



FOR LEASE

201 GENESIS WAY
NORTH AURORA, IL

\$20 NNN
+\$8.50 CAM

This prime retail space, strategically positioned at the high-traffic southwest corner of Orchard Road and Orchard Gateway Boulevard, presents a unique opportunity for financial institutions seeking a prominent location. Formerly a Citibank, the property features three drive-thru lanes, making it ideal for banks or other financial firms. With ample parking available, the site ensures easy access for clients. Located directly across from Woodman's Market and just west of the North Aurora Auto Mall, this property benefits from robust foot and vehicle traffic, complemented by strong neighboring businesses, making it an excellent choice for your financial services needs.

JASON PESOLA

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INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564

SUITE 100



201 GENESIS WAY, NORTH AURORA

SUITE 101



PROPERTY HIGHLIGHTS

IMMEDIATELY AVAILABLE

HIGHLY VISIBLE

AMPLE PARKING

HIGH TRAFFIC

PRIME LOCATION

HIGHWAY ACCESS

ACCESS TO MAJOR ROADS AND HIGHWAYS

JASON PESOLA

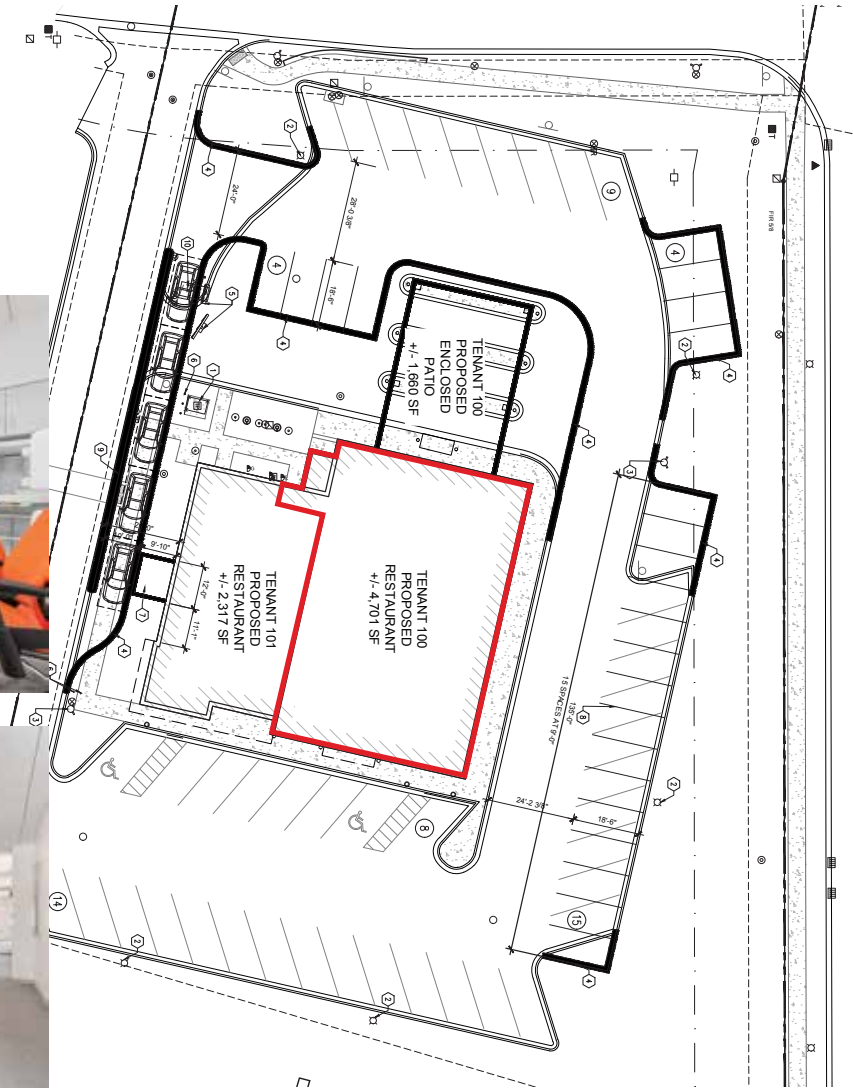
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1960 Springbrook Square Dr #100
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201 GENESIS WAY, SUITE 100

4,701+/- SF



ESTABLISHED BANK, CORNER LOT, RIGHT OFF THE HIGHWAY

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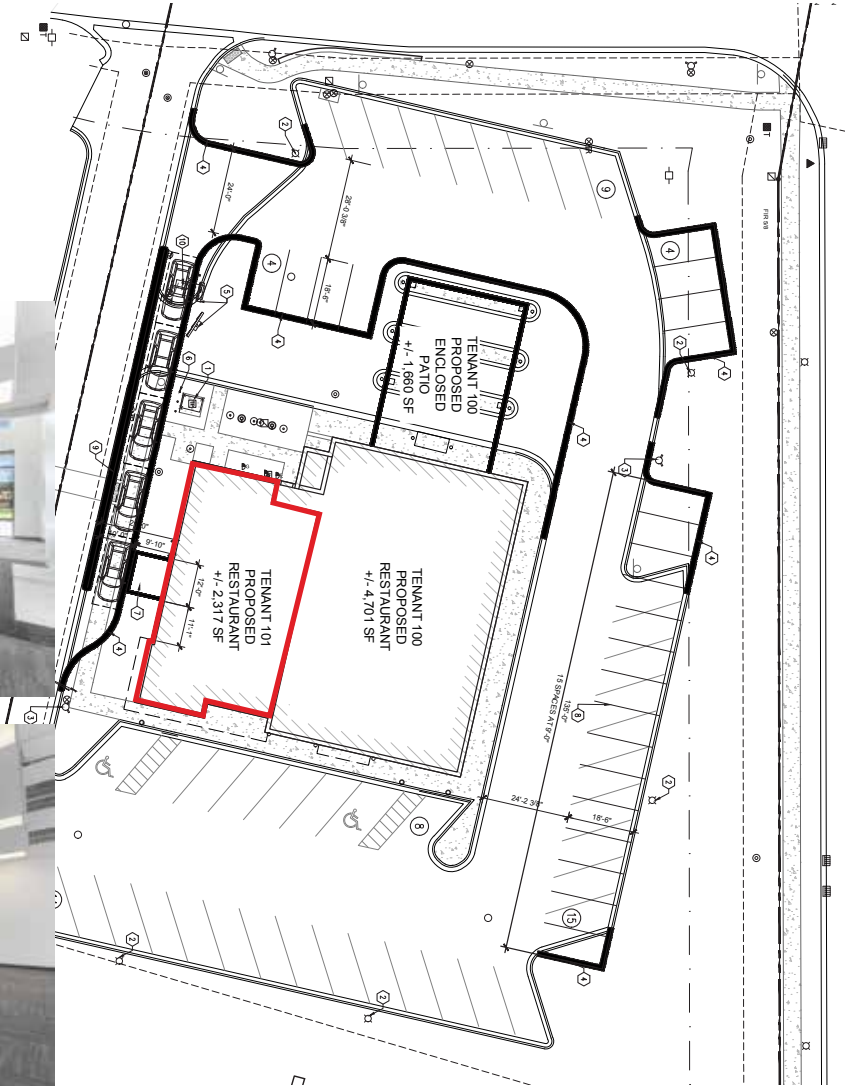
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1960 Springbrook Square Dr #100
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201 GENESIS WAY, 101

2,317+/- SF



OPEN LAYOUT, HIGH TRAFFIC, CORNER LOT

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NORTH AURORA ILLINOIS DEMOGRAPHICS

201 Genesis Way, North Aurora, IL

<https://www.census.gov/quickfacts/fact/table/auroracityillinois/PST045222>

2022 POPULATION
177,866

ACCOMMODATION & FOOD SERVICE SALES
281,801
2017

MEDIAN PROPERTY VALUE
\$208,500

TOTAL RETAIL SALES
\$10,846
PER CAPITA

2017-2021 HOUSEHOLDS
61,003

MEDIAN HOUSEHOLD INCOME
\$79,642
2017 - 2021



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