



**LEASE**

# The Orchard Crossing Center

**1037-1061 W ORCHARD ROAD**

North Aurora, IL 60542

**PRESENTED BY:**

**JOEL MILLER, CCIM**

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE #1037:	Negotiable
LEASE RATE #1039:	\$24.00 SF/yr (NNN)
PASS THRU (2024):	\$7.58/sf
BUILDING SIZE:	21,476 SF
AVAILABLE SF:	1,622 - 3,391 SF
LOT SIZE:	2.92 Acres
YEAR BUILT:	2012

PROPERTY OVERVIEW

Busy upscale strip center with excellent visibility on Orchard Rd in North Aurora. The property is anchored by Crave Hotdogs and BBQ, Rush Copley Convenient Care, Brothers Chimp Brewing and Nail Spa Couture. It is shadow anchored by The Turf Room.

The location north of a full I-88 interchange gives the center strong reach across the area, putting more than 180,000 residents living within a 15 minute drive. Strong demographics with average incomes exceeding \$170,000 in immediate area.

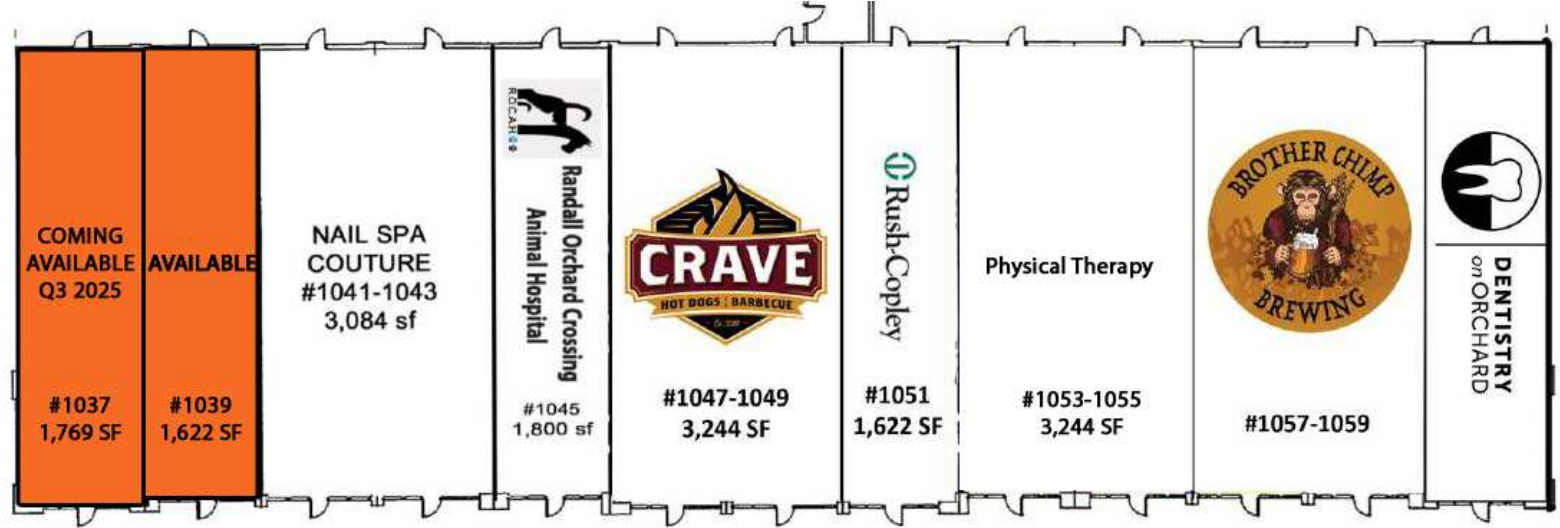
The center is supported by additional area retailers including Aldi, Woodmans, Pet Supplies Plus, Target, and North Aurora Auto Mall.

LOCATION OVERVIEW

The Orchard Crossing Center is positioned on Orchard Road just west of Randall Road in North Aurora, and 2.4 miles north of the full interchange at I-88 . The property is surrounded by new residential development including single family homes, luxury apartments and townhomes expanding the existing affluent residential population.

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LEASE SPACES



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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1039 - Endcap with Drive Thru	Available	1,769 - 3,391 SF	NNN	Negotiable	Endcap retail space with drive thru, currently occupied by Earthmover Credit Union. Ideal for drive thru uses including QSR/coffee house, financial services, pharmacy, and dry cleaner. Can be combined with adjacent 1,622 SF retail unit for up to 3,391 SF. Strong TI available.
1041	Available	1,622 SF	NNN	\$24.00 SF/yr	Retail space last occupied by Orchard Liquors. Open layout ideal for retail, service, and medical uses.

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ADDITIONAL PHOTOS



Endcap with Drive Thru - Available Q3 2024.



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## ADDITIONAL PHOTOS



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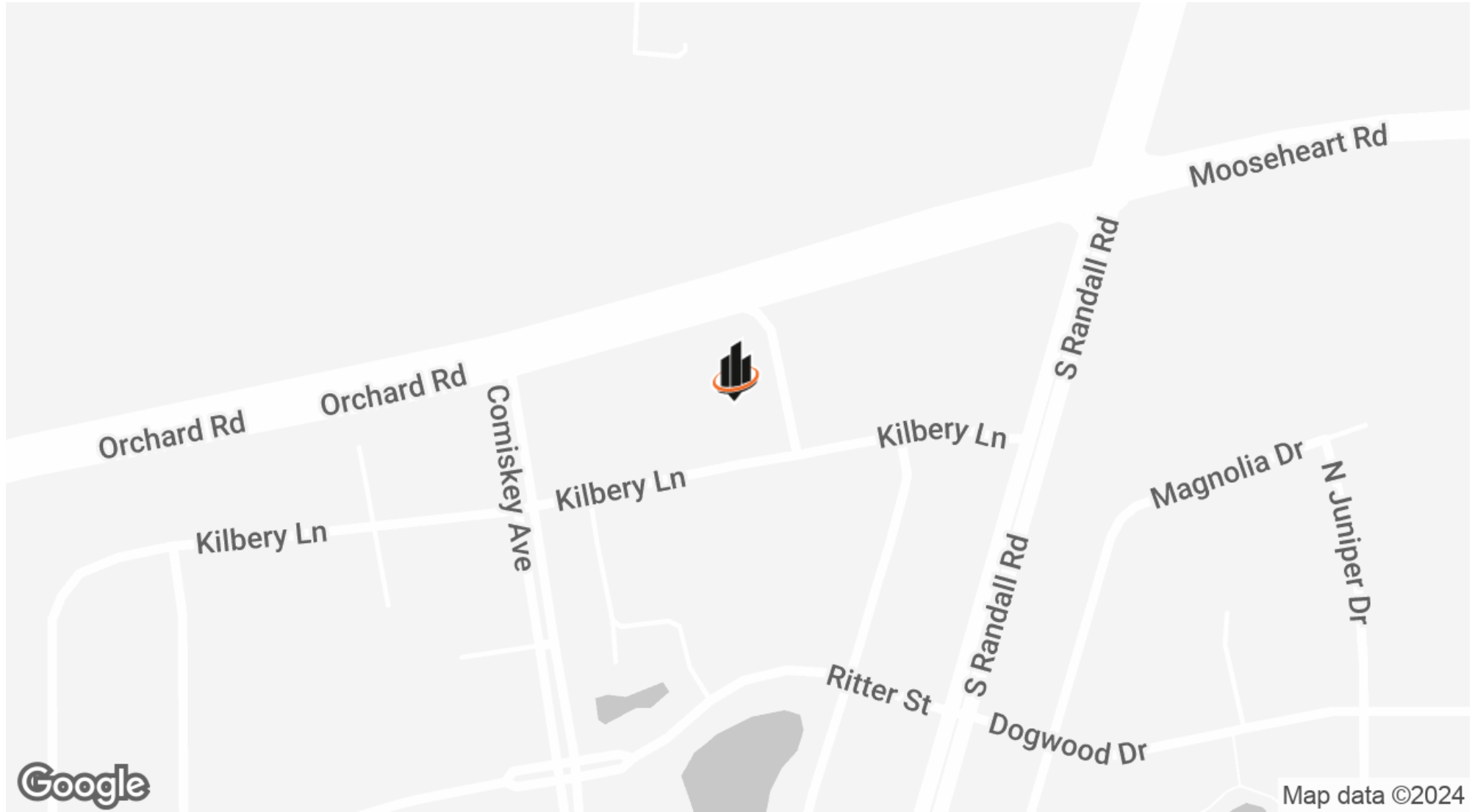


RETAILER MAP



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## LOCATION MAP

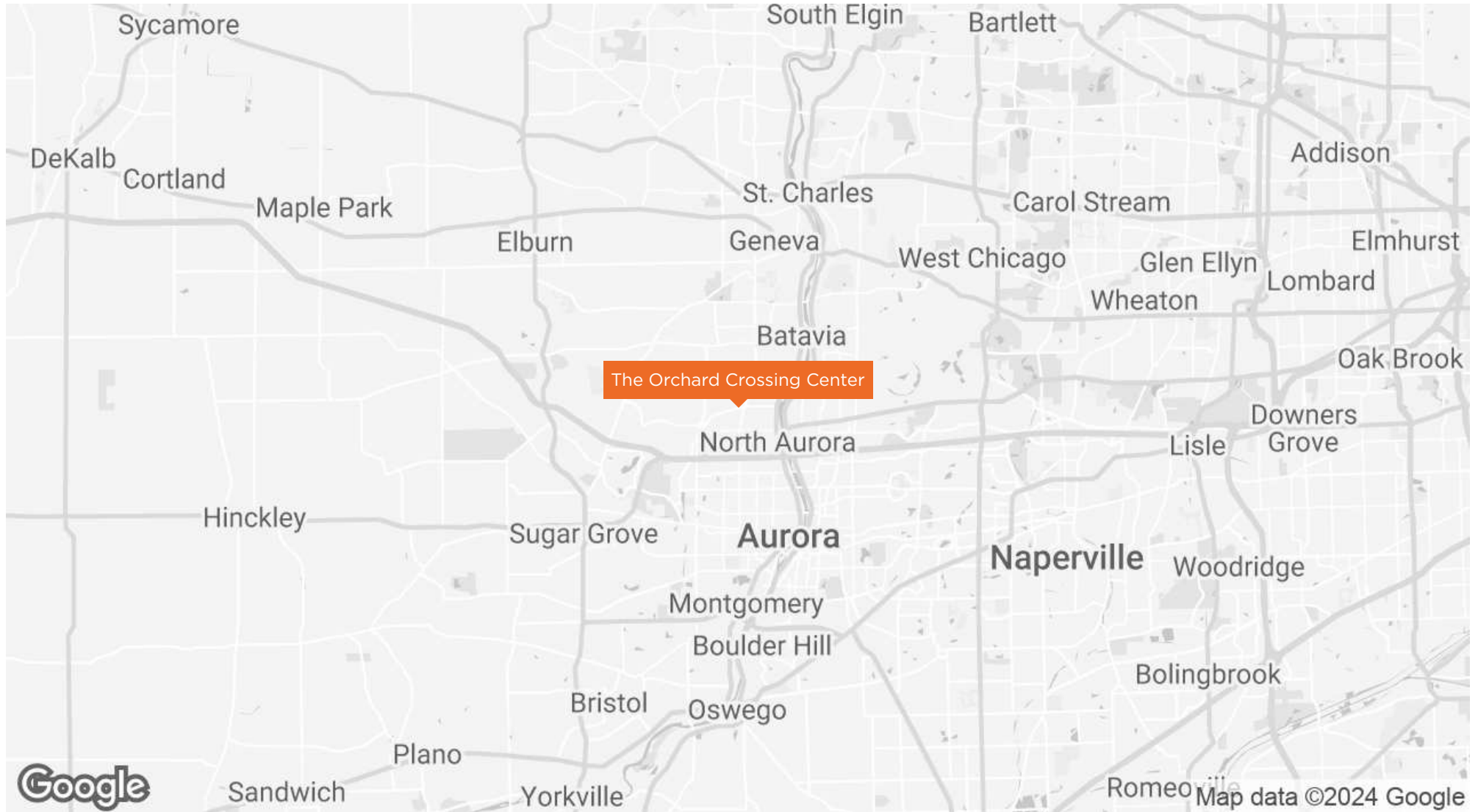


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## REGIONAL MAP



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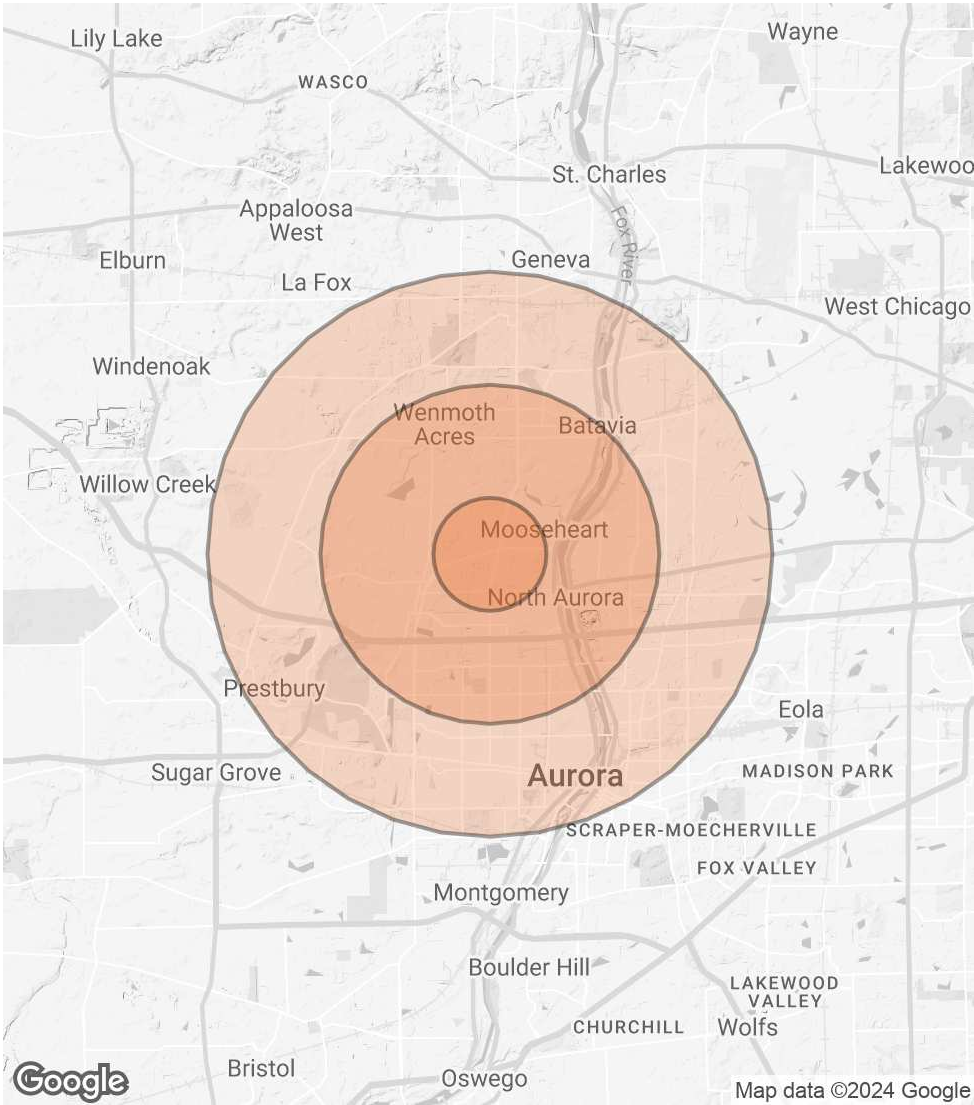


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,358	47,449	152,600
AVERAGE AGE	42	40	40
AVERAGE AGE (MALE)	41	39	39
AVERAGE AGE (FEMALE)	43	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,466	17,222	54,993
# OF PERSONS PER HH	2.6	2.8	2.8
AVERAGE HH INCOME	\$143,887	\$138,435	\$134,910
AVERAGE HOUSE VALUE	\$346,129	\$338,656	\$334,262

Demographics data derived from AlphaMap



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ADVISOR BIO 1



JOEL MILLER, CCIM

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PROFESSIONAL BACKGROUND

Joel Miller serves as Senior Advisor, Retail Services for SVN Landmark Commercial Real Estate, specializing in the sale and leasing of retail and restaurant properties throughout the Chicago market. Joel has been a licensed real estate broker in the state of Illinois since 2009 and has focused on representing investors in acquisition, disposition, and leasing of their retail properties. Joel has also spearheaded the regional and national expansion of restaurant and retail brands including The Port of Peri Peri, Beef Shack, World Finance Corporation, I Love Kickboxing, Kumon, Qahwah House, Bill Cho’s United Taekwondo, and more.

Joel has more than 15 years of experience in real estate brokerage, marketing, market analysis and client services. He has executed the sale or leasing of more than 1,350,000 sf of retail space, and his transaction volume exceeded \$125,000,000.

Joel is board chair and treasurer at Bright Community Services focusing on employment services in the Englewood neighborhood of Chicago, and a deacon at Covenant Presbyterian Church in Chicago.

Joel is a licensed real estate broker in the states of Illinois and Indiana, and is a Certified Commercial Investment Member (CCIM), a current member of the International Council of Shopping Centers (ICSC), and a Member of the National Association of Realtors.

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