

Fox Valley Medical Center

4050 Healthway Drive, Aurora, IL 60504





View Virtual Tour

20,388 RSF

PARKING RATIO 3.9 per 1,000 RSF

- · Two-story building anchored by Advocate Medical Group
- One block from Fox Valley Mall near Ogden Ave and Hwy 59
- Service mix includes pharmacy, dental, and urgent care
- · Abundant surface parking with covered patient drop-off
- Monument signage opportunities
- · Generous suite build-out allowance and flexible terms

Multispecialty building with pharmacy, dental, and urgent care.

4050 HEALTHWAY DRIVE, AURORA, IL 60504 Batavia (56) Mooseheart Warrenville North Aurora 34 Eola DOWNTOWN Aurora (2)34 Naperville SCRAPER-MOECHERVILLE FOX VALLEY (59) ontgomery (30) Boulder Hill 31 Wolfs 34 swego (59) **NEARBY HOSPITALS** DISTANCE DRIVE TIME 1. Rush Copley Medical Center 3.6 mi 8 min 2. Edward Hospital 4.2 mi 10 min

Much CAR

POPULATION (5-MILE RADIUS)

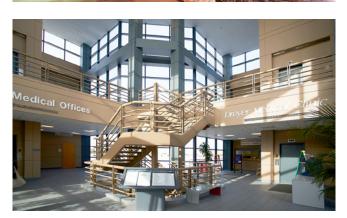
AVERAGE HOUSEHOLD INCOME (5-MILE RADIUS)

PERCENT OF POPULATION INSURED (5-MILE RADIUS)

269,327

\$124,412

82.3%





SURROUNDING POINTS OF INTEREST

- · CVS Pharmacy
- Whole Foods Market
- Mariano's
- Fox Valley Mall
- McCarty Executive Suites
- · White Eagle Golf Club
- Planet Fitness
- Gloria Jean's Coffees
- Starbucks
- · Pomegranate Café
- · Panera Bread
- Aurora University

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