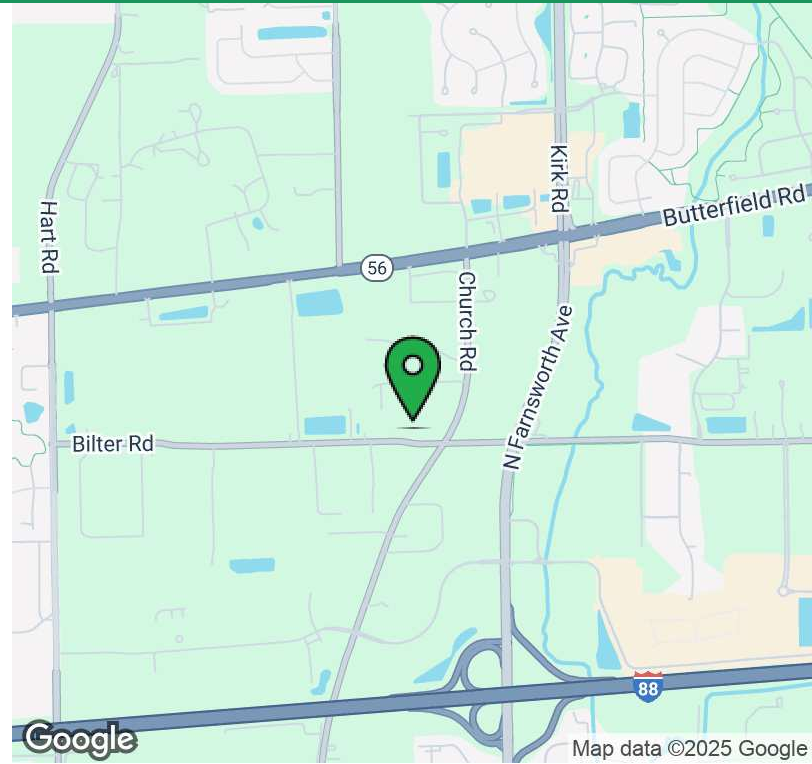
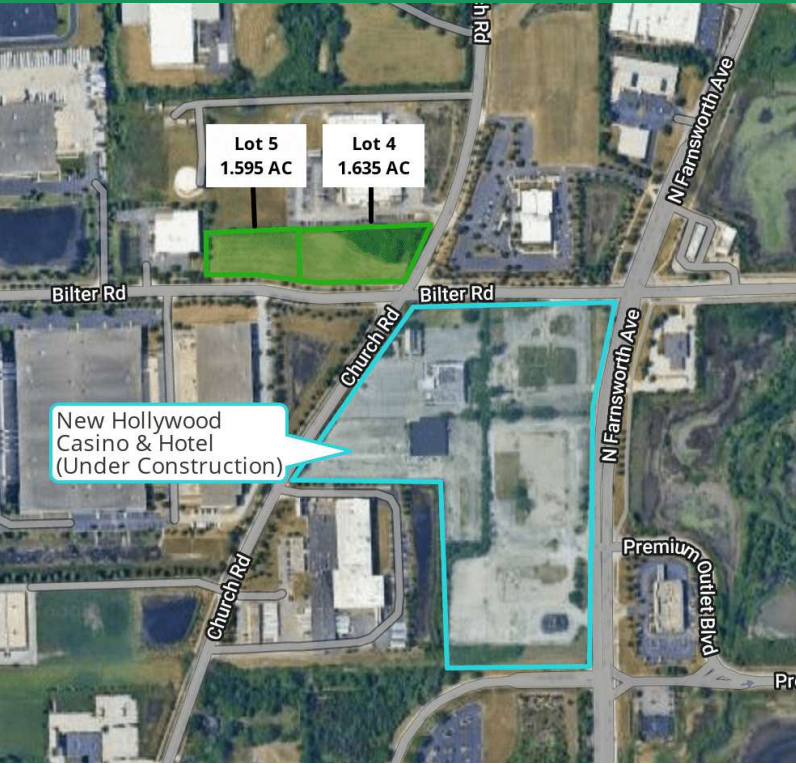


For Sale

Church Rd & Bilter Rd

Aurora , IL 60502



Location Description

Located on the NWC of Church and Bilter Roads adjacent to US Foods. Less than a mile from the I-88 and Farnsworth Ave interchange. In the heart of Farnsworth International Business Park totaling over 3.5 million SF. Just south of Liberty Business Center +/- 2,000,000 SF of warehouse/distribution/manufacturing.

Property Highlights

- Ideal Industrial/Office/Flex development site
- Lot is divisible into a 1.595-acre lot and a 1.635-acre lot
- Site is adjacent to the new \$360 million Hollywood Casino-Hotel and 3/4 mile from the 430,000 SF Chicago Premium Outlet Mall
- Adjacent to Northwestern Medicine Immediate Care
- 2.5% Broker co-op

Offering Summary

Sale Price:	\$6.50 / SF
Lot Sizes:	Lot 4: 1.635 AC Lot 5: 1.595 AC
Zoning:	ORI
Parcel:	Lot 4: 15-02-276-002 Lot 5: 15-02-276-001

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,147	23,260	79,374
Total Population	5,589	64,559	221,836
Average HH Income	\$93,774	\$102,601	\$94,389

J.D. Dolan

630.272.2134

jddolan@dolanmurphy.com

Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

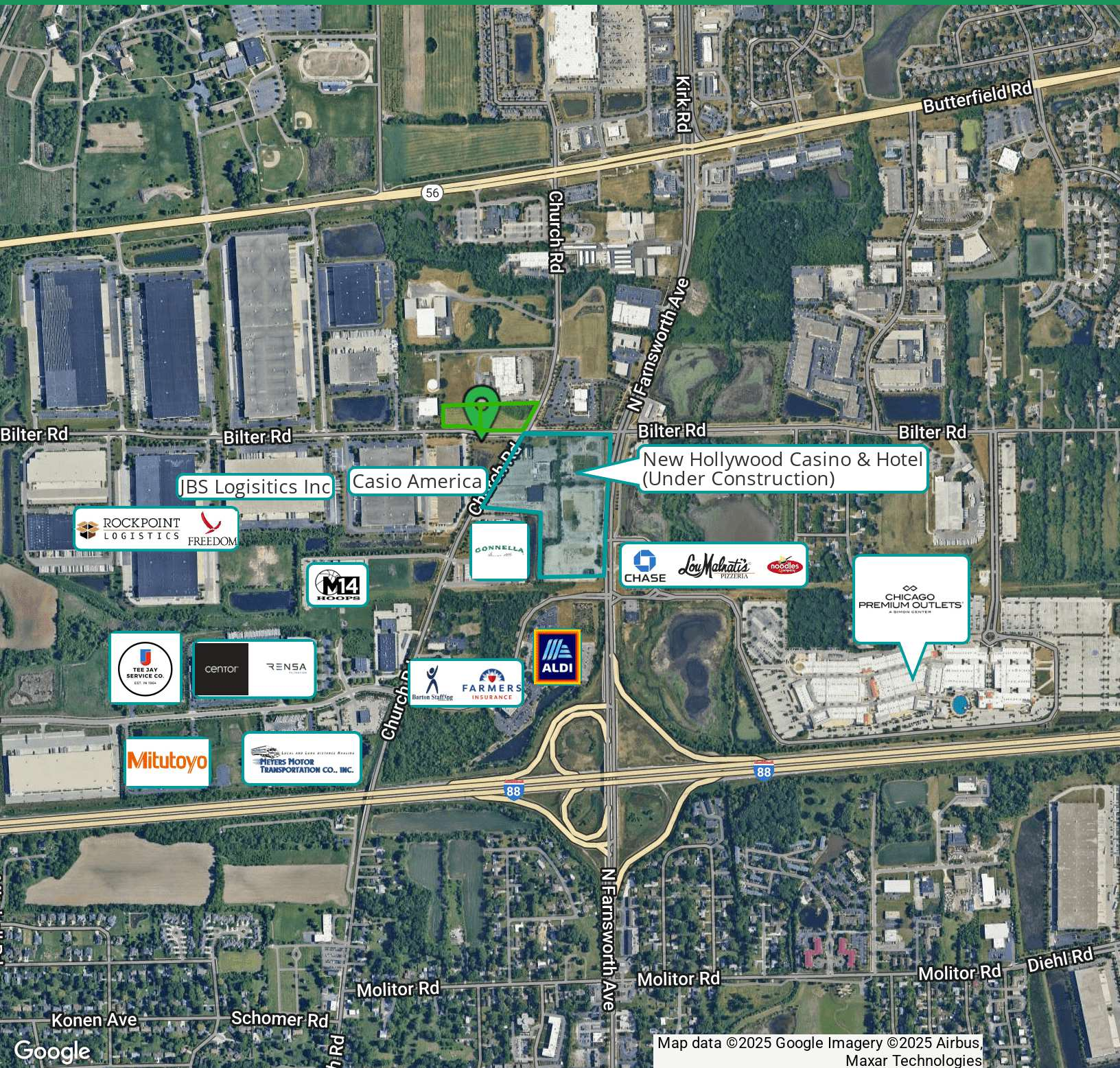
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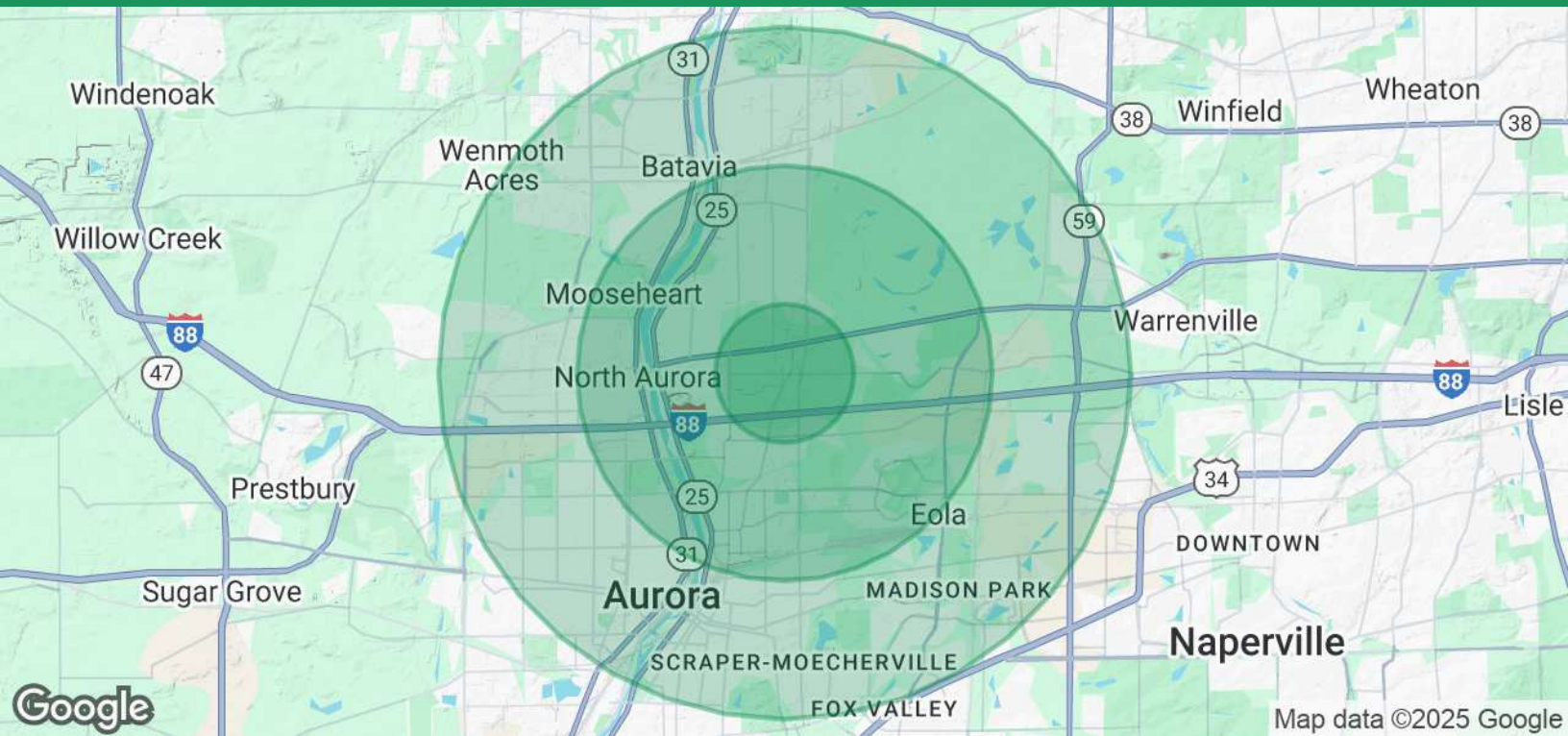
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For Sale

Church Rd & Bilter Rd

Aurora , IL 60502



Population	1 Mile	3 Miles	5 Miles
Total Population	5,589	64,559	221,836
Average Age	37.4	38.9	35.7
Average Age (Male)	36.3	37.6	34.6
Average Age (Female)	37.7	39.8	36.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,147	23,260	79,374
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$93,774	\$102,601	\$94,389
Average House Value	\$221,153	\$238,765	\$214,226

2020 American Community Survey (ACS)

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