

RETAIL, OFFICE, & GARAGE SPACE FOR LEASE

1216 - 1218 N LAKE ST

1216-1218 N Lake St, Aurora, IL 60506



OFFERING SUMMARY

AVAILABLE SF:	1,397 - 9,136 SF
LEASE RATE:	\$14.00 SF/yr (NNN)
YEAR BUILT:	1993
BUILDING SIZE:	11,136 SF
ZONING:	B-3

PROPERTY OVERVIEW

Busy intersection of Indian Trail and Rt 31 (Lake St); Near I-88
High Traffic Count: 18,400 VPD
Area Retailers Include Taco Bell & Walgreens
Minutes away from Downtown Aurora, RiverEdge Park/Paramount Theatre, AMITA and ADVOCATE Hospitals, Northgate Shopping Center
Former Aaron's Furniture Store
30 Surface Parking Spaces

PROPERTY HIGHLIGHTS

- 9136 rsf (Suite 1218-A), divisible to 1,397 rsf
- Main Floor: Dramatic Double Door Entry, Large Open Area; Lots of Windows; Two Built Out Offices (Suite 1218-B; 4,707 rsf)
- Rear Garage Space: 1 DID; 1 Overhead Door; 20' Ceilings; 2nd Floor Mezzanine Area in Warehouse; Skylight, sprinklered, 8' ceilings. Separate Entrance (Suite 1218-C; 3,032 rsf). May be combined with Retail/Office (Suite 1218-D; 1,397 rsf)
- Ideal for Retail Sales or Services, Cigarette & Tobacco Shop, Bank, Restaurant, Laundromat, Auto Parts & Supplies
- For Showings Please Call Patrice or Nataliya @ 773-875-5540

KELLER WILLIAMS CHICAGO-O'HARE
8750 W. Bryn Mawr,
Ste. 110E
Chicago, IL 60631

PATRICE MARKS
Senior Director & Executive Vice President
O: 847.409.7983
patrice@kwcommercial.com

NATALIYA GOVDYAK, M.B.A
Broker
O: 773.875.5540
ngovdyak@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Each office independently owned and operated.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR LEASE

1218-B OPEN AREA

1216-1218 N Lake St, Aurora, IL 60506



KELLER WILLIAMS CHICAGO-O'HARE
8750 W. Bryn Mawr,
Ste. 110E
Chicago, IL 60631

PATRICE MARKS
Senior Director & Executive Vice President
O: 847.409.7983
patrice@kwcommercial.com

NATALIYA GOVDYAK, M.B.A
Broker
O: 773.875.5540
ngovdyak@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Each office independently owned and operated.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR LEASE

1218-C GARAGE SPACE

1216-1218 N Lake St, Aurora, IL 60506



KELLER WILLIAMS CHICAGO-O'HARE
8750 W. Bryn Mawr,
Ste. 110E
Chicago, IL 60631

PATRICE MARKS
Senior Director & Executive Vice President
O: 847.409.7983
patrice@kwcommercial.com

NATALIYA GOVDYAK, M.B.A.
Broker
O: 773.875.5540
ngovdyak@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Each office independently owned and operated.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR LEASE

1218-D RETAIL

1216-1218 N Lake St, Aurora, IL 60506



KELLER WILLIAMS CHICAGO-O'HARE
8750 W. Bryn Mawr,
Ste. 110E
Chicago, IL 60631

PATRICE MARKS
Senior Director & Executive Vice President
O: 847.409.7983
patrice@kwcommercial.com

NATALIYA GOVDYAK, M.B.A
Broker
O: 773.875.5540
ngovdyak@kwcommercial.com

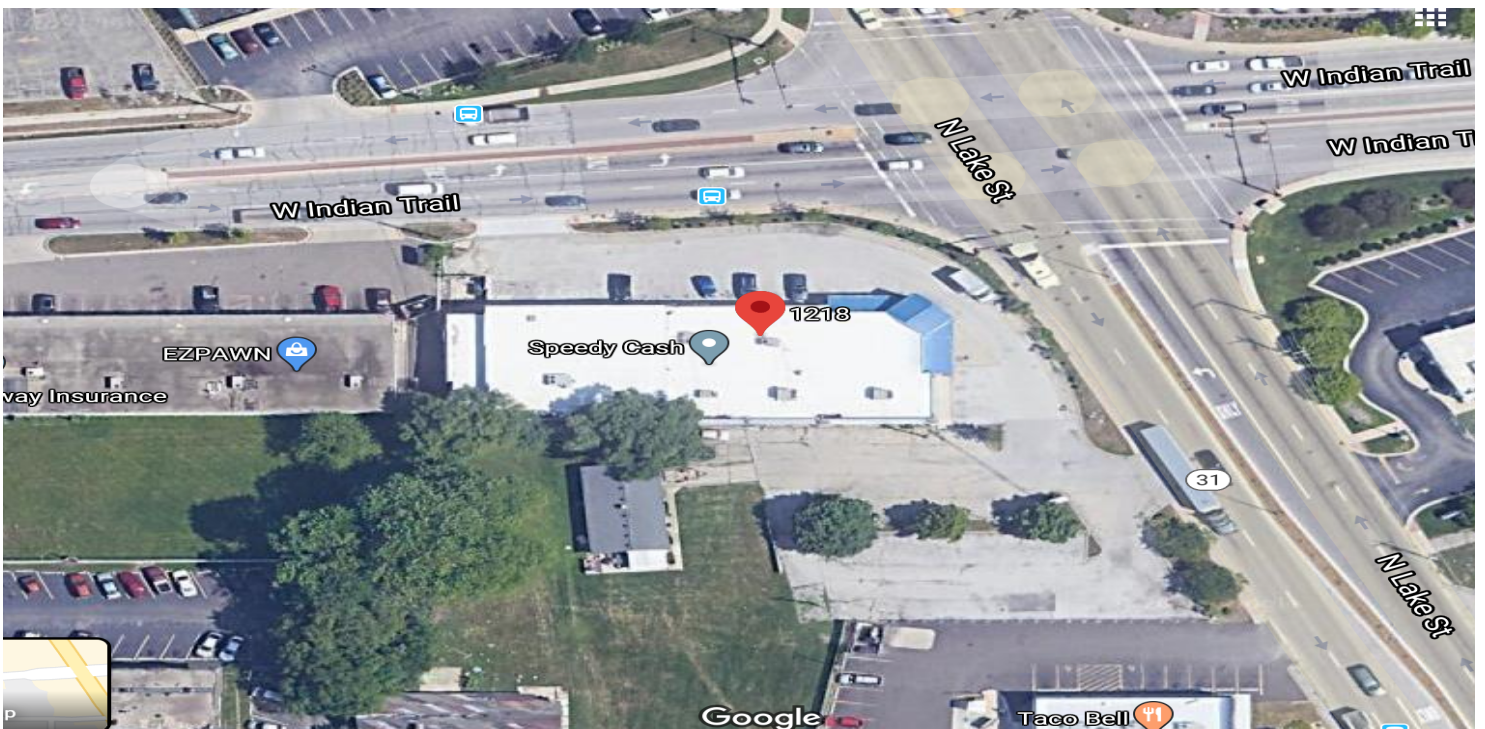
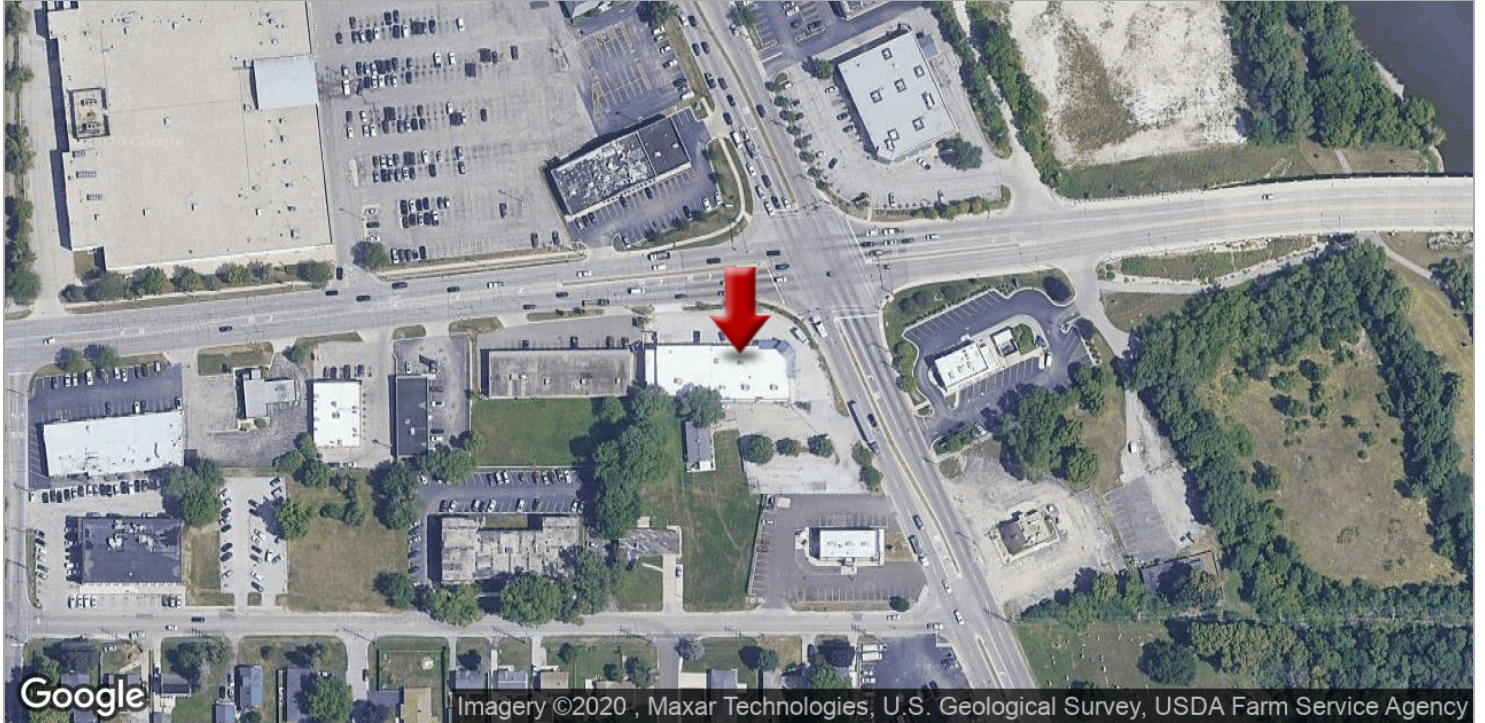
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Each office independently owned and operated.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR LEASE

1216 - 1218 N LAKE ST

1216-1218 N Lake St, Aurora, IL 60506



KELLER WILLIAMS CHICAGO-O'HARE
8750 W. Bryn Mawr,
Ste. 110E
Chicago, IL 60631

PATRICE MARKS
Senior Director & Executive Vice President
O: 847.409.7983
patrice@kwcommercial.com

NATALIYA GOVDYAK, M.B.A
Broker
O: 773.875.5540
ngovdyak@kwcommercial.com

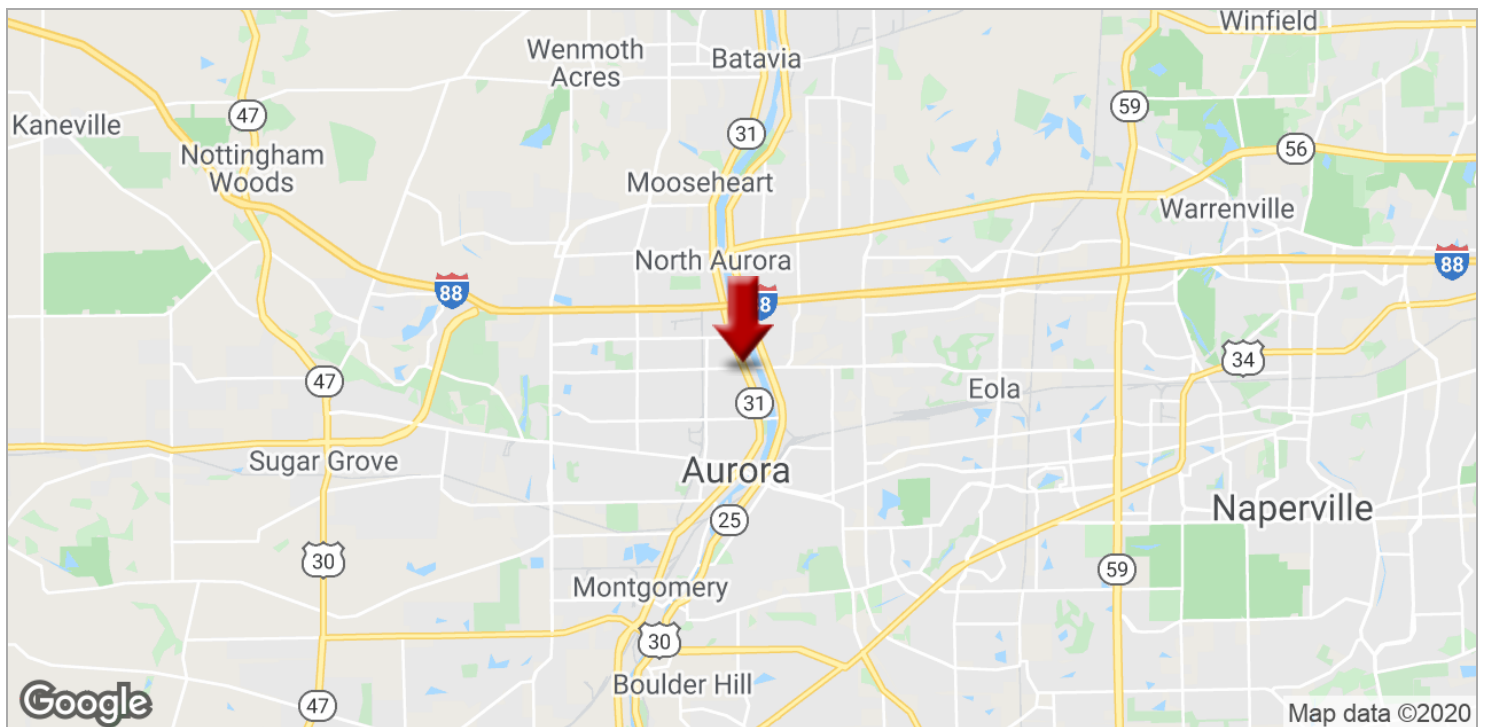
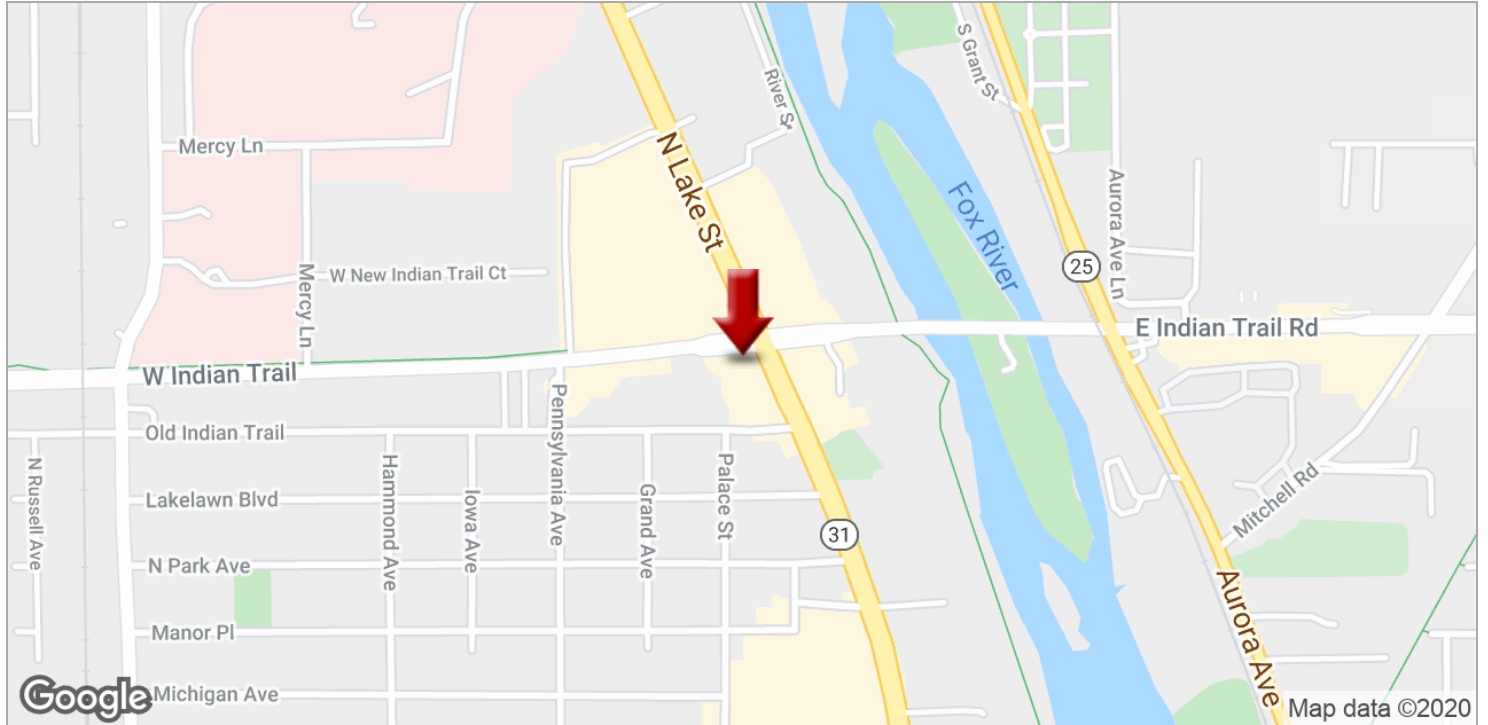
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Each office independently owned and operated.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR LEASE

1216 - 1218 N LAKE ST

1216-1218 N Lake St, Aurora, IL 60506



KELLER WILLIAMS CHICAGO-O'HARE
8750 W. Bryn Mawr,
Ste. 110E
Chicago, IL 60631

PATRICE MARKS
Senior Director & Executive Vice President
O: 847.409.7983
patrice@kwcommercial.com

NATALIYA GOVDYAK, M.B.A.
Broker
O: 773.875.5540
ngovdyak@kwcommercial.com

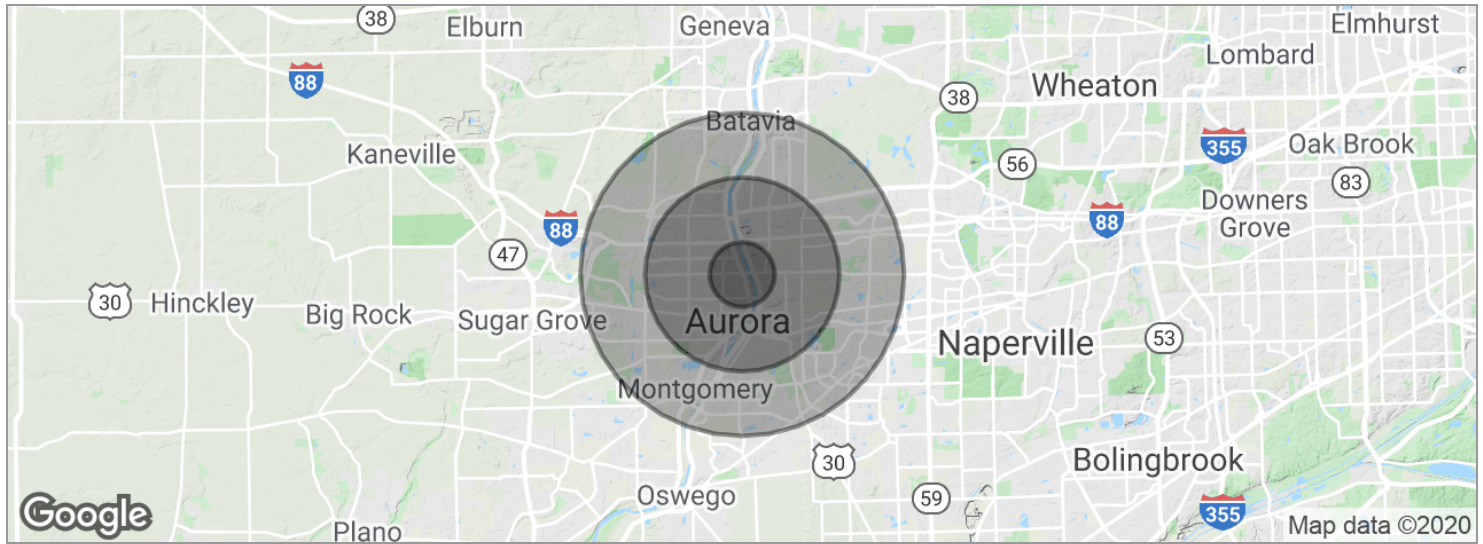
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Each office independently owned and operated.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR LEASE

1216 - 1218 N LAKE ST

1216-1218 N Lake St, Aurora, IL 60506



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,754	135,331	246,813
Median age	31.5	30.5	32.4
Median age (male)	32.5	29.8	31.8
Median age (Female)	30.7	31.0	32.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,838	42,322	81,291
# of persons per HH	3.1	3.2	3.0
Average HH income	\$51,037	\$59,070	\$71,199
Average house value	\$171,738	\$194,334	\$253,544

* Demographic data derived from 2010 US Census

KELLER WILLIAMS CHICAGO-O'HARE
8750 W. Bryn Mawr,
Ste. 110E
Chicago, IL 60631

PATRICE MARKS
Senior Director & Executive Vice President
O: 847.409.7983
patrice@kwcommercial.com

NATALIYA GOVDYAK, M.B.A
Broker
O: 773.875.5540
ngovdyak@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Each office independently owned and operated.

Each Office Independently Owned and Operated kwcommercial.com