

# ± 29.79 Acre Development Opportunity

SEC of I-88 & Orchard Avenue | Aurora, IL 60506





# Property Highlights

- + +/- 29.79 acres located at the entrance to the Aurora sub-market
- + Mixed use development opportunity
- + Located adjacent south to the full interchange at I-88 and Orchard Road
- + Positioned at signalized intersection of Sullivan Road and Orchard Road. Planned 3/4 intersection for direct access from Orchard Road. Multiple points of additional access available off of Sequoia Drive via Sullivan Road.
- + Low Kane County Taxes
- + High Traffic Counts:  
 72,100 vehicles per day on I-88  
 34,700 vehicles per day on Orchard Road
- + Parcel Number: 15-07-101-002
- + Strong area demographics and daytime population
- + Existing site detention can be expanded if needed per purchasers proposed development.



Demographics	1 Mile	3 Mile	5 Mile
Population	1,116	50,512	136,639
Average Household Income	\$99,012	\$108,275	\$108,129
Daytime Population	3,046	43,998	121,782
Employees	2,108	17,382	52,328

Traffic Count	
I-88	72,100 ADT
Orchard Ave	34,700 ADT



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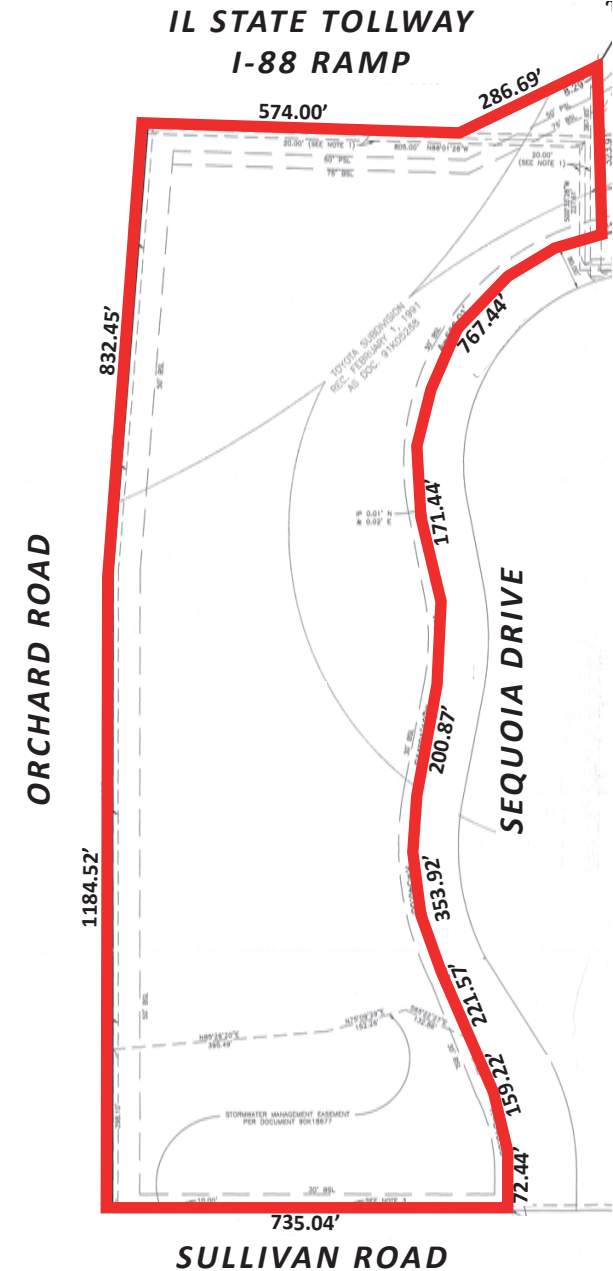
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# CONCEPT PLAN



# SURVEY

MEASUREMENTS ARE APPROXIMATE





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# Aerial Photos





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## Contact Us

### Mario Melone

Vice President  
+1 630 573 7112  
mario.melone@cbre.com

### Matt Ishikawa

Senior Vice President  
+1 630 573 7068  
matt.ishikawa@cbre.com

### David Justh

Executive Vice President  
+1 630 573 7021  
david.justh@cbre.com

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