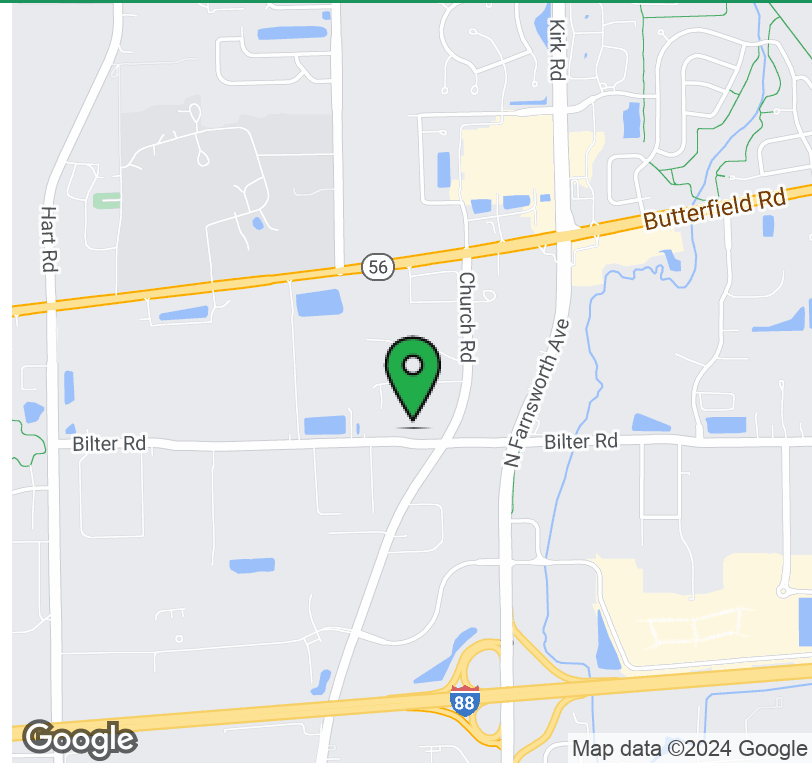
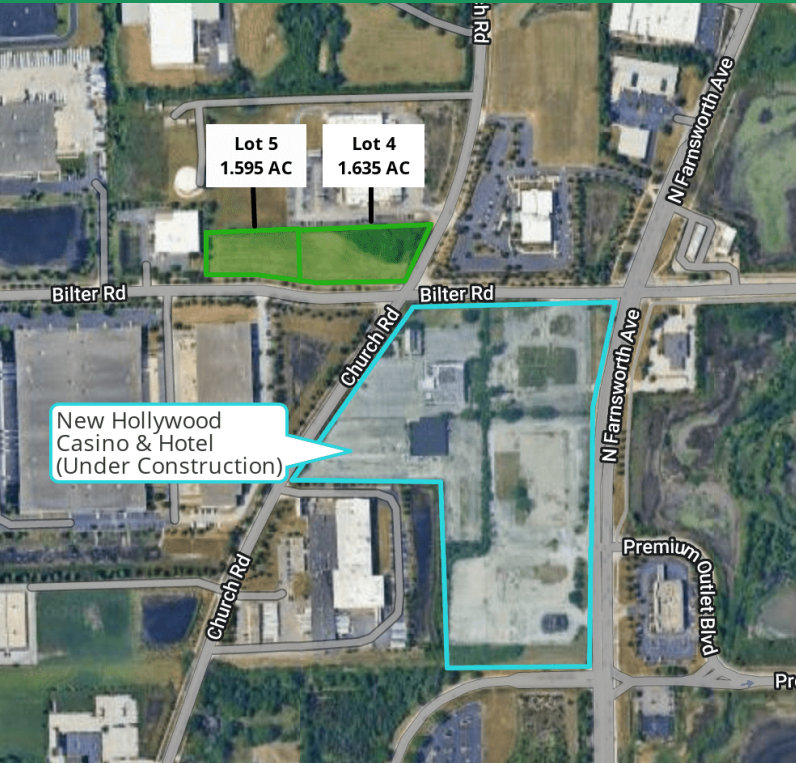


For Sale

Church Rd & Bilter Rd

Aurora , IL 60502



Location Description

Located on the NWC of Church and Bilter Roads adjacent to US Foods. Less than a mile from the I-88 and Farnsworth Ave interchange. In the heart of Farnsworth International Business Park totaling over 3.5 million SF. Just south of Liberty Business Center +/- 2,000,000 SF of warehouse/distribution/manufacturing.

Property Highlights

- Ideal Industrial/Office/Flex development site
- Lot is divisible into a 1.595-acre lot and a 1.635-acre lot
- Site is adjacent to the new \$360 million Hollywood Casino-Hotel and 3/4 mile from the 430,000 SF Chicago Premium Outlet Mall
- Adjacent to Northwestern Medicine Immediate Care
- 2.5% Broker co-op

Offering Summary

Sale Price:	\$6.50 / SF
Lot Sizes:	Lot 4: 1.635 AC Lot 5: 1.595 AC
Zoning:	ORI
Parcel:	Lot 4: 15-02-276-002 Lot 5: 15-02-276-001

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,147	23,260	79,374
Total Population	5,589	64,559	221,836
Average HH Income	\$93,774	\$102,601	\$94,389

J.D. Dolan

630.272.2134

jddolan@dolanmurphy.com

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

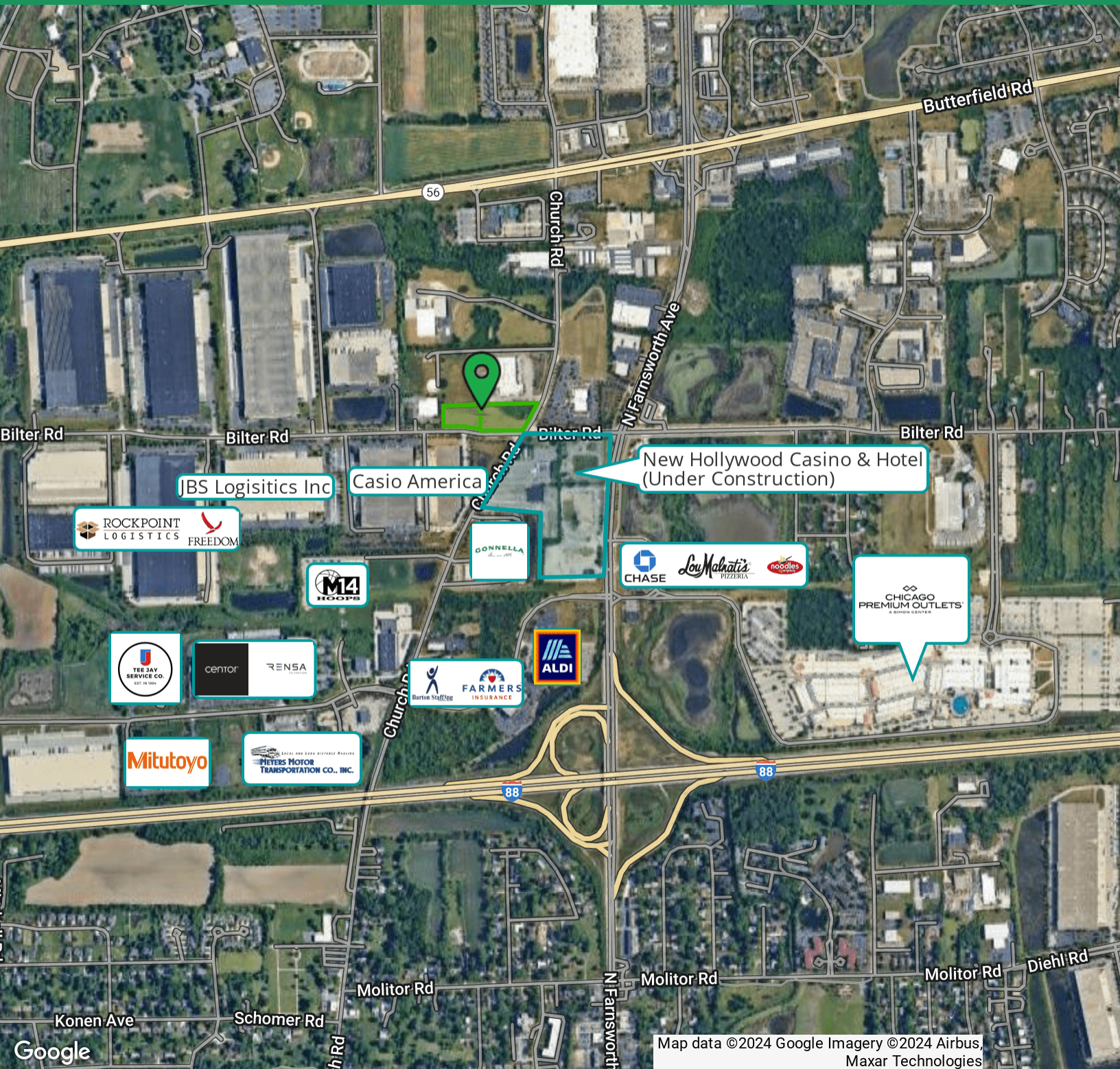
The information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without any warranty as to accuracy.



For Sale

Church Rd & Bilter Rd

Aurora , IL 60502



J.D. Dolan
630.272.2134
jddolan@dolanmurphy.com

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

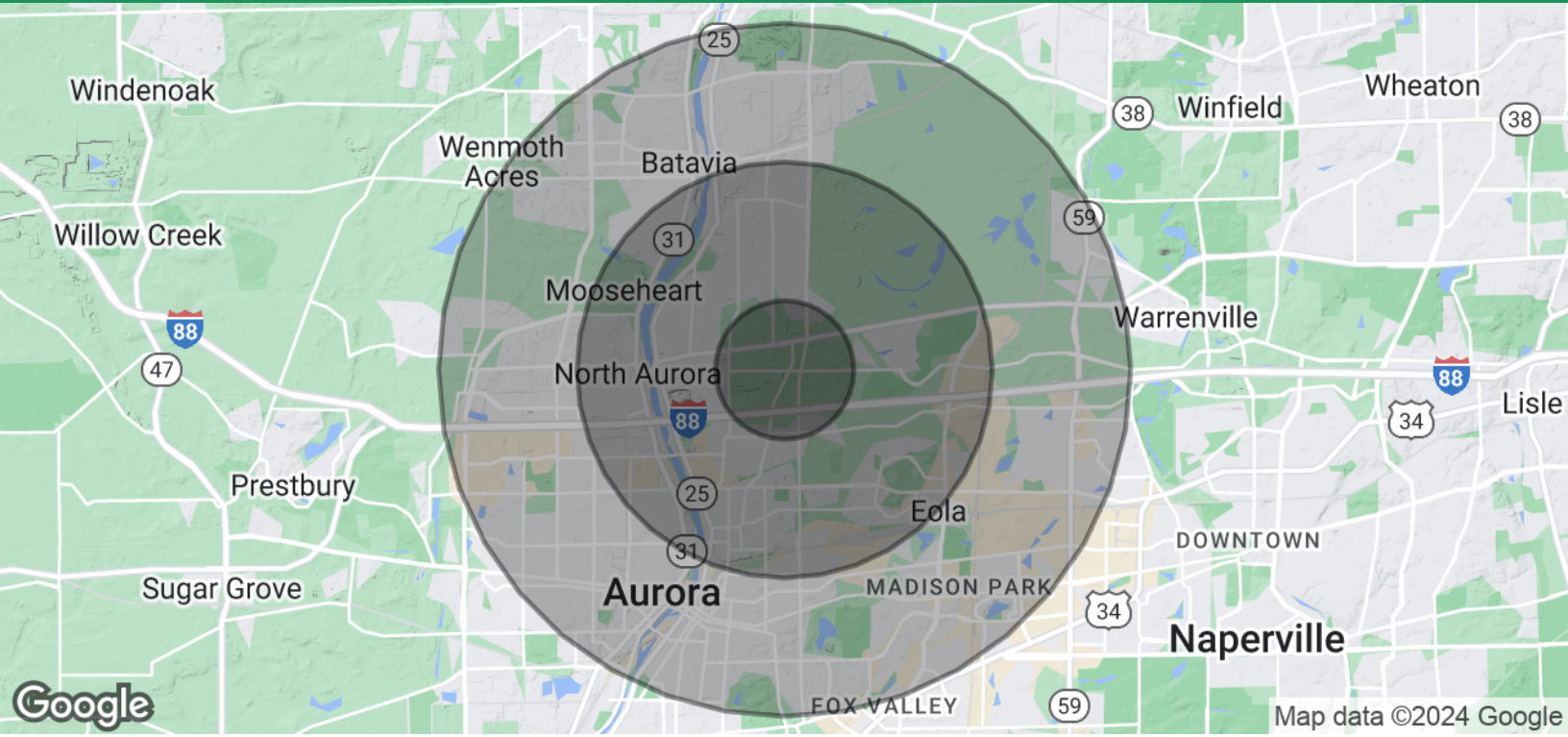
The information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without any warranty as to accuracy.



For Sale

Church Rd & Bilter Rd

Aurora , IL 60502



Population

	1 Mile	3 Miles	5 Miles
Total Population	5,589	64,559	221,836
Average Age	37.4	38.9	35.7
Average Age (Male)	36.3	37.6	34.6
Average Age (Female)	37.7	39.8	36.7

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,147	23,260	79,374
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$93,774	\$102,601	\$94,389
Average House Value	\$221,153	\$238,765	\$214,226

2020 American Community Survey (ACS)

J.D. Dolan

630.272.2134

jddolan@dolanmurphy.com

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.

