

For Lease

# Retail Space For Lease

2904 Ogden Avenue, Aurora, IL 60504



## Location Description

Located just East of Ogden Ave. and Eola Rd. intersection.

## Property Highlights

- One available unit with open floor plan
- High traffic count
- Great visibility
- Easy access
- Monument sign near busy road
- 54 parking spaces

## Offering Summary

Lease Rate:	\$19.50 SF/yr (NNN)
Number of Units:	1
Available SF:	1,500 SF
Lot Size:	1.15 Acres
Building Size:	11,110 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	5,168	36,017	87,882
Total Population	15,365	105,644	255,089
Average HH Income	\$142,769	\$142,417	\$146,224

## Dan J. Dolan

630.885.5785

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

The information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without any warranty as to accuracy.



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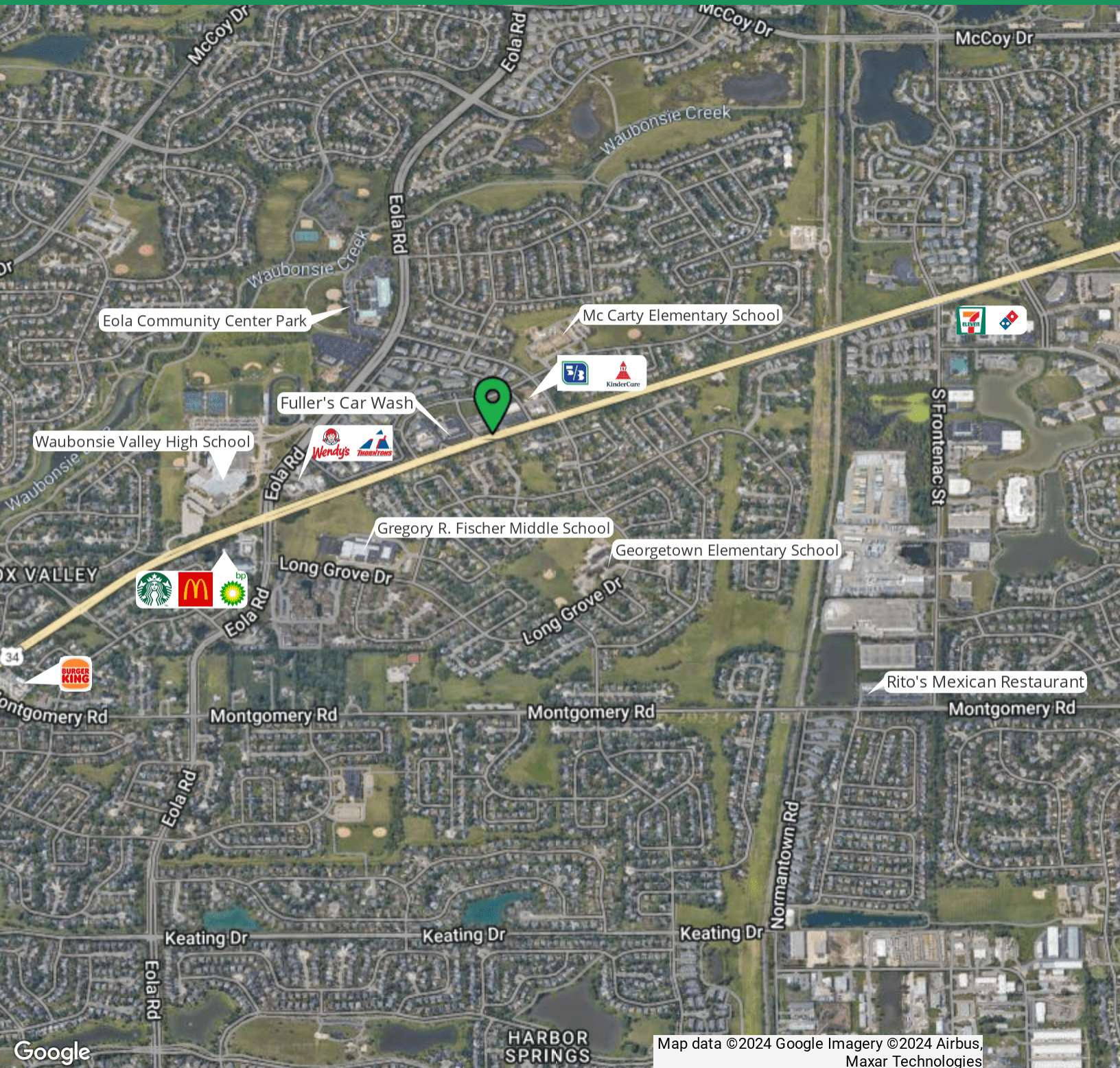




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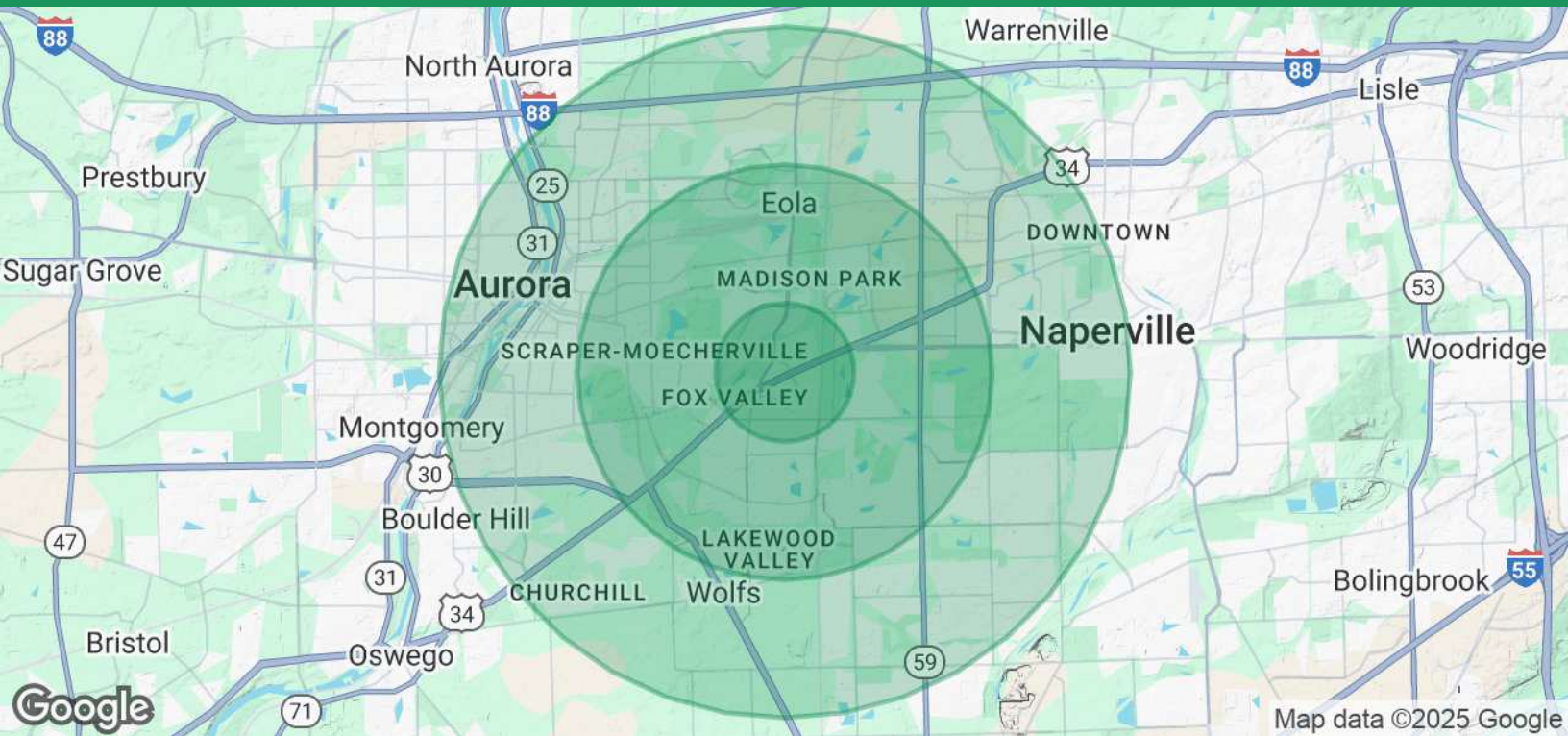




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2904 & 2912 Ogden Avenue, Aurora, IL 60504



## Population

	1 Mile	3 Miles	5 Miles
Total Population	15,365	105,644	255,089
Average Age	36	37	37
Average Age (Male)	36	36	36
Average Age (Female)	37	37	38

## Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	5,168	36,017	87,882
# of Persons per HH	3	2.9	2.9
Average HH Income	\$142,769	\$142,417	\$146,224
Average House Value	\$350,556	\$354,651	\$374,914

Demographics data derived from AlphaMap

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