

# 200 Butterfield Road Suite 186

North Aurora, IL 60542

RETAIL FOR LEASE

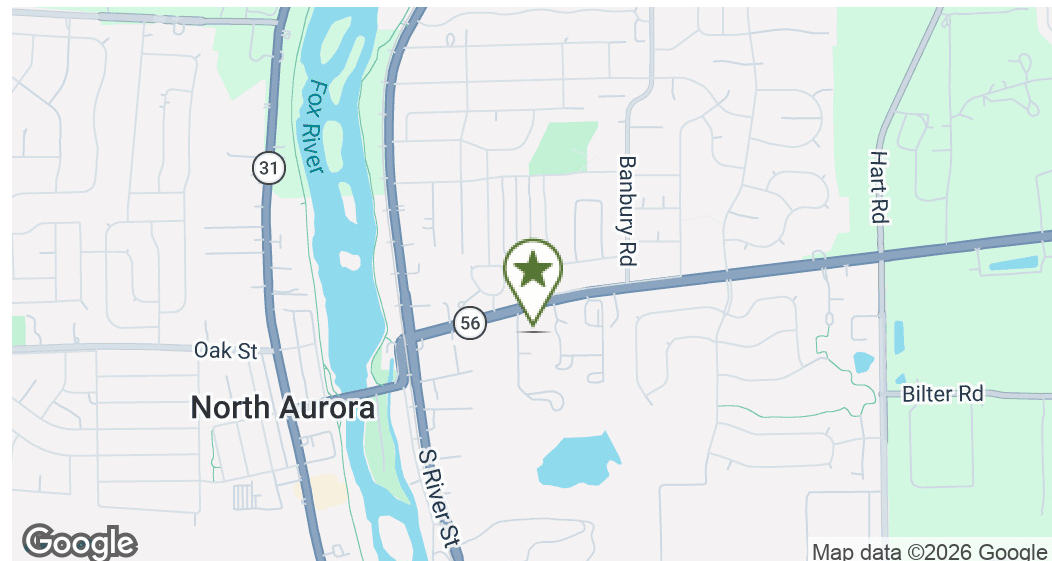


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# 200 Butterfield Road Suite 186 | North Aurora, IL 60542

RETAIL FOR LEASE

john greene Real Estate | 1311 S. Route 59, Naperville, IL 60564 | 630.229.2290



## OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (Gross)
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Lot Size:	3.12 Acres
Year Built:	2001
Building Size:	14,000 SF
Zoning:	B-2
Traffic Count:	11,500

## PROPERTY OVERVIEW

Available NOW - 1388 square feet of commercial space for rent. This property is strategically positioned on the Butterfield Road corridor with easy access to I-88 to serve the needs of the needs of Batavia, Geneva, North Aurora, Aurora, St. Charles, Elburn and Sugar Grove, as well as other outlying areas. Other out-lot sites are currently occupied by Carlson Gracie jiu jitsu, El Coronel Mexican Restaurant, Hill's Yum Yum Candy Shop, Jay's Wine and Liquors, New Massage Place, and Shwe Din Gah Grocery. Ample parking, and large storefront windows.

### Matthew Smith

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The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

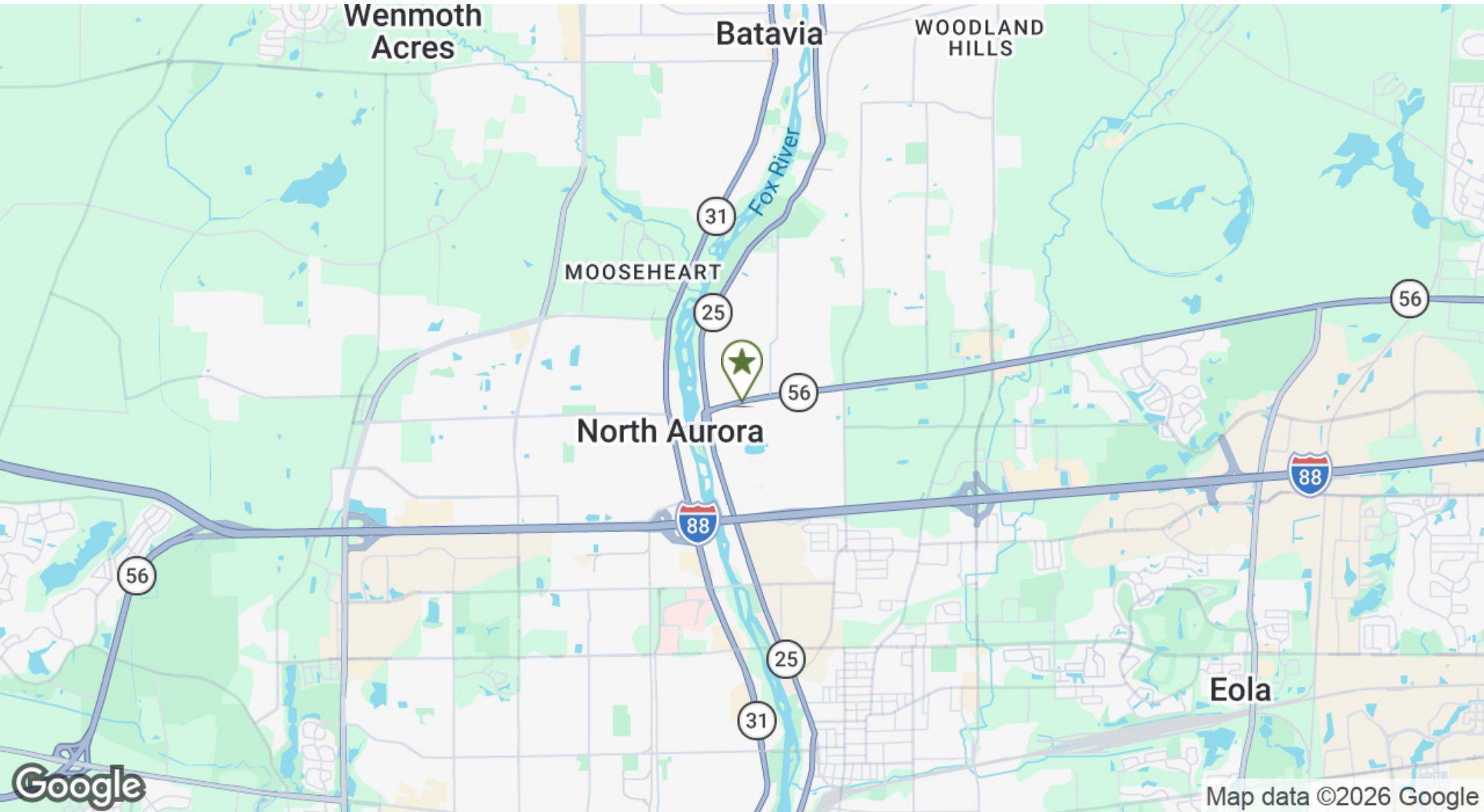
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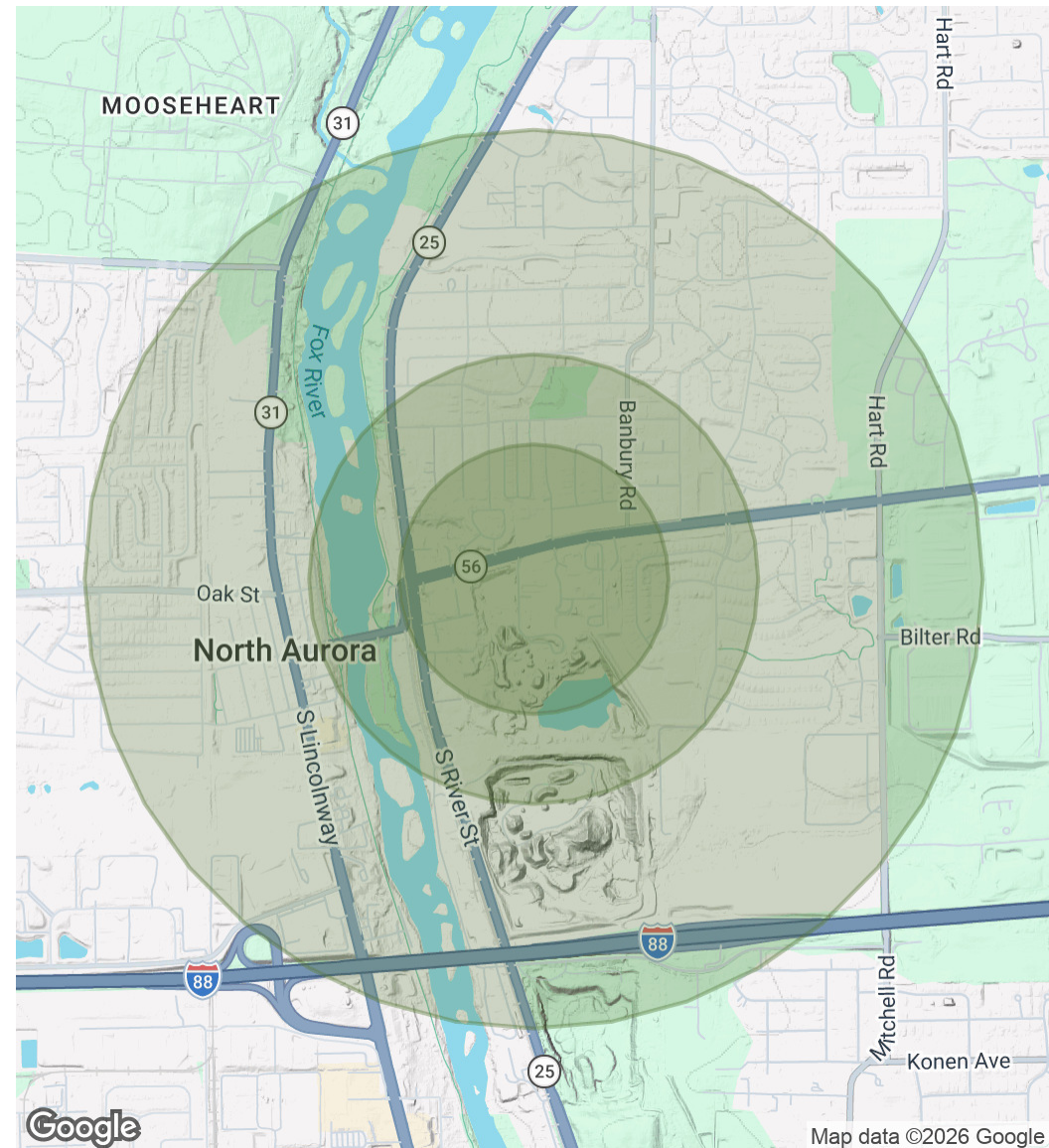
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	623	2,453	6,644
Average Age	38	39	41
Average Age (Male)	38	38	40
Average Age (Female)	39	39	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	236	913	2,518
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$108,029	\$116,534	\$120,591
Average House Value	\$294,235	\$301,638	\$313,669

*Demographics data derived from AlphaMap*



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