

## For Lease

80 S River St, Unit 108, Aurora, IL 60506

# Retail Space For Lease In Downtown Aurora



### Location Description

Located in the heart of Downtown Aurora

### Property Highlights

- Open layout with two restrooms and storage area
- Corner space with plenty of natural light
- Signage available on building
- Public parking nearby
- Great location in Downtown Aurora

### Offering Summary

Space Size:	4,560 SF
Lease Rate:	\$14.00 SF (NNN)
Pass Thru's:	\$4.50/SF
Building Size:	17,000 SF
Zoning:	DC - Downtown Core

Demographics	1 Mile	3 Miles	5 Miles
Total Households	7,165	37,731	80,556
Total Population	22,430	114,865	236,203
Average HH Income	\$78,135	\$90,656	\$114,162

### J.D. Dolan

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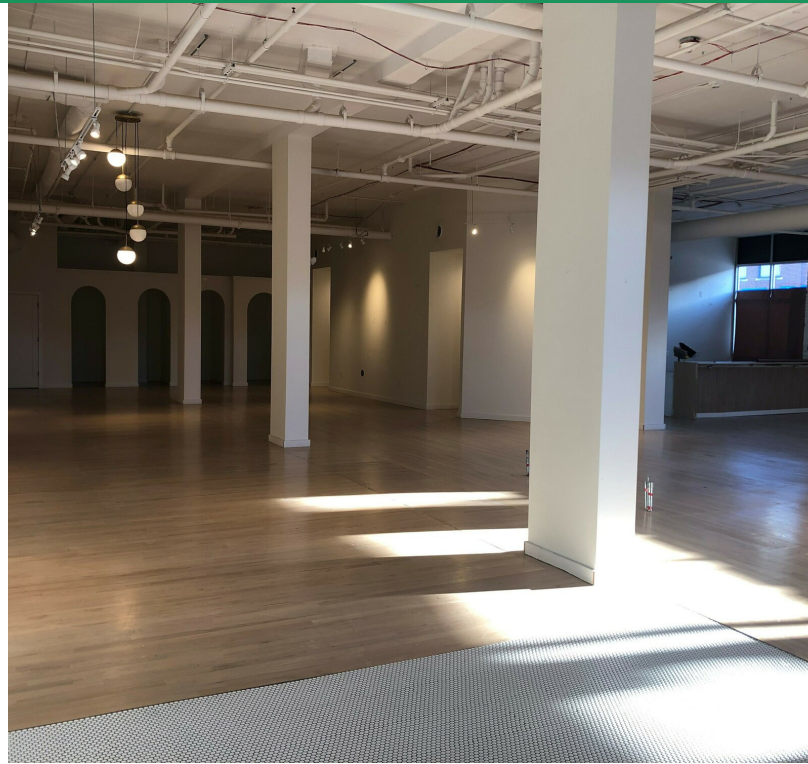
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Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

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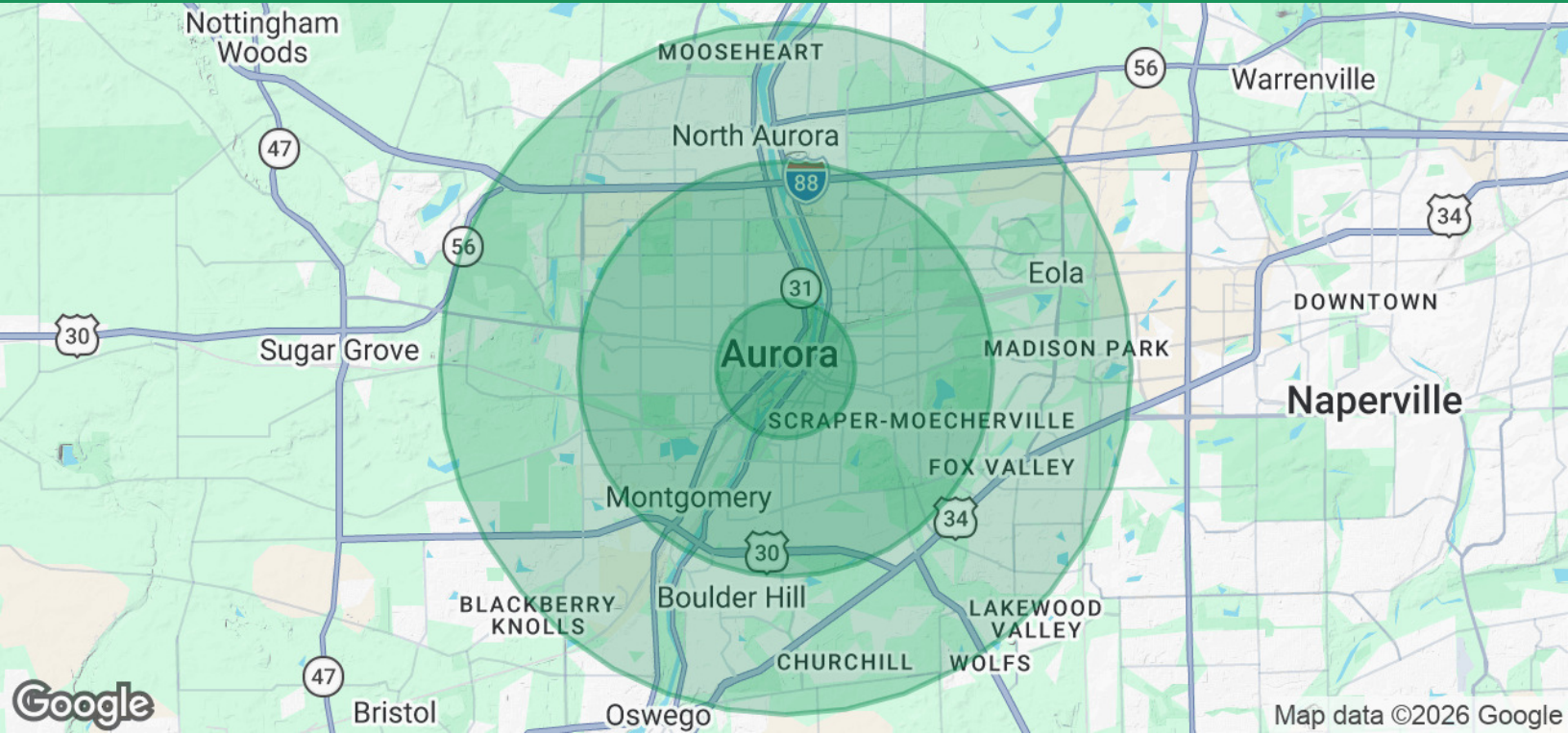
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### Population

	1 Mile	3 Miles	5 Miles
Total Population	22,430	114,865	236,203
Average Age	35	37	37
Average Age (Male)	35	36	36
Average Age (Female)	36	37	38

### Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	7,165	37,731	80,556
# of Persons per HH	3.1	3	2.9
Average HH Income	\$78,135	\$90,656	\$114,162
Average House Value	\$198,453	\$223,057	\$284,585

Demographics data derived from AlphaMap

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