

For Sale & Lease

1975 Melissa Ln, Aurora, IL 60506

Price Reduction: Multi-Use Building W/ Industrial Potential



Property Description

62,347 SF Building located on 4.24 Acres. Approximately 41,437 SF leased by All Pets Wellness (month-to-month). Approximately 8,500 SF leased by Swim with Bill. Approximately 12,410 SF of medical office space, fully built out with exam rooms, offices, in-suite restrooms, reception, waiting, and open therapy area.

Property Highlights

- 53,847 SF Available for Lease
- Approximately 214 parking spaces
- Located off 4 way interchange at I-88 and Orchard Road
- Property could be converted for industrial use. Two new industrial developments in the immediate area.

Location Description

Approximately 2 miles (5 minutes away) from I-88 & Orchard Rd. intersection. The building has great visibility from the highway.

Offering Summary

Sale Price:	\$4,950,000 \$4,550,000
Building Size :	62,347 SF
Lot Size:	4.24 Acres
Parcel:	14-22-225-003
Lease Rate:	Contact Broker
Available SF (Divisible):	53,847 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	308	17,961	40,888
Total Population	783	49,825	117,595
Average HH Income	\$126,228	\$124,406	\$123,948

J.D. Dolan

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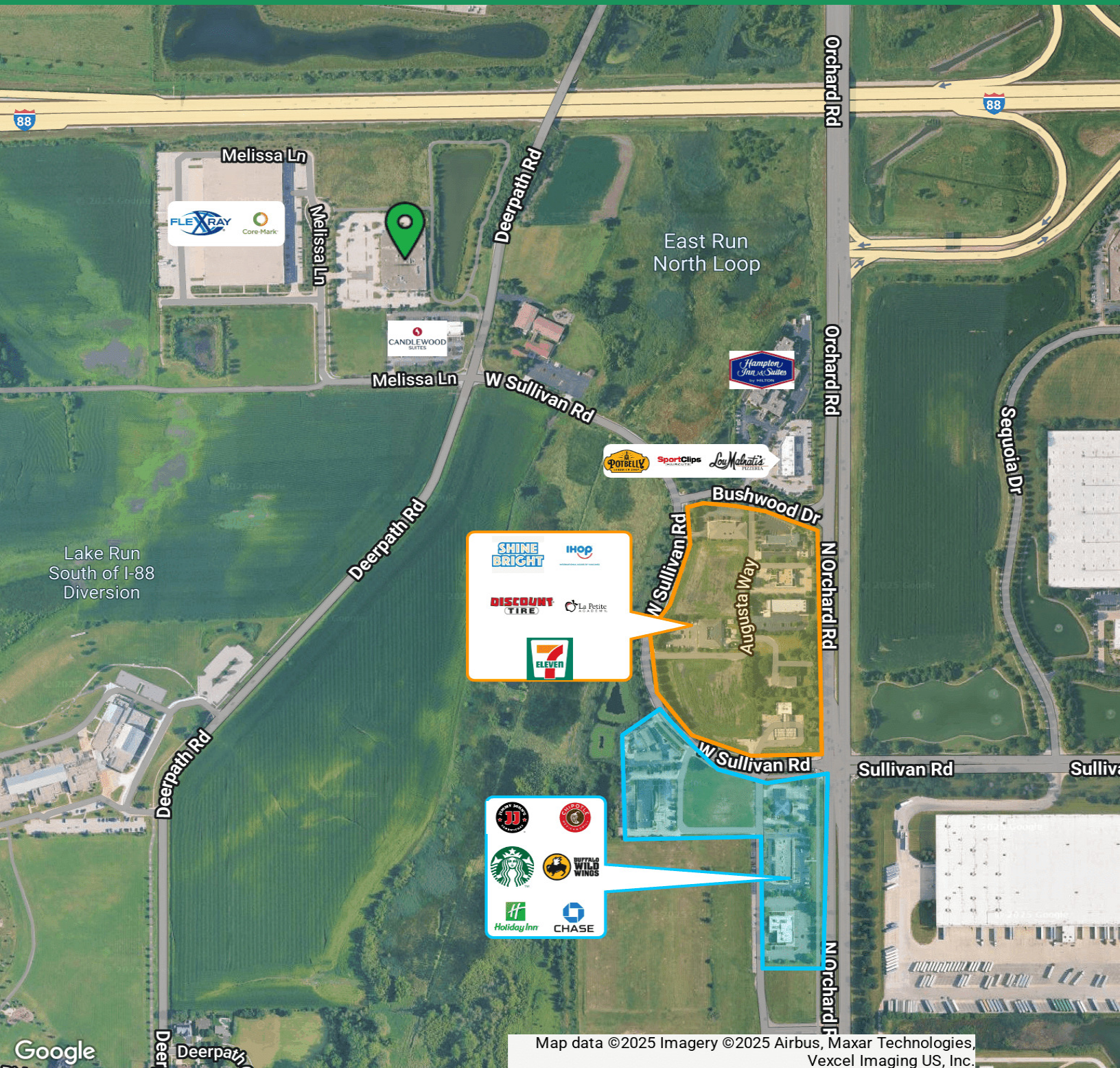
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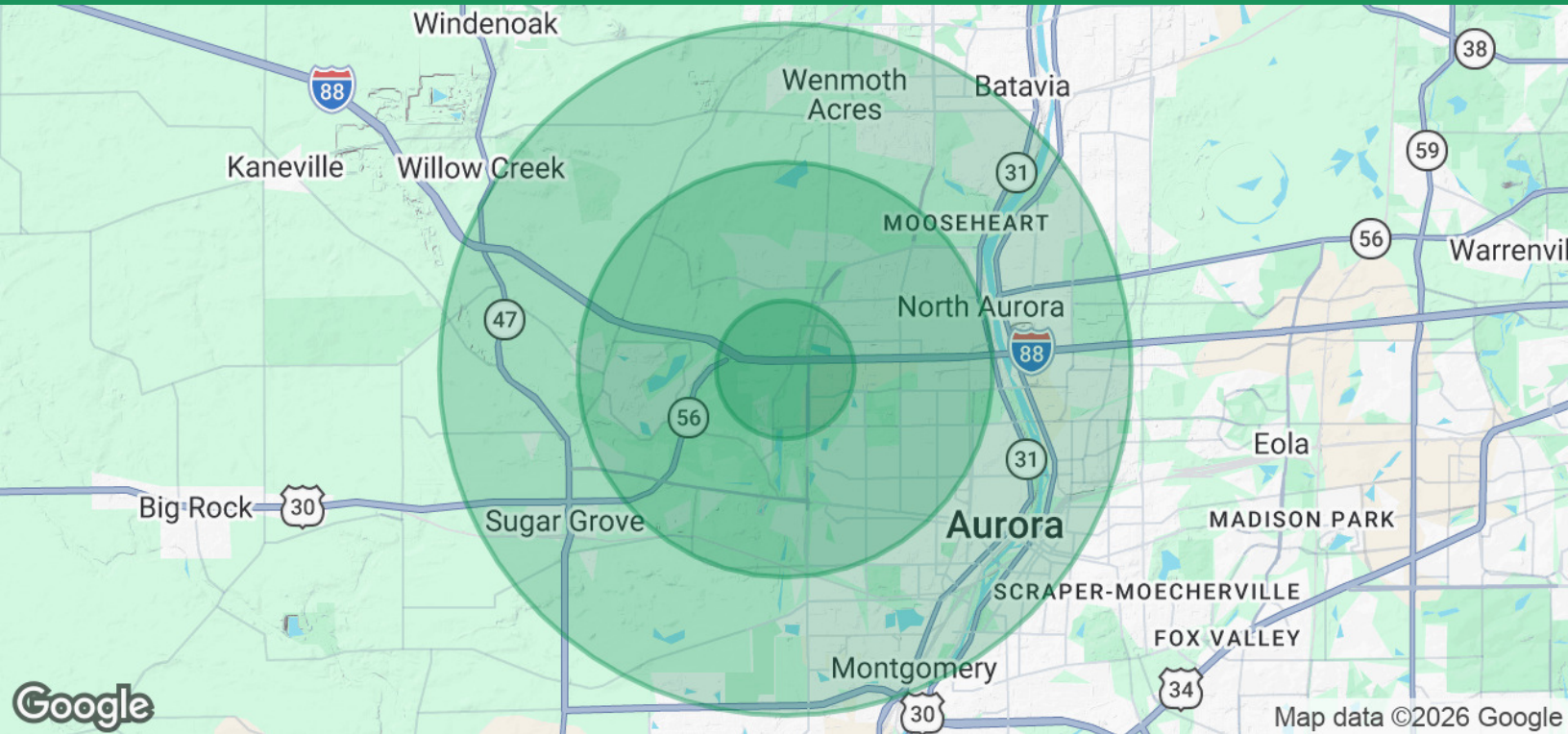
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Population	1 Mile	3 Miles	5 Miles
Total Population	783	49,825	117,595
Average Age	42	40	39
Average Age (Male)	41	39	38
Average Age (Female)	43	41	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	308	17,961	40,888
# of Persons per HH	2.5	2.8	2.9
Average HH Income	\$126,228	\$124,406	\$123,948
Average House Value	\$304,479	\$296,313	\$300,080

2020 American Community Survey (ACS)

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