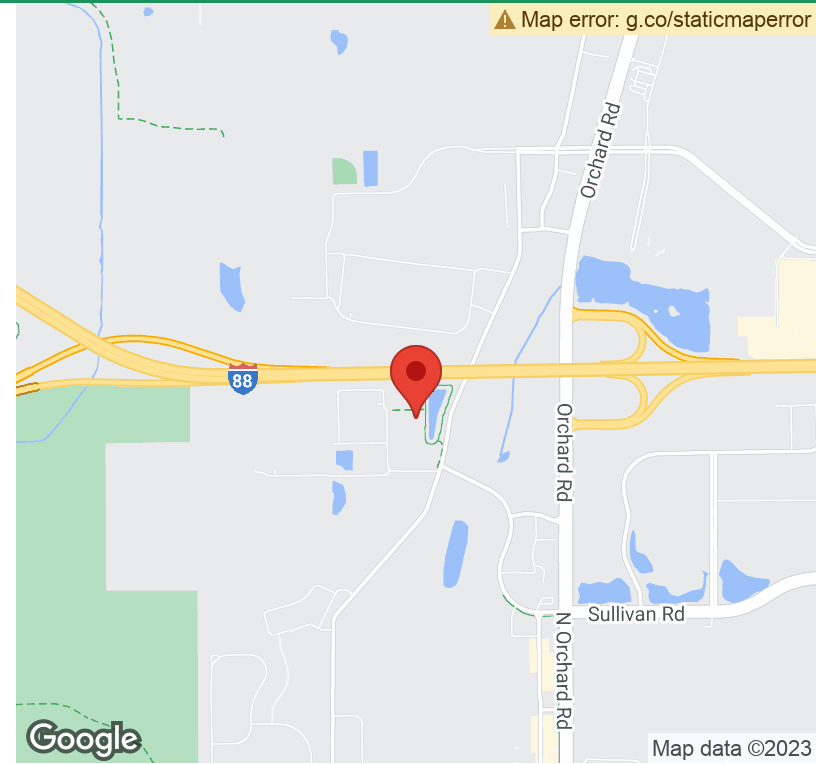


For Sale

Value-Add Investment Property

1975 Melissa Aurora, IL 60506



Property Description

62,347 SF building located on 4.24 acres. Approximately 41,437 SF leased by All Pets Wellness. Approximately 8,500 SF leased by Swim With Bill. Approximately 12,410 SF of vacant Medical Office space.

Location Description

Approximately 2 miles (5 minutes away) from I-88 & Orchard Rd. intersection. The building has great visibility from the highway.

Property Highlights

- 41,437 SF Former health club space, leased with a ten-year lease
- 12,410 SF Medical office (formerly leased by Amita Health)
- 8,500 SF Pool area leased month to month with long-term potential
- Approximately 214 parking spaces
- Property could be converted for industrial use. Two new industrial developments in the immediate area.

Offering Summary

Sale Price:	\$4,750,000
Lot Size:	4.24 Acres
Building Size:	62,347 SF
Parcel:	14-12-225-003
Taxes (2022):	\$130,424.42

Demographics	1 Mile	3 Miles	5 Miles
Total Households	734	17,732	47,539
Total Population	1,875	48,346	134,821
Average HH Income	\$119,544	\$95,758	\$93,338

J.D. Dolan

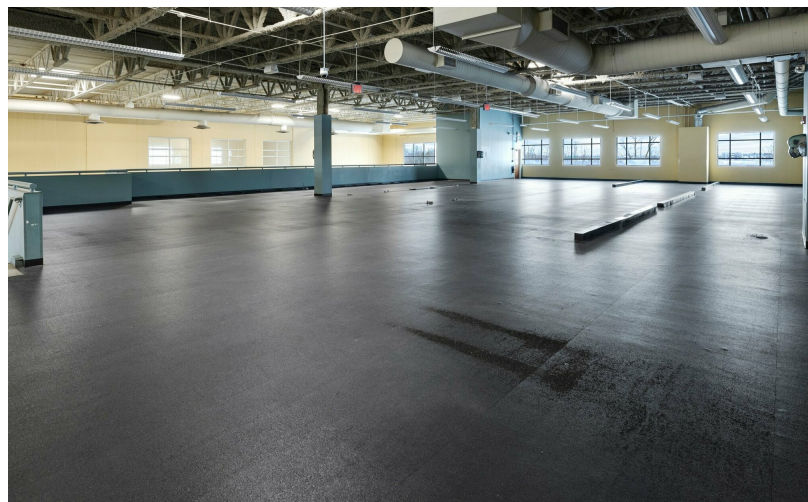
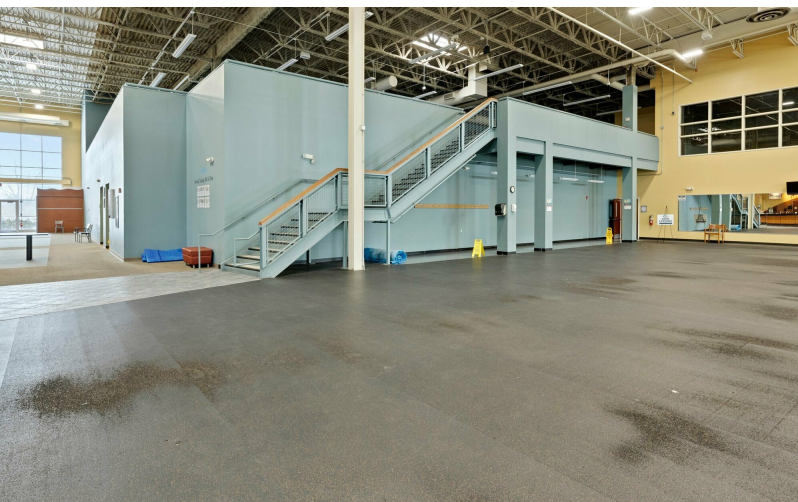
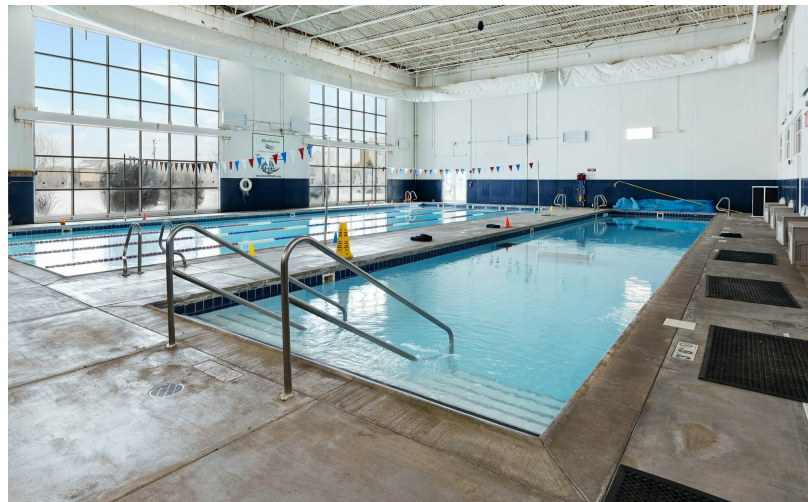
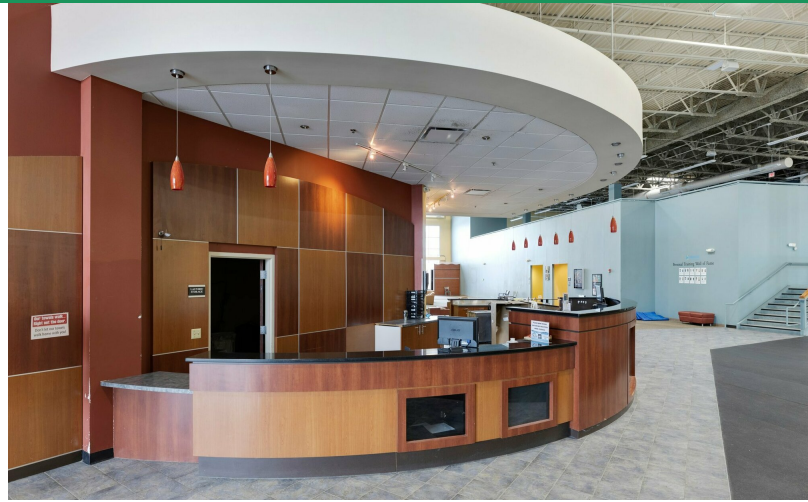
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For Sale

Value-Add Investment Property

1975 Melissa Aurora, IL 60506



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For Sale

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1975 Melissa Aurora, IL 60506



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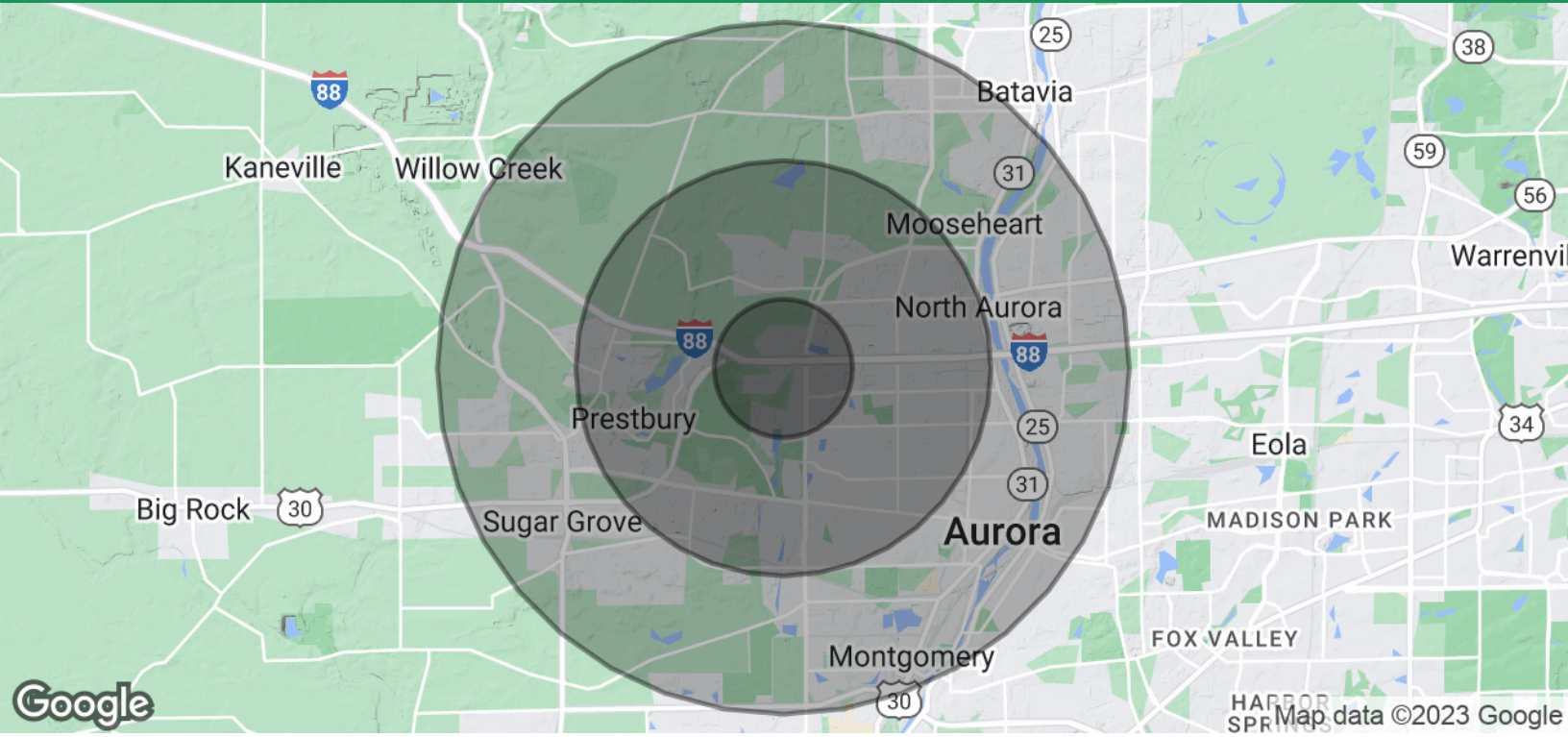
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For Sale

Value-Add Investment Property

1975 Melissa Aurora, IL 60506



Population

	1 Mile	3 Miles	5 Miles
Total Population	1,875	48,346	134,821
Average Age	40.7	38.8	36.4
Average Age (Male)	36.6	36.9	35.2
Average Age (Female)	43.1	41.0	38.0

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	734	17,732	47,539
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$119,544	\$95,758	\$93,338
Average House Value	\$242,108	\$214,598	\$213,825

* Demographic data derived from 2020 ACS - US Census

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