



FOR SALE

Corner of Randall Road &
Indian Trail - Aurora, IL

\$1,149,000

3.75+/- ACRES

Outstanding opportunity to acquire 3.75 Acres of prime commercial land, ready for development! Situated in a highly sought-after location, this commercial property offers immediate availability and boasts adjacency to a multi-family development.

Benefitting from shared ingress and egress with Walgreens, this parcel presents a blend of convenience and accessibility. Whether envisioning a strip center, a single concept establishment, a restaurant, or any other innovative venture, the possibilities are endless.

JASON PESOLA

Cell: 630-486-7321
jason@thepesolagroup.com

INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564



PROPERTY HIGHLIGHTS

PRIME
CORNER

EXCELLENT
EXPOSURE

NEAR BUSY
INDUSTRIAL AREA

3.75+/-
ACRES

AVAILABLE
IMMEDIATELY

BRING YOUR
CONCEPT

ZONED
B2

APN: 15-08-400-021 PROPERTY TAXES: \$53.30
APN: 15-08-400-022 PROPERTY TAXES: \$53.30
APN: 15-08-400-023 PROPERTY TAXES: \$53.30
APN: 15-08-400-024 PROPERTY TAXES: \$53.30
APN: 15-08-400-025 PROPERTY TAXES: \$43.32

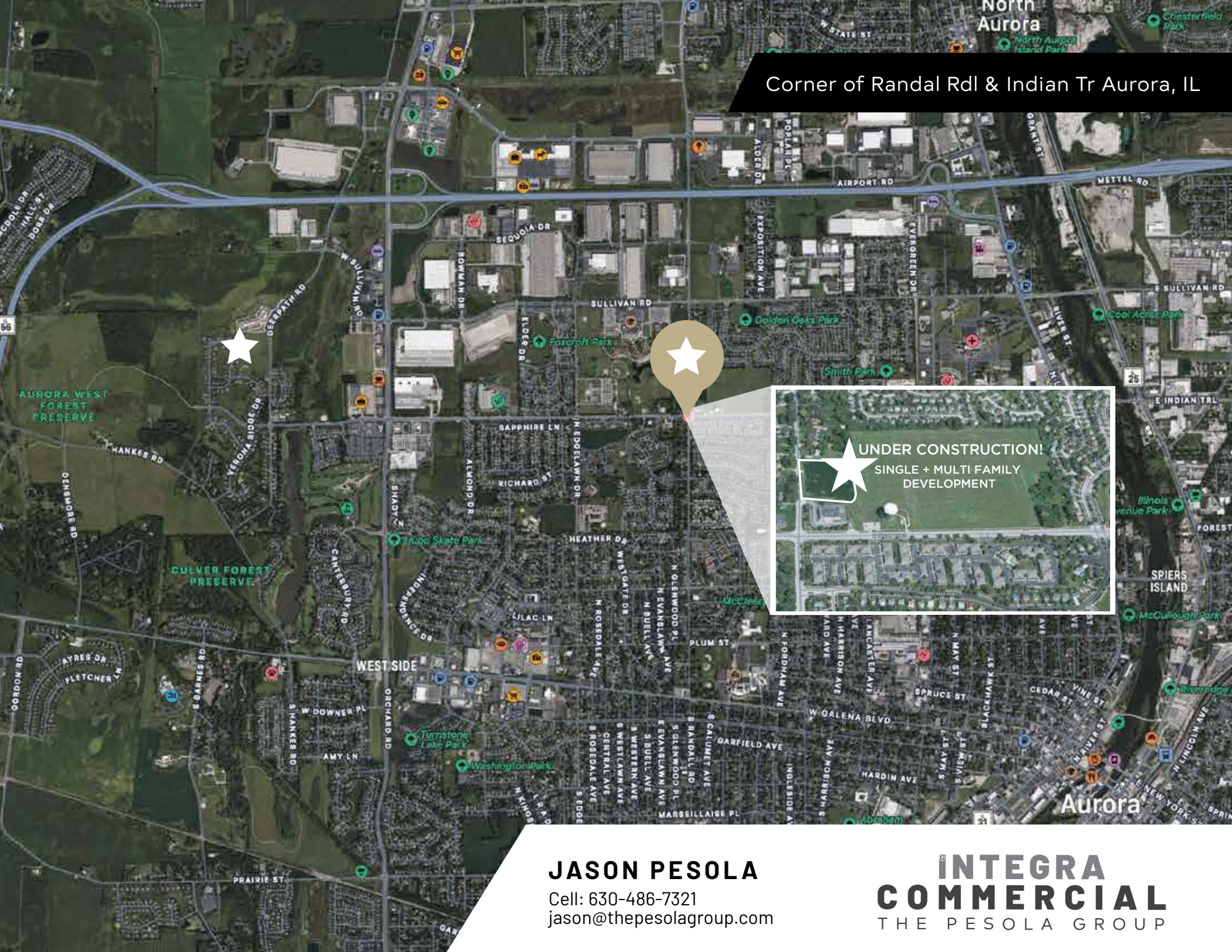
JASON PESOLA
Cell: 630-486-7321
jason@thepesolagroup.com

INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564

North
Aurora

Corner of Randal Rd & Indian Tr Aurora, IL



★
UNDER CONSTRUCTION!
SINGLE + MULTI FAMILY
DEVELOPMENT

JASON PESOLA

Cell: 630-486-7321

jason@thepesolagroup.com

INTEGRA
COMMERCIAL
THE PESOLA GROUP

AURORA ILLINOIS DEMOGRAPHICS

CORNER OF RANDALL RD & INDIAN TRAIL, AURORA, IL

2022 POPULATION
177,866

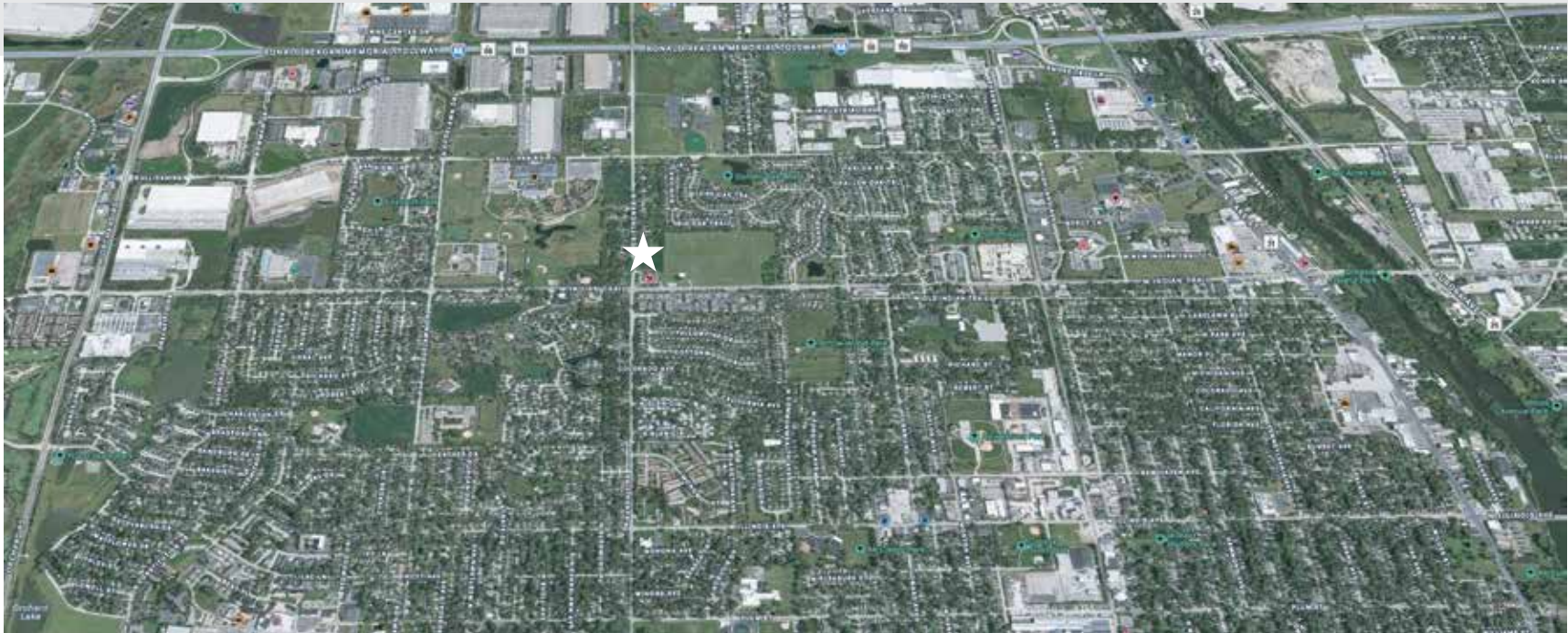
MEDIAN PROPERTY VALUE
\$208,500

2017-2021 HOUSEHOLDS
61,003

ACCOMMODATION & FOOD SERVICE SALES
281,801
2017

TOTAL RETAIL SALES
\$10,846
PER CAPITA

MEDIAN HOUSEHOLD INCOME
\$79,642
2017 - 2021



<https://www.census.gov/quickfacts/fact/table/>

JASON PESOLA

Cell: 630-486-7321
jason@thepesolagroup.com

INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564