



KWILL
REAL ESTATE

POWERED BY KWILL MERCHANT ADVISORS

AVAILABLE LAND SITE 2635 CHURCH ROAD, AURORA, IL



Northwestern
Medicine®

PROPERTY DETAILS

- 7.50 AC
- Zoning: ORI(S) – Office/Research/Light Industrial – Special Use District
- Kane County
- Permitted Uses: Special Use May Be Required For Development Approval
- Access: Three (3) Minutes to I-88 & Farnsworth Avenue Interchange
- AADT: 7,350 (Church Road)
6,450 (Bilter Road)
27,500 (Farnsworth Avenue)
- Available Documents: Plat of Survey
- PIN: 15-02-280-002; 15-02-220-005;
15-02-220-004



2635 CHURCH ROAD



NEARBY COMPANIES

- | | | | |
|--|--|----------------------|---------------------------------|
| 1. Northwestern Medicine
Immediate Care | 4. Thorntons | 9. Mitutoyo | 16. LTD Commodities |
| 2. Noodles & Company
Jimmy Johns
Lou Malnati's
Chase Bank | 5. Hollywood Casino | 10. Hubbell Lighting | 17. SJ Distributors |
| 3. BMO Harris Bank | 6. Gonella Baking | 11. Bimbo Bakeries | 18. Planes Moving & Storage |
| | 7. Leggett & Platt | 12. CHEP Pallet | 19. Rockpoint Logistics |
| | 8. Fidelity Paper & Supply
Centor Doors & Windows
Custom Filter, LLC | 13. DSV | 20. JBS Logistics |
| | | 14. Mazda | 21. Casio America |
| | | 15. Glanbia | 22. Chicago Premium Outlet Mall |

DEMOGRAPHICS	3 MILE	5 MILES	10 MILES
Total Population	59,276	214,035	674,277
Number of Households	21,166	76,006	240,992
Average HH Income	\$149,045	\$127,716	\$158,442
Daytime Population	41,588	153,227	468,198



CHURCH RD. STREET VIEW

MATT KNAFEL
317.385.9808
mknafel@kwilladvisors.com

ANDREW GEROVASIL
630.254.3470
agerovasil@kwilladvisors.com