

140 HANSEN BLVD NORTH AURORA



PROPERTY OVERVIEW

BUILDING SPECIFICATIONS:

ADDRESS:	140 Hansen Blvd, North Aurora, IL
PROPERTY TYPE:	Freestanding medical office
BUILDING SIZE:	4,300 SF
LEASE RATE:	Negotiable
LEASE STRUCTURE:	NNN

PROPERTY DESCRIPTION:

The building was originally designed for a pain management practice and is equipped with infrastructure that supports today's healthcare demands. With robust electrical capacity, extensive plumbing, and upgraded HVAC systems, the property is well suited for high intensity medical use. The existing improvements provide a seamless transition for pain management, physical therapy, orthopedic, vascular, regenerative medicine, primary care, or many other medical uses.

The property has been significantly enhanced from the parking lot through the mechanical systems and interior buildout. The site features convenient ingress and egress along with ample parking for patients and staff. The exterior delivers strong curb appeal with professional architectural elements, clear sight lines from the roadway, and prominent signage opportunities that reinforce brand identity.

Inside, the layout reflects thoughtful planning around patient flow, privacy, and operational functionality. The existing buildout allows for immediate occupancy with minimal downtime, substantially reducing startup costs and construction timelines.

140 Hansen Blvd offers a true plug and play medical opportunity in a highly visible North Aurora Location.



PROPERTY HIGHLIGHTS:

- Standalone medical office building for lease
- Infrastructure tailored for medical use with sufficient power, plumbing, and HVAC
- High visibility location on a major thoroughfare
- Excellent signage and branding opportunity
- Ample onsite parking with easy access
- Strong surrounding trade area and established commercial corridor
- Significant interior and exterior improvements

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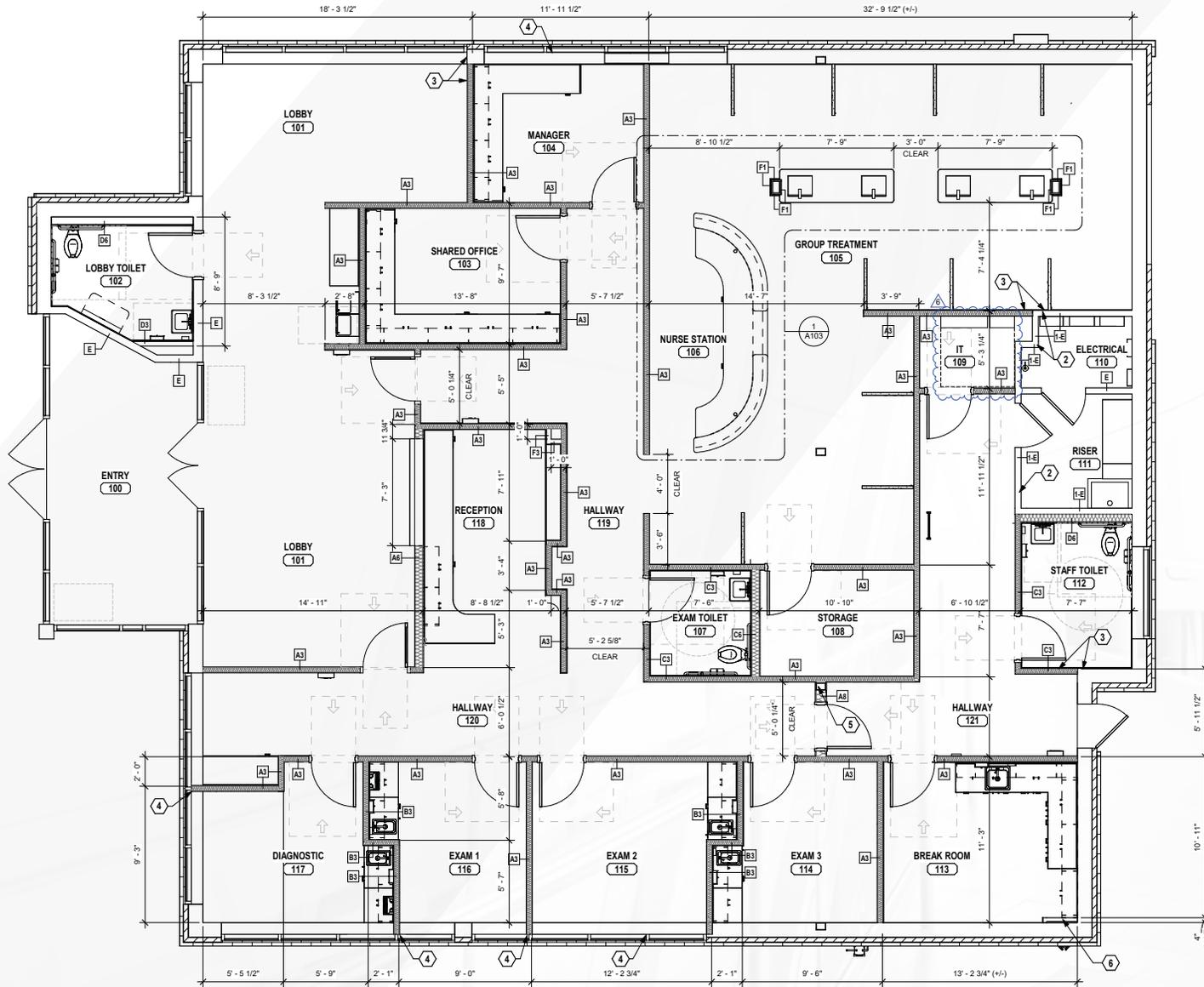
PROPERTY PHOTOS



PROPERTY PHOTOS

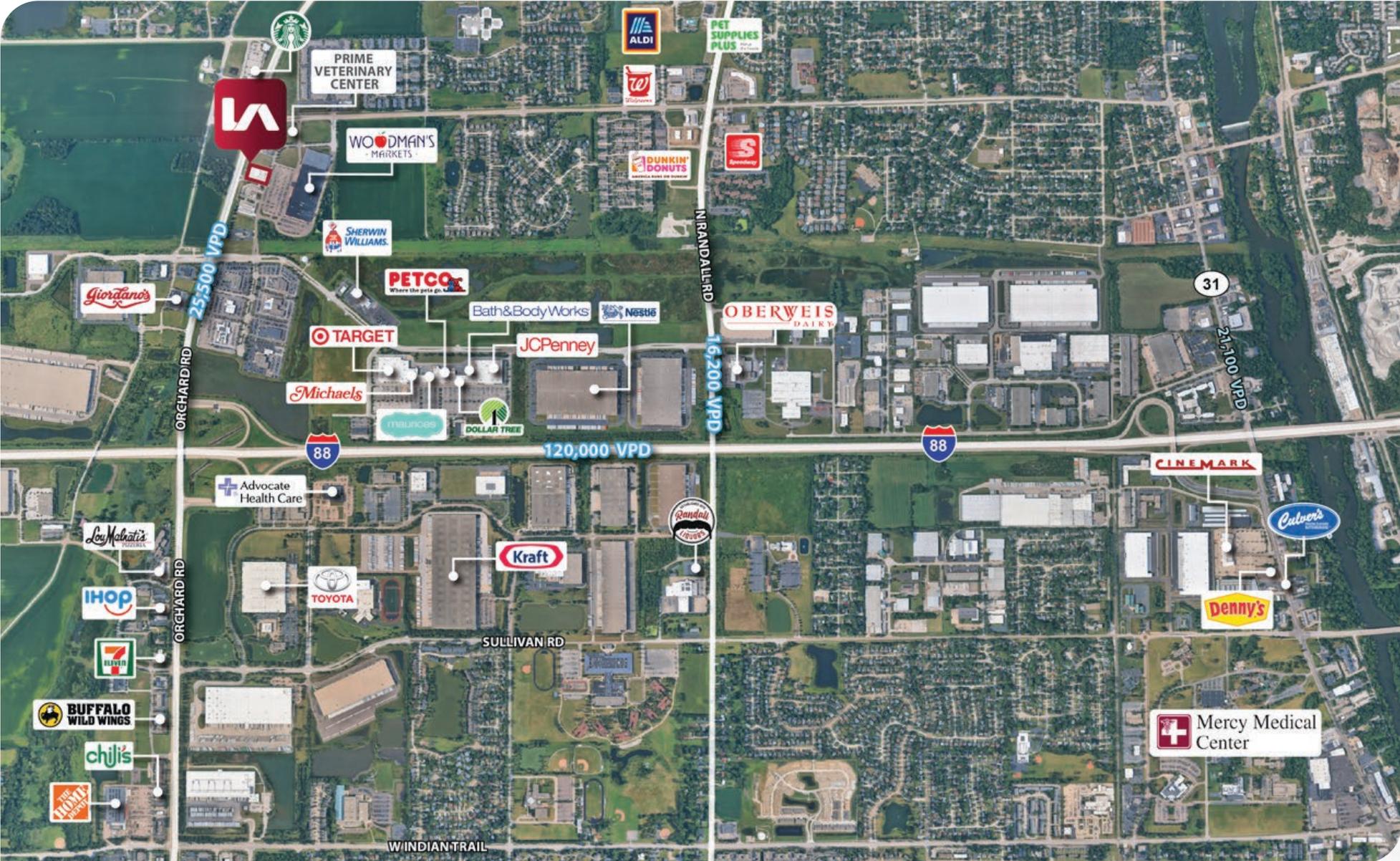


SITE PLAN



[CLICK HERE TO VIEW FULL SITE PLAN](#)

RETAILER AERIAL



LOCATION OVERVIEW

Positioned along one of North Aurora's primary commercial corridors, 140 Hansen Blvd presents a rare opportunity to lease a fully improved medical facility in a dominant trade area. This standalone asset offers exceptional visibility, convenient access, and strong daily traffic counts, making it ideal for medical users seeking both operational efficiency and brand presence.

Located within a strong retail and medical corridor in North Aurora, the property benefits from established neighboring businesses, dense residential rooftops, and consistent traffic patterns. The standalone configuration provides operational independence, enhanced signage control, and a professional healthcare setting that supports long term growth.

NORTH AURORA

North Aurora is a well established community in Kane County community located approximately 32 miles west of Downtown Chicago with a population of approximately 18,261 residents. Known for its strong residential neighborhoods and highly regarded school districts, the Village blends small-town charm with modern suburban living - offering a peaceful residential atmosphere while still providing access to big-city amenities. North Aurora benefits from excellent regional connectivity via the Metra Union Pacific West commuter rail line, providing direct access to downtown Chicago and surrounding western suburbs. The Scenic Fox River also runs through the community, supporting recreational use and enhancing overall quality of life. Strong household incomes, long term residency, and consistent demand for healthcare and service oriented uses contribute to the area's long term stability and long term investment appeal.



DEMOGRAPHICS

1 MILE

4,024

Estimated Population

1,652

Number of Households

\$164,809

Household Income

\$10.9M

Annual Healthcare Expenditure

3 MILES

43,651

Estimated Population

15,973

Number of Households

\$139,453

Household Income

\$107M

Annual Healthcare Expenditure

5 MILES

139,678

Estimated Population

49,968

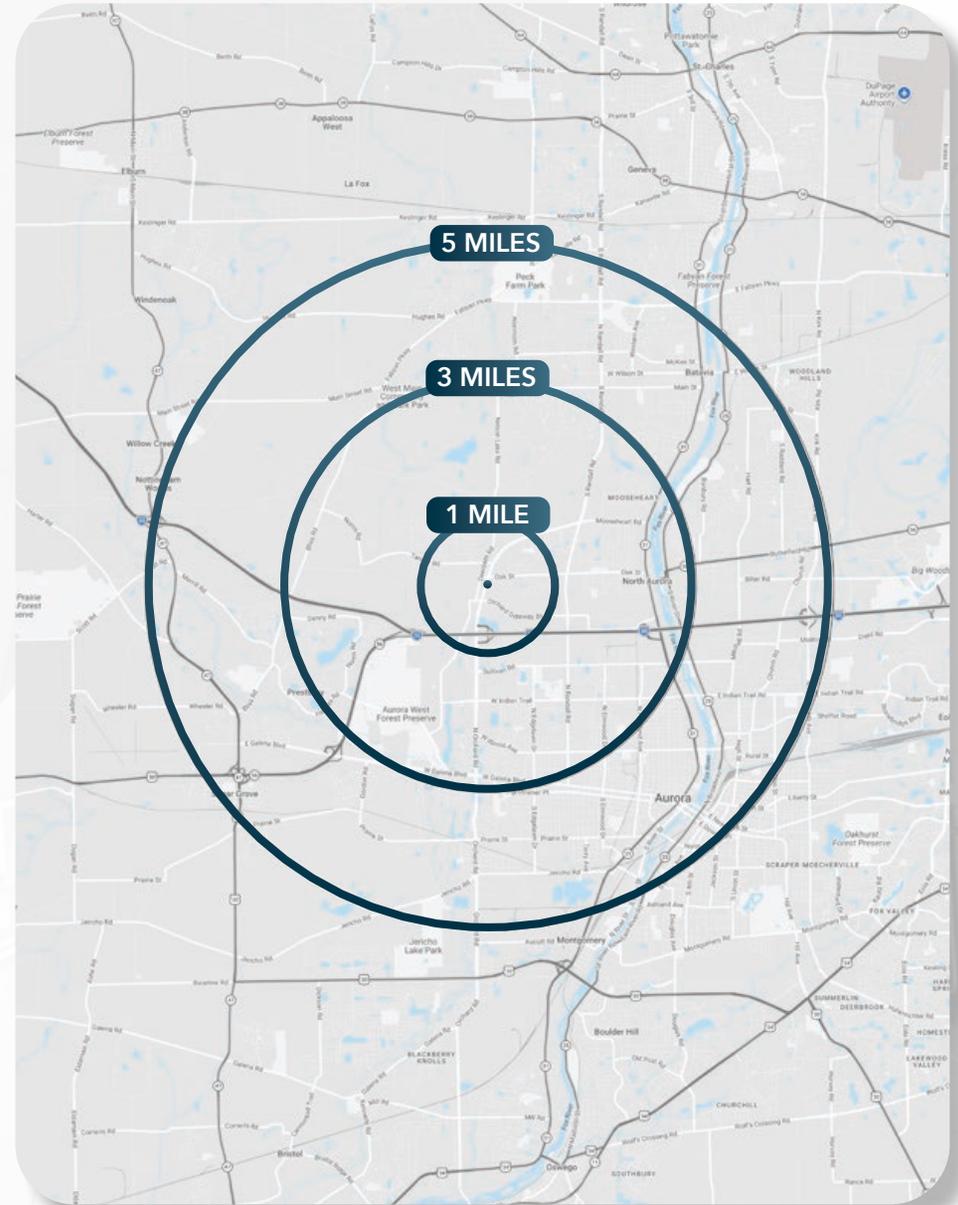
Number of Households

\$138,914

Household Income

\$337M

Annual Healthcare Expenditure



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