

Garden Way Lot #17

North Aurora, IL 60542

LAND FOR SALE



john
greene
REAL ESTATE

john greene Real Estate | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



PROPERTY DESCRIPTION

Parcels are located right off Orchard Road, 0.2 miles from I-88. Parcels are zoned B-2, and identified in North Aurora's Future Land Use Plan as Regional Commercial, including retail, restaurant, and service uses.

| SALE PRICE | \$1,300,000 |
|------------|-------------|
|------------|-------------|

| | |
|----------------|-------------------------------|
| Lot Size: | 1.56± AC |
| Zoning: | B-2 General Business District |
| Traffic Count: | 18,382 (Orchard Road) |
| Taxes: | \$9,021.84 (2022) |

Shamus Conneely

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773.814.3378

Mike Waseen

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630.360.1196

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LAND - RETAIL FOR SALE

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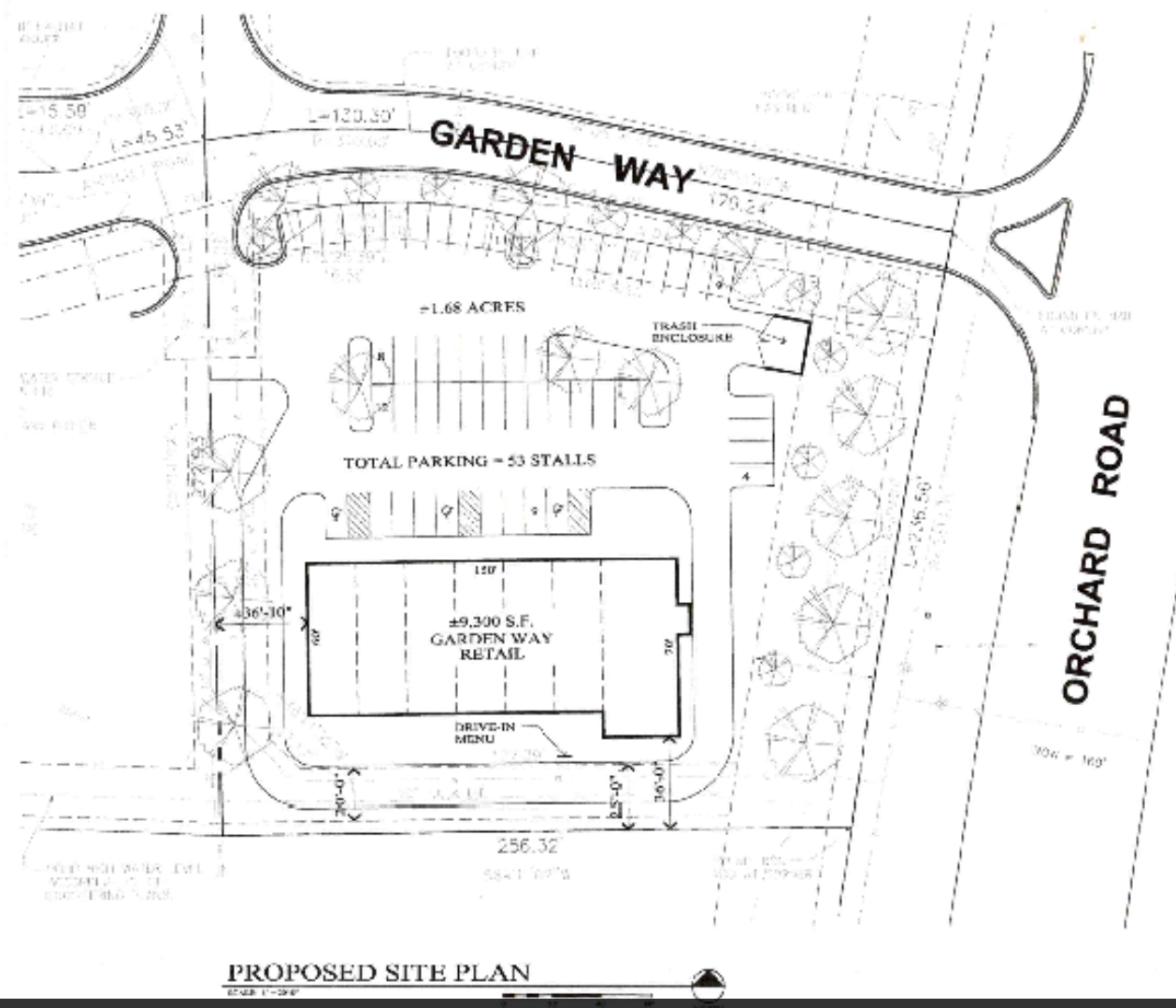
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PROPOSED SITE PLAN

Proposed Site Plan

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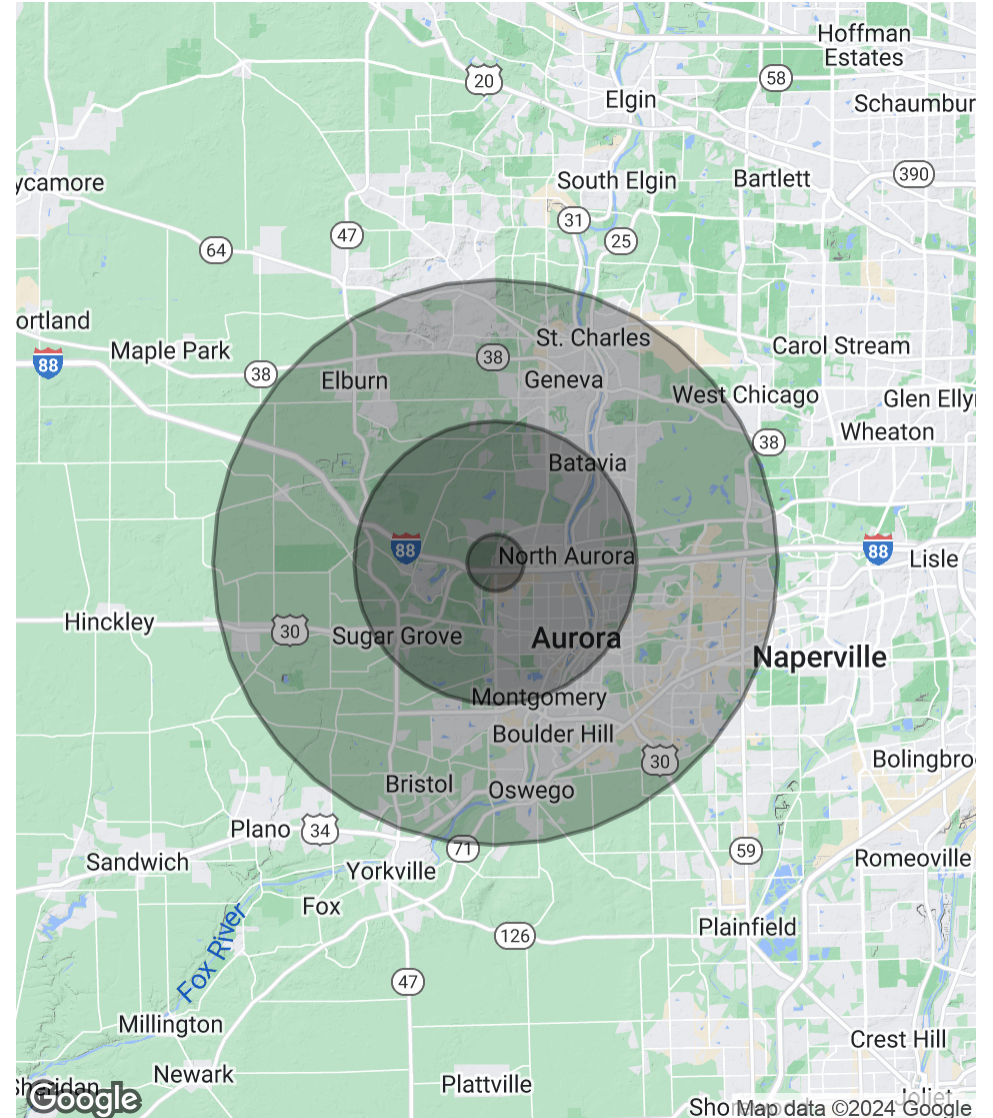
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 2,389 | 123,484 | 458,551 |
| Average Age | 35.3 | 35.1 | 34.0 |
| Average Age (Male) | 35.4 | 34.4 | 33.4 |
| Average Age (Female) | 35.4 | 35.8 | 34.6 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 839 | 42,959 | 153,341 |
| # of Persons per HH | 2.8 | 2.9 | 3.0 |
| Average HH Income | \$91,972 | \$80,012 | \$87,674 |
| Average House Value | \$418,089 | \$277,970 | \$296,365 |

* Demographic data derived from 2020 ACS - US Census



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