

For Lease

# Medical Office Space For Lease

1975 Melissa Ln, Aurora, IL 60506



## Property Description

62,347 SF Building located on 4.24 Acres. Approximately 41,437 SF leased by All Pets Wellness. Approximately 8,500 SF leased by Swim with Bill. Approximately 12,410 SF of vacant Medical Office space for lease.

## Property Highlights

- 41,437 SF of adjacent space leased to All Pets Wellness
- 12,410 SF of medical office is available for lease
- 8,500 SF of pool area leased to Swim with Bill with long-term potential
- Approximately 214 parking spaces

## Location Description

Approximately 2 miles (5 minutes away) from I-88 & Orchard Rd. intersection. The building has great visibility from the highway.

## Offering Summary

Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	12,410 SF
Lot Size:	4.24 Acres
Building Size:	62,347 SF
Parcel:	14-12-225-003

Demographics	1 Mile	3 Miles	5 Miles
Total Households	308	17,961	40,888
Total Population	783	49,825	117,595
Average HH Income	\$126,228	\$124,406	\$123,948



J.D. Dolan

630.272.2134

jddolan@dolanmurphy.com



Kevin J. O'Donnell

630.444.0444

kevin@odcre.com

Meredith L. Klug

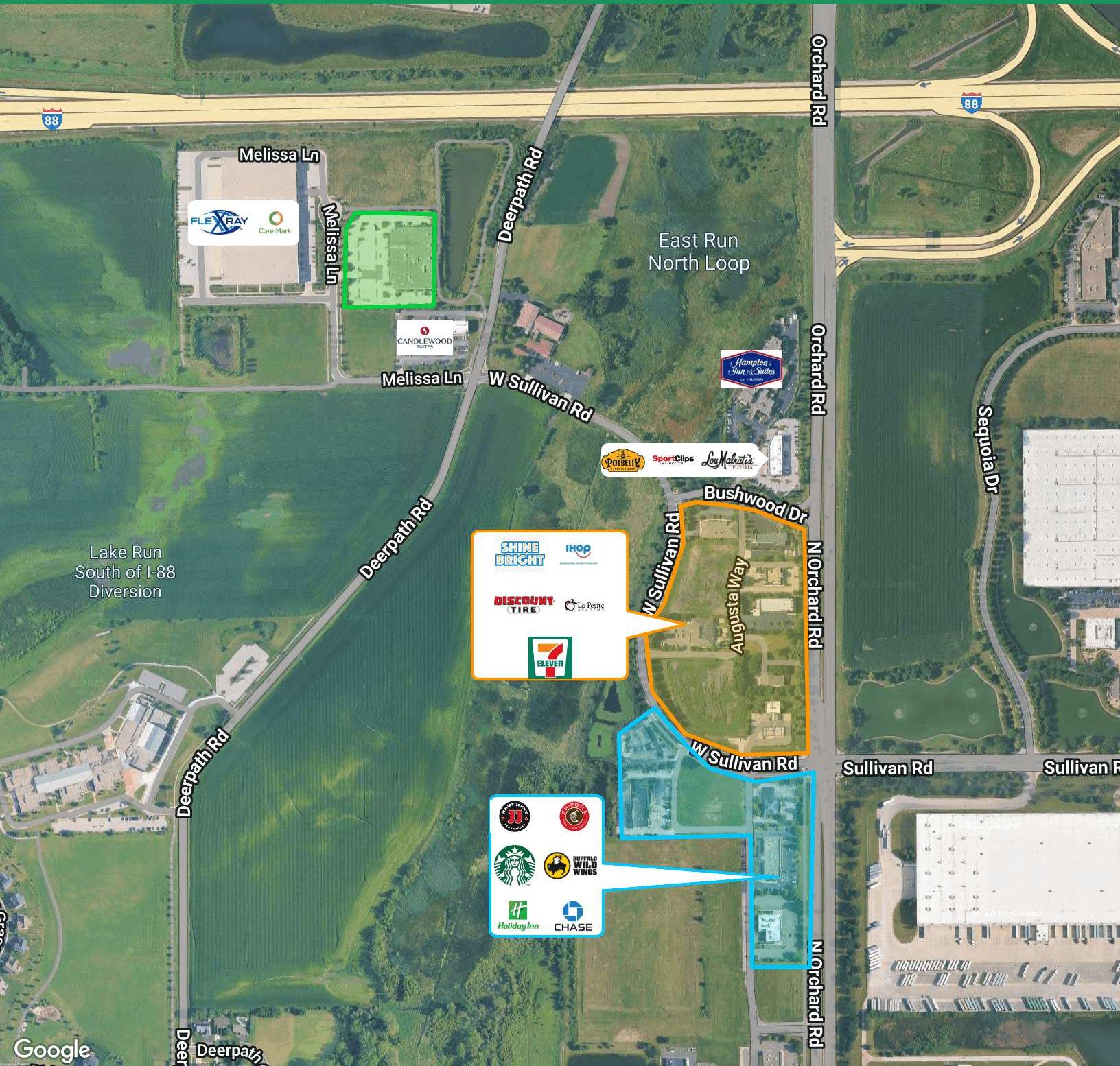
630.444.0444

meredith@odcre.com

For Lease

# Medical Office Space For Lease

1975 Melissa Ln, Aurora, IL 60506



**J.D. Dolan**

630.272.2134

jddolan@dolanmurphy.com

**Kevin J. O'Donnell, ODCRE**

630.444.0444

kevin@odcre.com

**Meredith L. Klug, ODCRE**

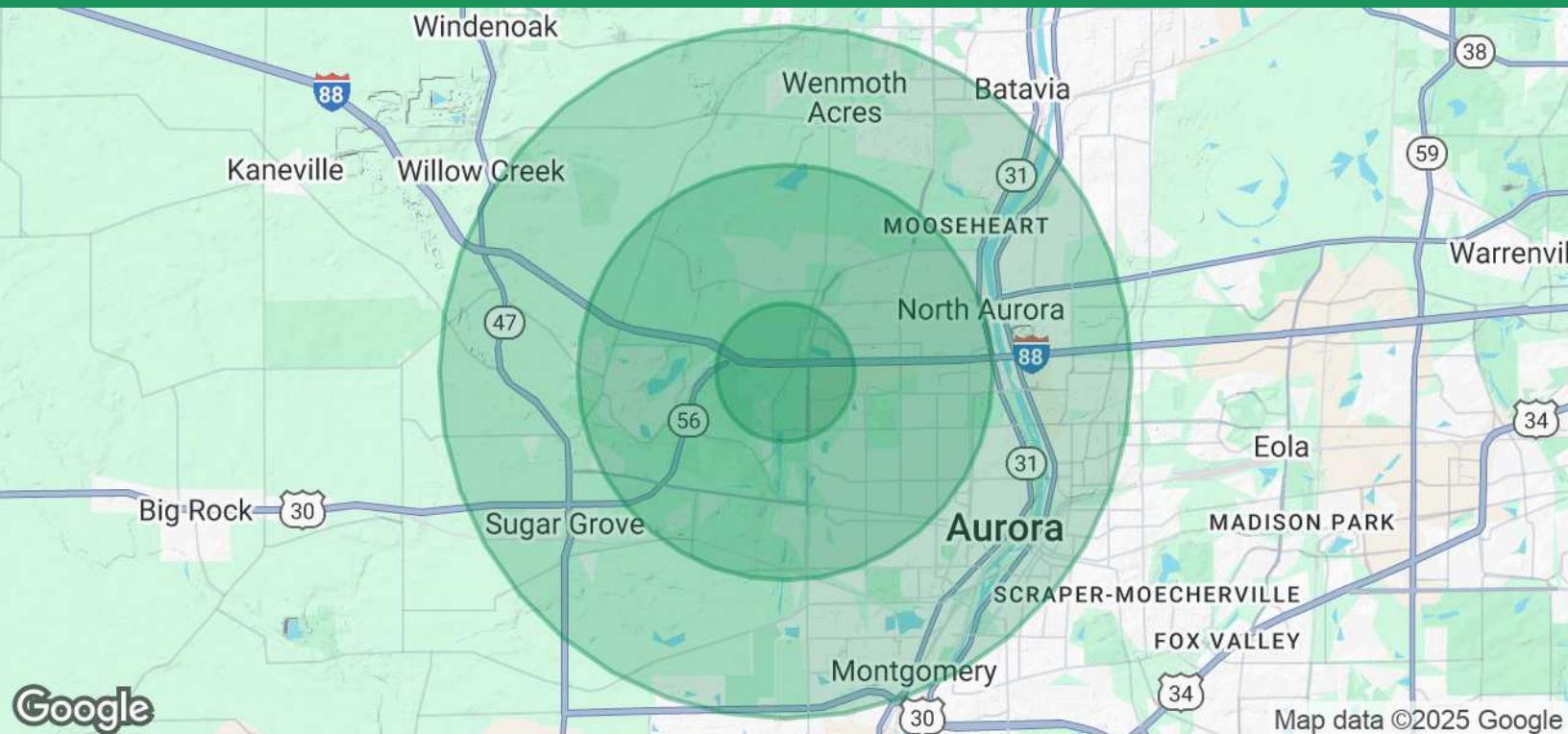
630.444.0444

meredith@odcre.com

For Lease

# Medical Office Space For Lease

1975 Melissa Ln, Aurora, IL 60506



## Population

	1 Mile	3 Miles	5 Miles
Total Population	783	49,825	117,595
Average Age	42	40	39
Average Age (Male)	41	39	38
Average Age (Female)	43	41	40

## Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	308	17,961	40,888
# of Persons per HH	2.5	2.8	2.9
Average HH Income	\$126,228	\$124,406	\$123,948
Average House Value	\$304,479	\$296,313	\$300,080

*Demographics data derived from AlphaMap*

**J.D. Dolan**

630.272.2134

jddolan@dolanmurphy.com

**Kevin J. O'Donnell, ODCRE**

630.444.0444

kevin@odcre.com

**Meredith L. Klug, ODCRE**

630.444.0444

meredith@odcre.com