

For Sale

70 S Constitution Drive, Suites 100 & 102, Aurora, IL 60506

Office Condo For Sale In Aurora



Location Description

Located just over 3 miles south of the I-88 and Orchard Rd interchange.

Property Highlights

- Office condo consists of two separate suites
- Suite 100 is a office space that consists of 2 private offices, conference room, reception room, break room, storage room and 2 restrooms
- Suite 102 is leased to a dental office
- Built in 2006
- 33 Parking Spaces
- Great User/Investor Opportunity

Offering Summary

Sale Price:	\$1,360,000
Building Size:	5,096 SF
Lot Size:	0.34 Acres
Zoning:	O(S) - Office (Special Use District)

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	4,241	22,876	60,236
Total Population	10,676	64,789	177,968
Average HH Income	\$96,611	\$101,921	\$105,368

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Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

The information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without any warranty as to accuracy.



For Sale

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Suite 100



Suite 100



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Suite 100



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For Sale

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Suite 102



Suite 102



Suite 102

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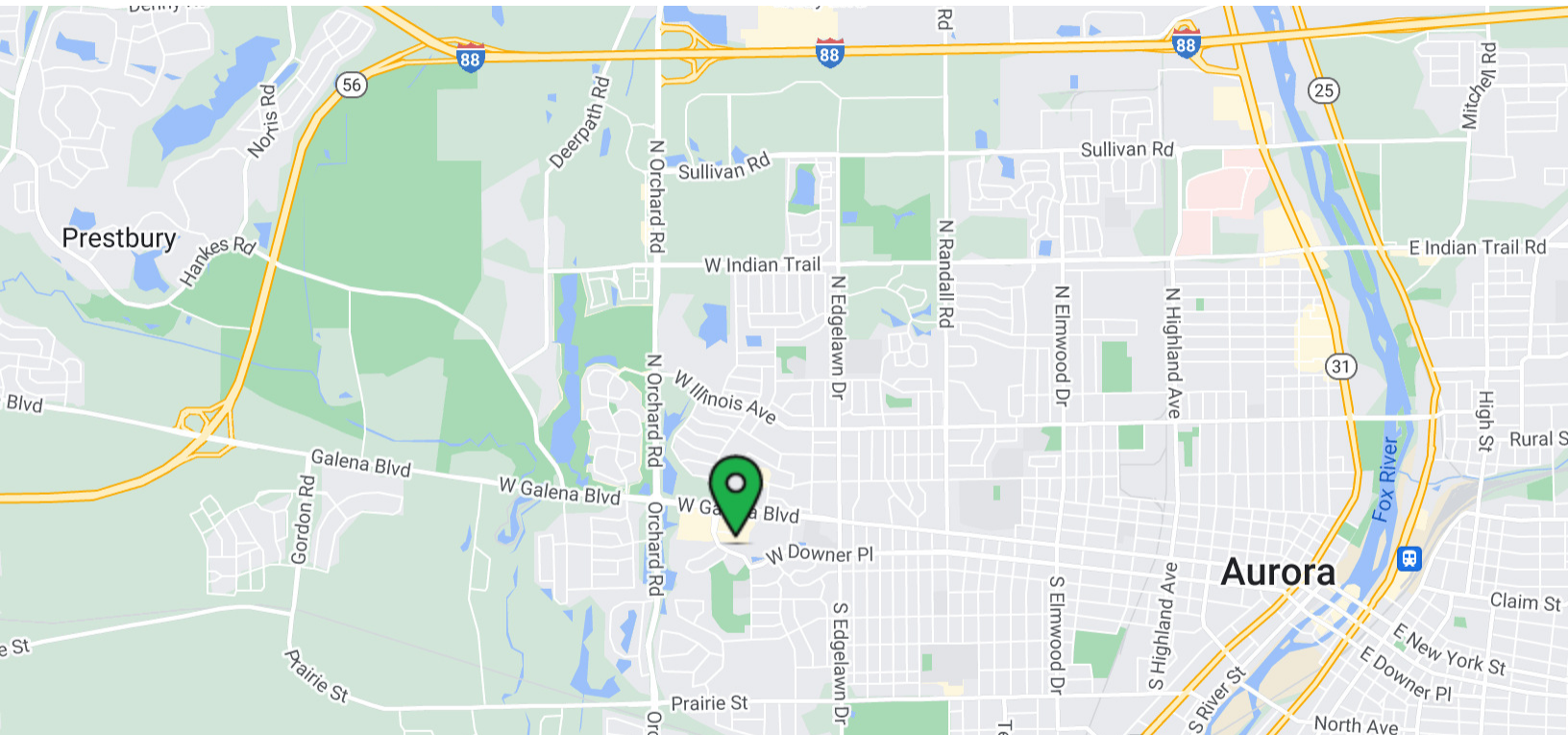
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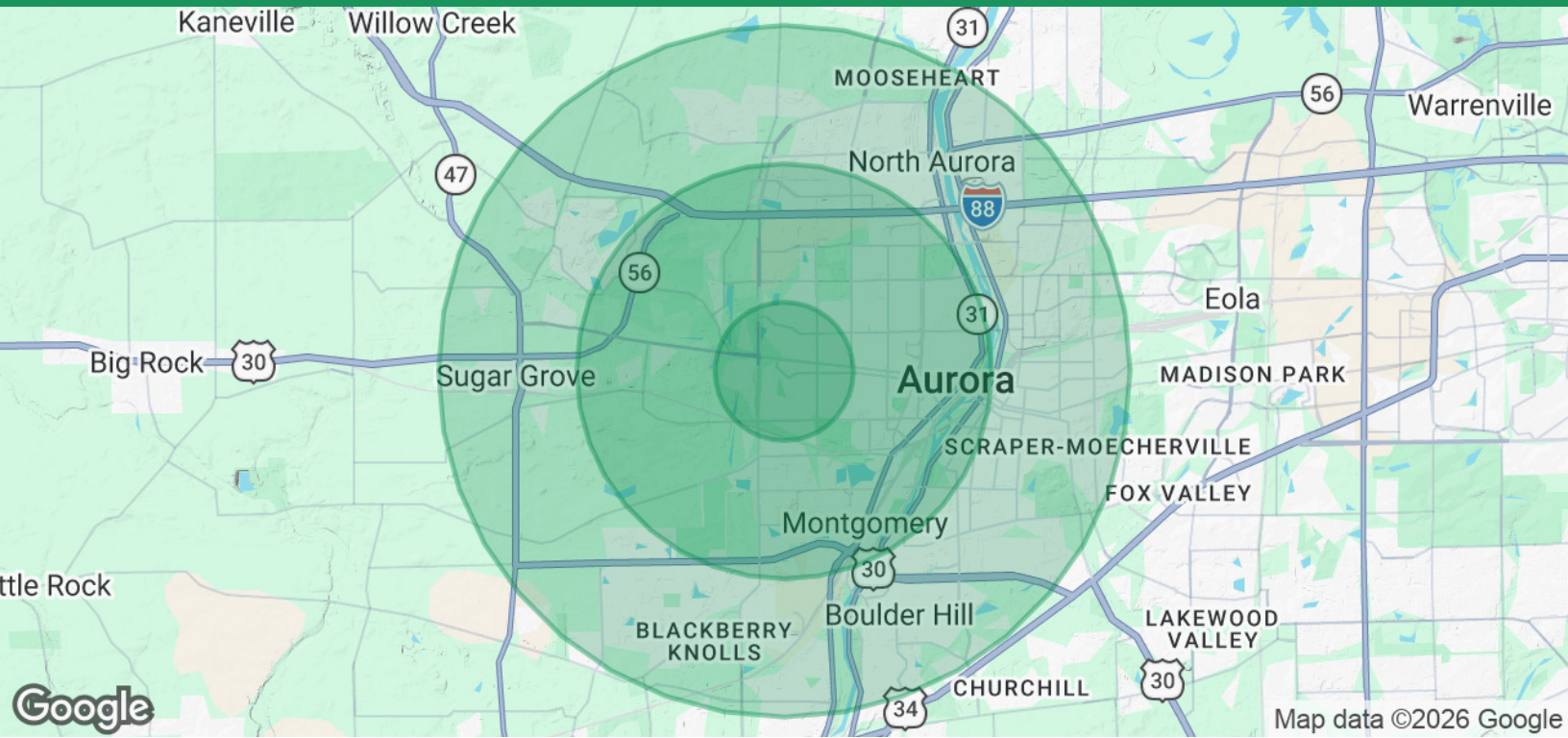
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Office Condo For Sale In Aurora



Population

	1 Mile	3 Miles	5 Miles
Total Population	10,676	64,789	177,968
Average Age	40.5	36.5	35.9
Average Age (Male)	35.9	35.0	35.3
Average Age (Female)	46.6	39.2	37.3

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	4,241	22,876	60,236
# of Persons per HH	2.5	2.8	3.0
Average HH Income	\$96,611	\$101,921	\$105,368
Average House Value	\$269,175	\$255,689	\$264,812

2023 American Community Survey (ACS)

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