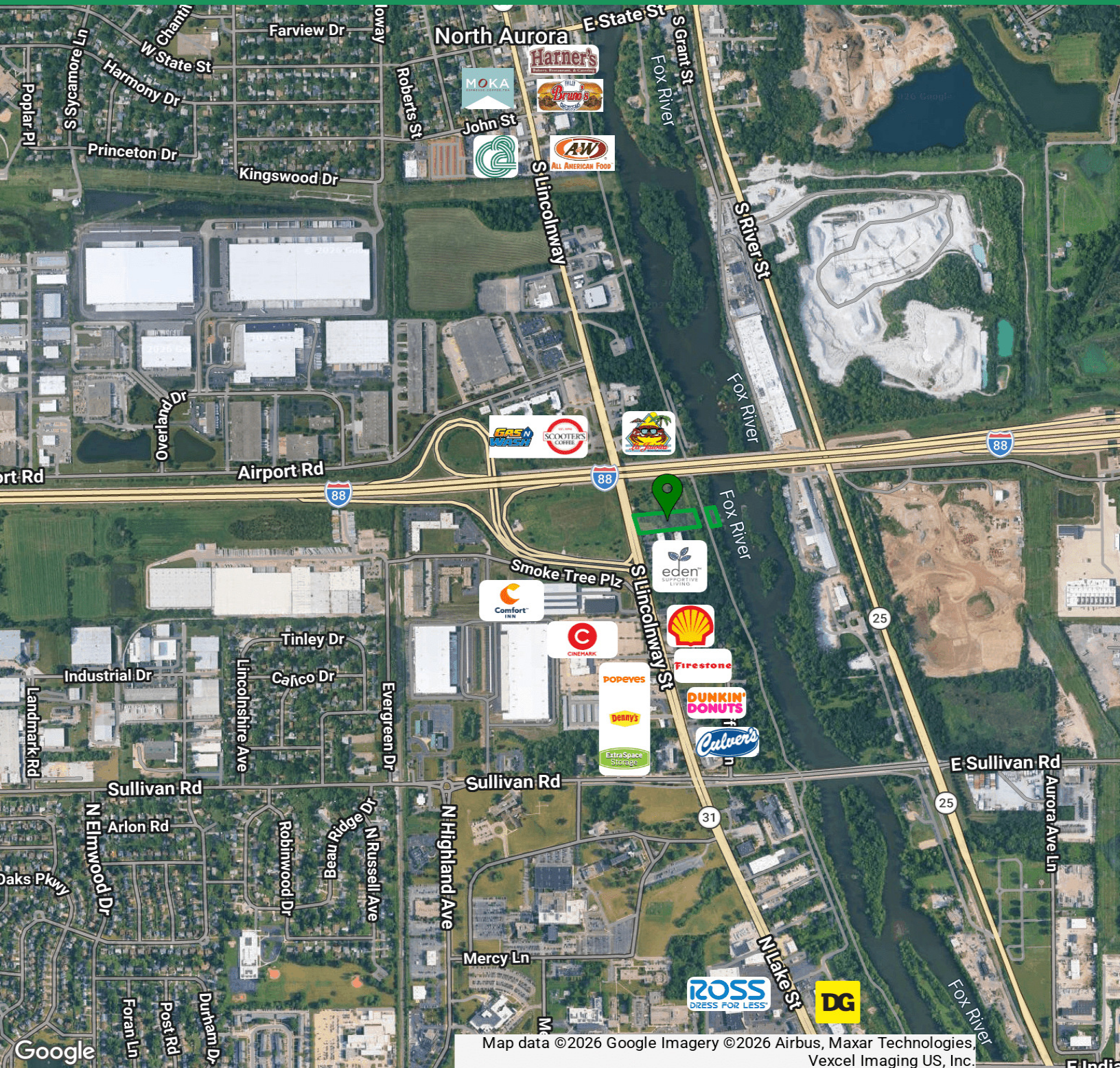
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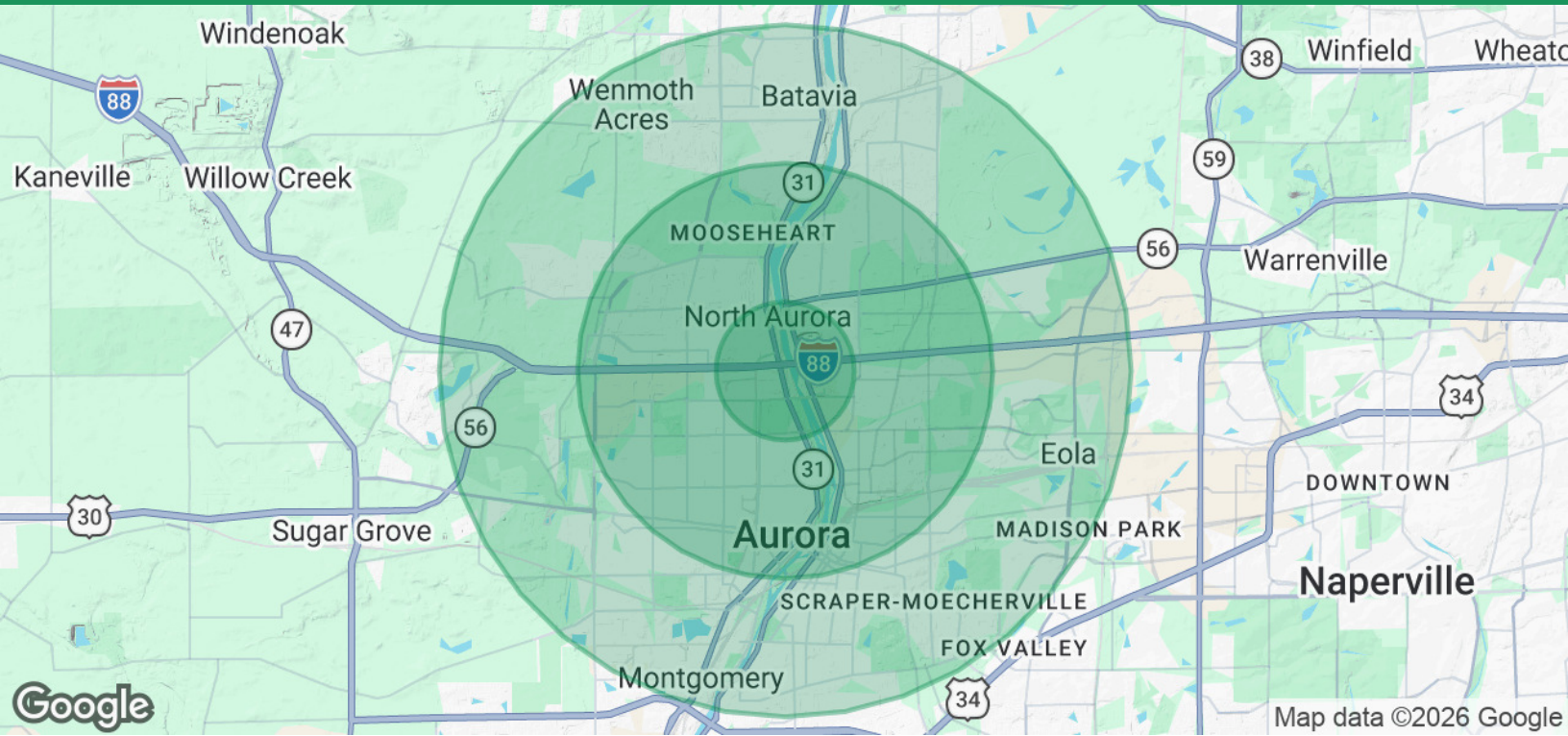
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For Sale

307 South Lincolnway Street, North Aurora, IL 60542

1.42 Acre Commercial Lot Near I-88



Population

	1 Mile	3 Miles	5 Miles
Total Population	4,548	86,519	191,371
Average Age	41.9	36.3	37.0
Average Age (Male)	42.1	36.5	36.9
Average Age (Female)	42.1	36.9	38.0

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,798	30,145	65,955
# of Persons per HH	2.5	2.9	2.9
Average HH Income	\$83,086	\$105,094	\$118,605
Average House Value	\$236,149	\$270,517	\$301,304

2023 American Community Survey (ACS)

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