

# Fox Valley Medical Center

4050 Healthway Drive, Aurora, IL 60504



 [View Virtual Tour](#)

**SIZE**  
**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.

POPULATION (5-MILE RADIUS)

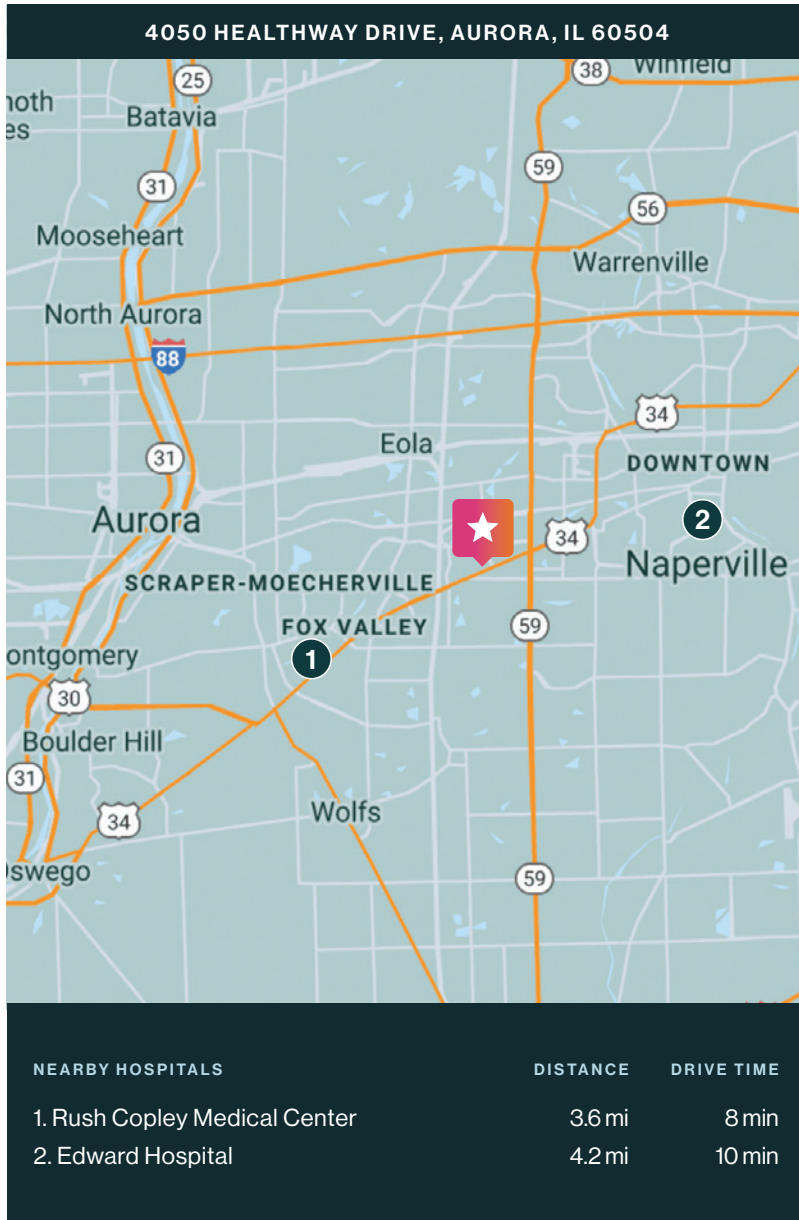
269,327

AVERAGE HOUSEHOLD INCOME (5-MILE RADIUS)

\$124,412

PERCENT OF POPULATION INSURED (5-MILE RADIUS)

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

## LINDSAY KNOLL, SVP | LEASING

312.872.4127 direct  
217.201.6601 cell  
lknoll@remedymed.com

## DANNY BERLIANT, SENIOR ASSOCIATE | LEASING

847.682.3221 cell  
dberliant@remedymed.com

