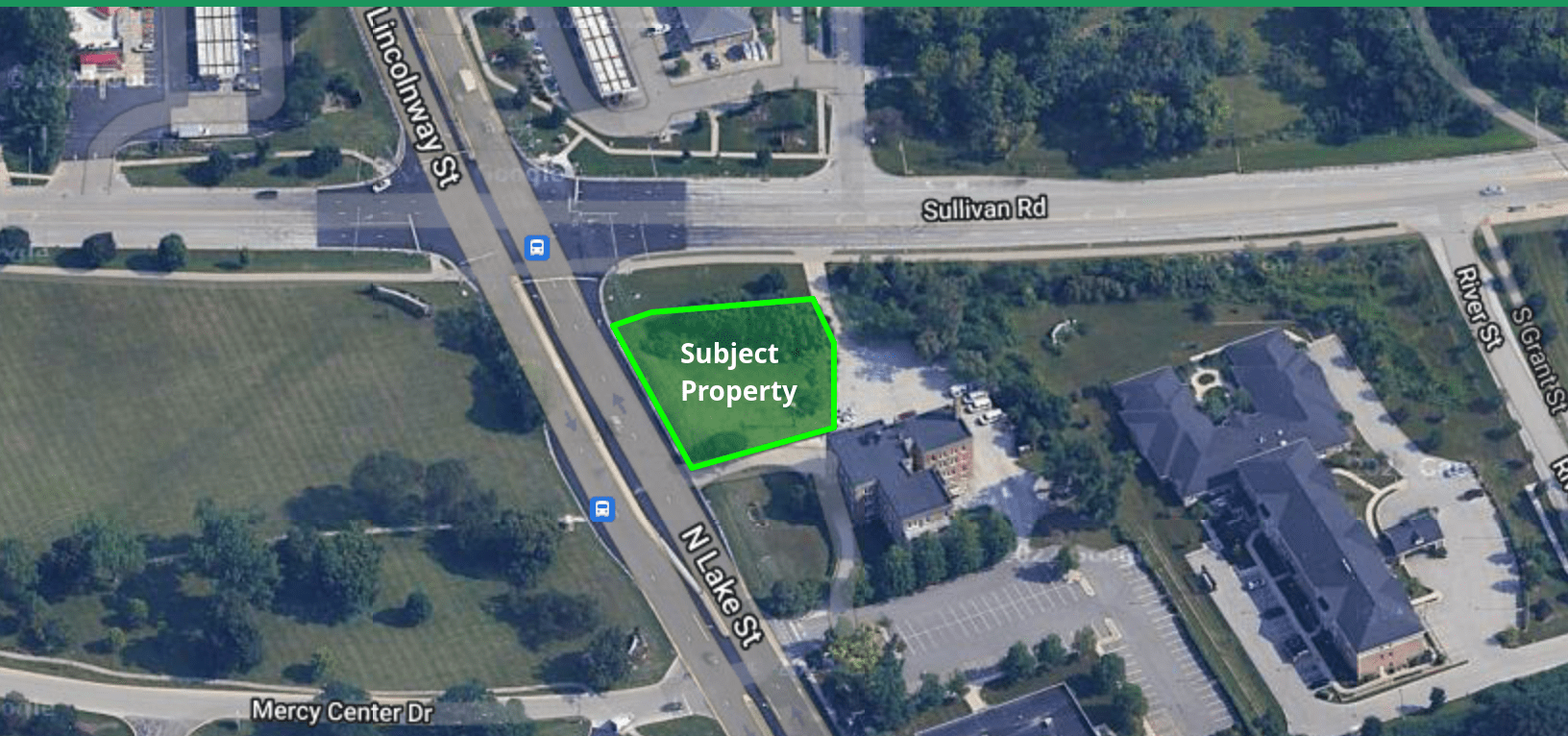


For Sale

+/-27,000 SF Corner Outlot

1329 N Lake St Aurora, IL 60506



Property Highlights

- Prime corner for Fast Food or Retail Development with approximately 33,000 + vehicles passing the site per day
- Great visibility on the signalized major intersection of Route 31 and Sullivan Road
- Zoned: B-2, City of Aurora Planning Department in favor of development based on the final plan approval
- Less than a half mile from I-88 & Route 31 interchange, approximately 82,000+ vehicles passing the site per day
- Adjacent to the 80-acre Ascension Mercy Medical Campus with 370+ Hospital Beds and the Illinois Social Security Office
- Densely populated area with approximately 112,000+ people living in a 3-mile radius
- Aurora is the second largest city in Illinois with approximately 180,000+ residents

Location Description

Located on the SEC of N Lake St (IL Route 31) and Sullivan Rd in Aurora, IL. Approximately 19,700 vpd on Route 31 and 13,400 vpd on Sullivan Rd. Near Hospitals, Illinois Governmental Offices, Restaurants, Grocery Stores, Retail, and General Offices.

Offering Summary

Sale Price:	\$22.00 / SF
Lot Size:	27,000 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,703	39,233	76,347
Total Population	7,413	112,883	218,019
Average HH Income	\$59,982	\$77,322	\$91,920

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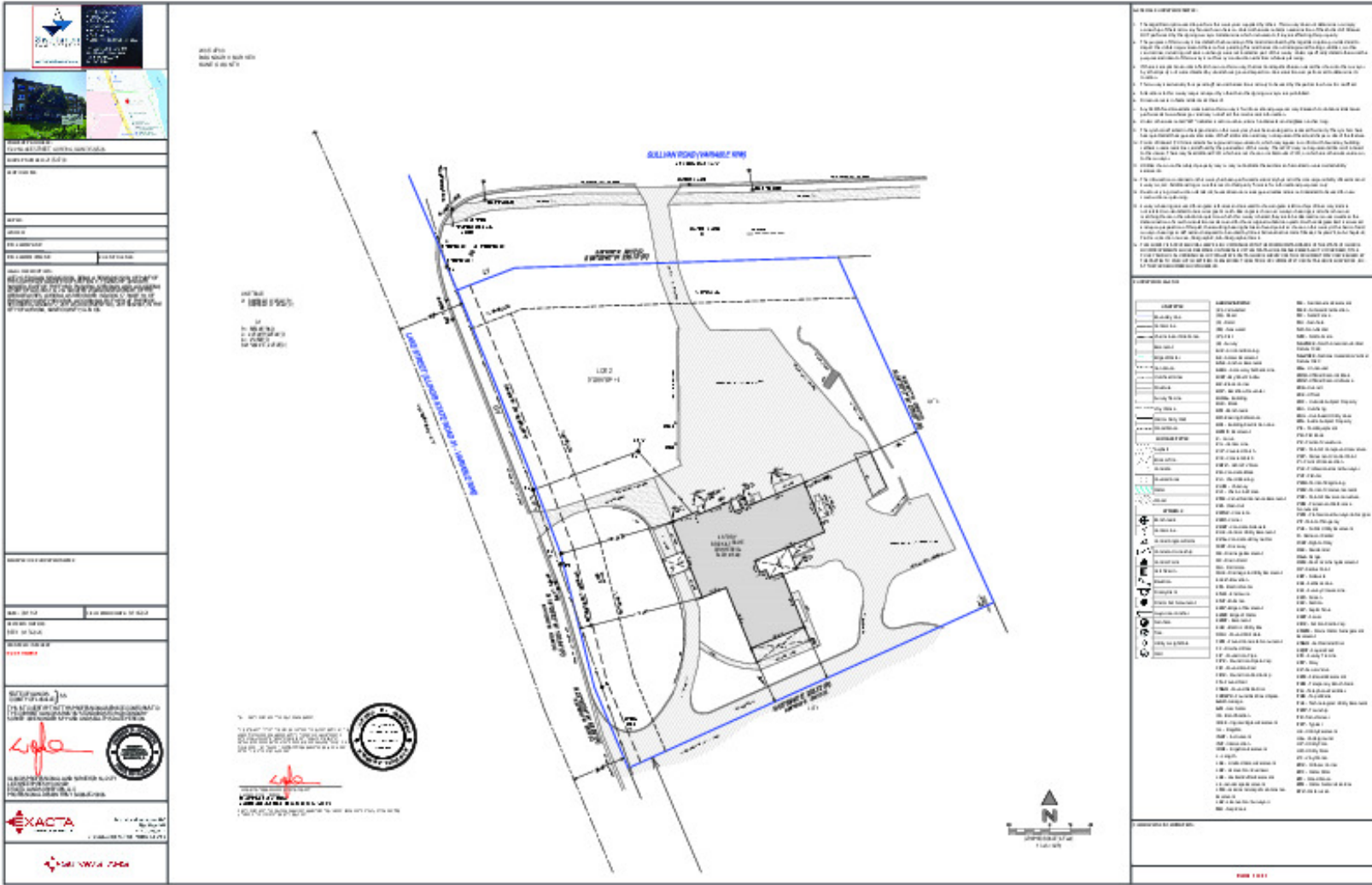


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(Not to Scale)



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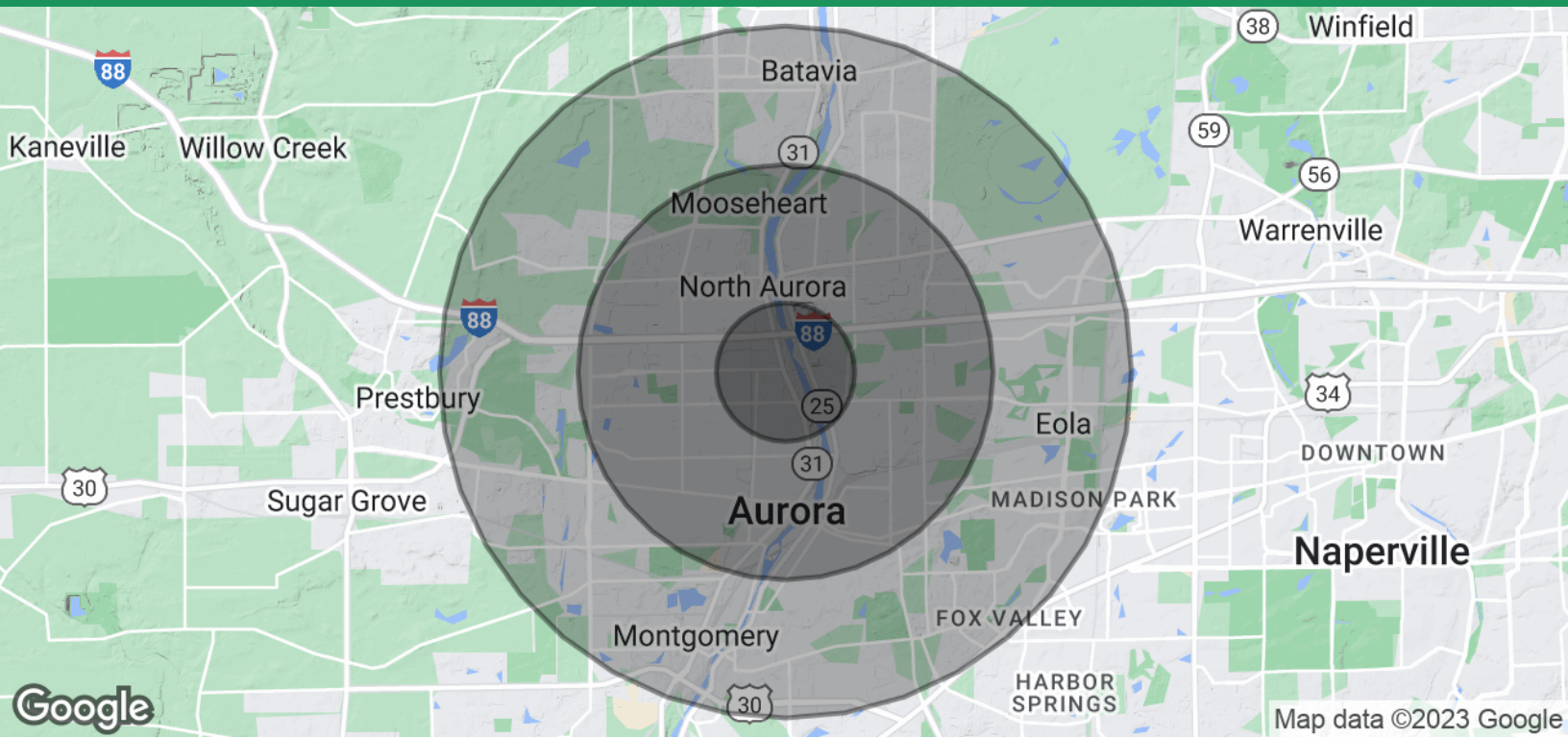
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+/-27,000 SF Corner Outlot

1329 N Lake St Aurora, IL 60506



Population

	1 Mile	3 Miles	5 Miles
Total Population	7,413	112,883	218,019
Average Age	34.6	34.9	35.8
Average Age (Male)	34.1	34.2	34.6
Average Age (Female)	35.9	36.1	36.8

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,703	39,233	76,347
# of Persons per HH	2.7	2.9	2.9
Average HH Income	\$59,982	\$77,322	\$91,920
Average House Value	\$167,116	\$173,374	\$208,700

* Demographic data derived from 2020 ACS - US Census

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