

1311 Butterfield Road Suites 101, 103 & 105

Aurora, IL 60502

RETAIL CONDOS FOR SALE



john
greene
COMMERCIAL

1311 Butterfield Road Suites 101, 103 & 105 | Aurora, IL 60502

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john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



OFFERING SUMMARY

Sale Price:	\$999,900
Year Built:	2013
Total Unit Size:	4,972 SF
Zoning:	B2 - Aurora
Taxes:	\$30,619

PROPERTY HIGHLIGHTS

- Fully leased through August 2032
- 3 Units totaling 4,972± SF (1,657± SF each)
- Exterior maintenance handled by association

LEASE DETAILS

Tenant:	Anytime Fitness
Lease End:	August 2032
Annual Rent:	\$81,383.18 net
Annual Escalations:	3%

Chris Condon
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815.693.3005

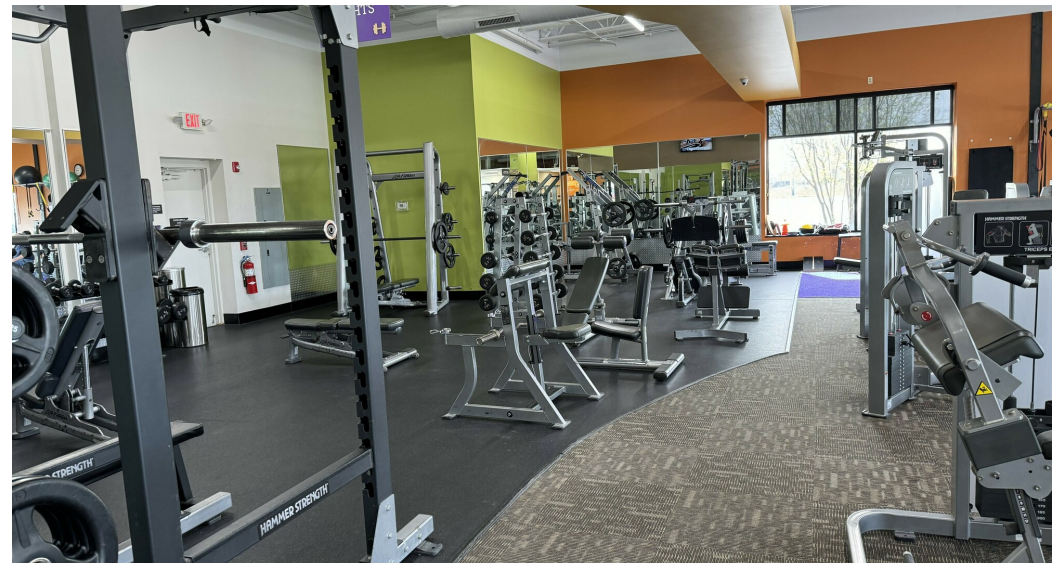
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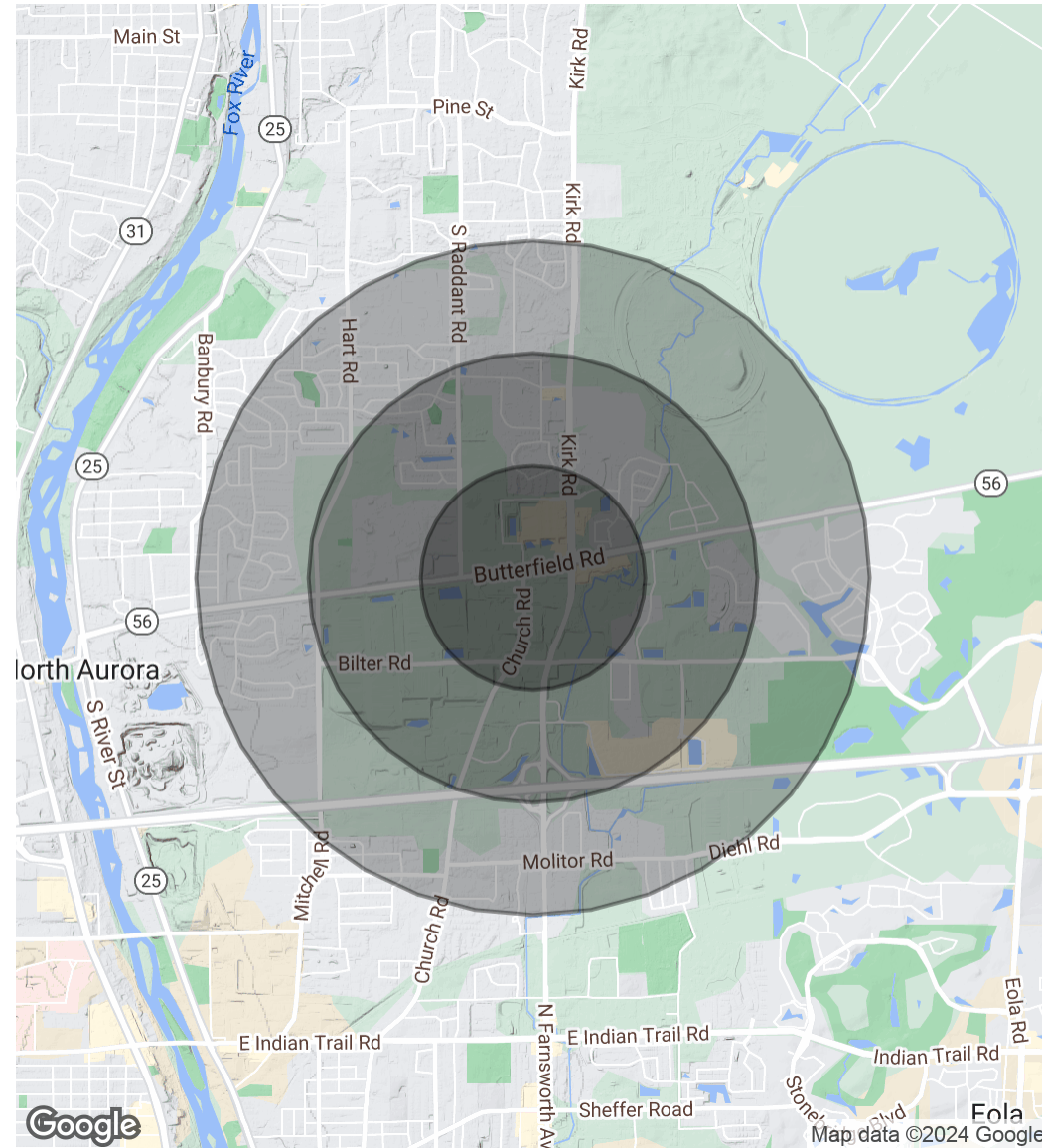
POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,118	4,740	13,921
Average Age	38.3	38.5	39.1
Average Age (Male)	37.8	36.6	37.9
Average Age (Female)	36.6	38.4	39.1

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	386	1,658	5,065
# of Persons per HH	2.9	2.9	2.7
Average HH Income	\$129,826	\$123,763	\$109,708
Average House Value	\$282,550	\$263,222	\$256,895

2020 American Community Survey (ACS)



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