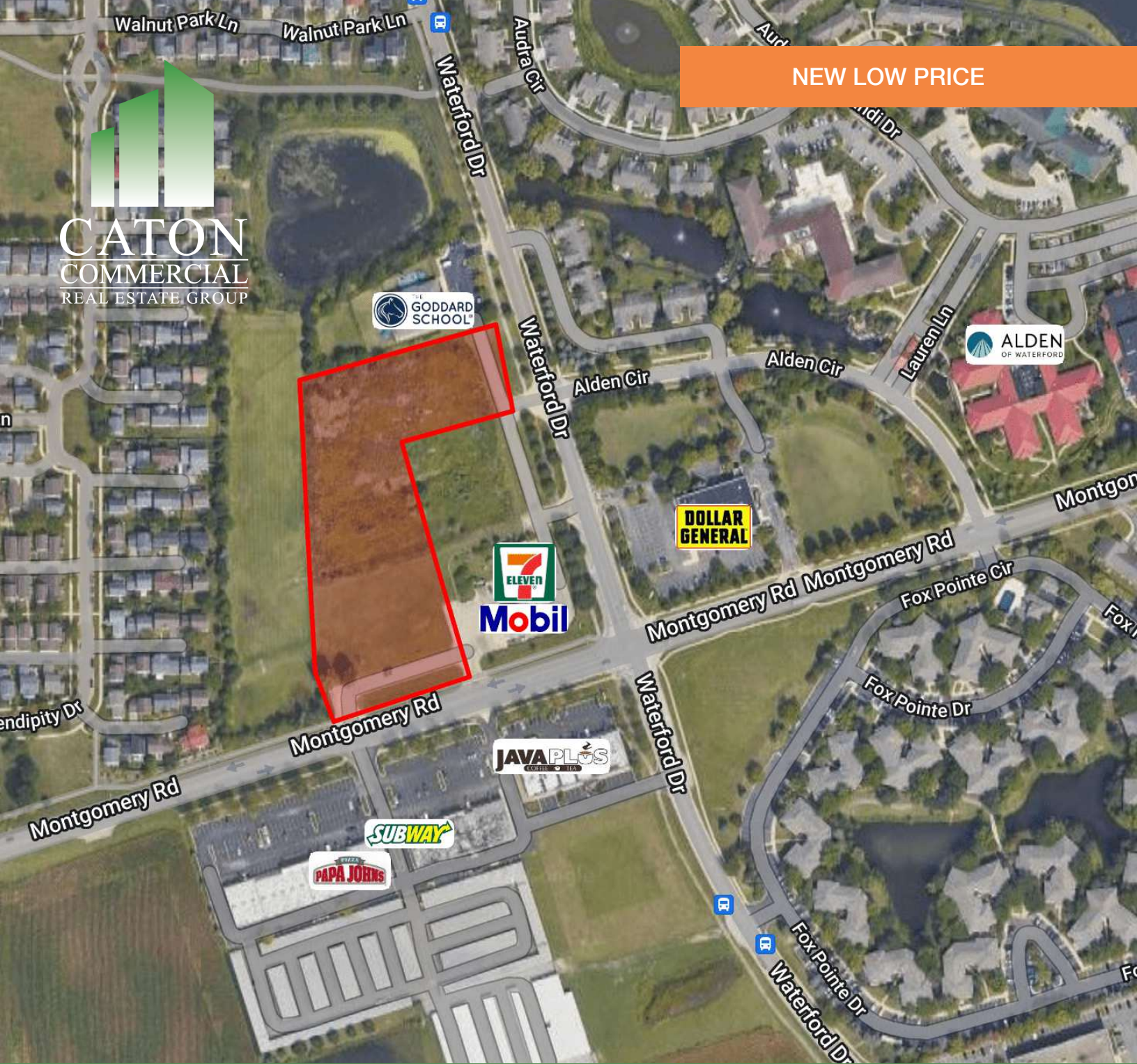


NEW LOW PRICE

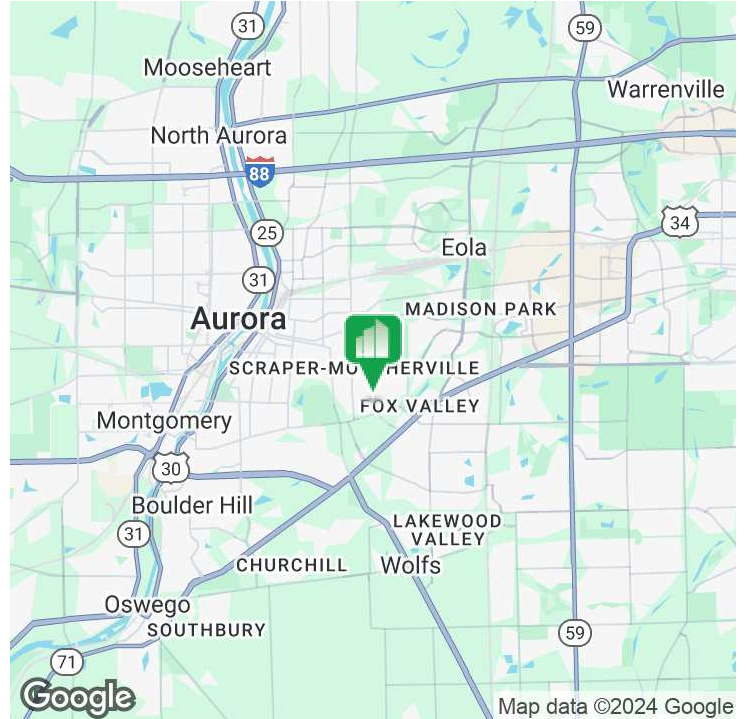
CATON
COMMERCIAL
REAL ESTATE GROUP



DEVELOPMENT OPPORTUNITY

NWQ MONTGOMERY RD & WATERFORD DR, AURORA, IL 60504

DEVELOPMENT OPPORTUNITY



OFFERING SUMMARY

NEW Sale Price:	\$1,100,000
Lot Size:	4.24 Acres
Zoning:	B-3
Taxes (2023)	\$1,710.92

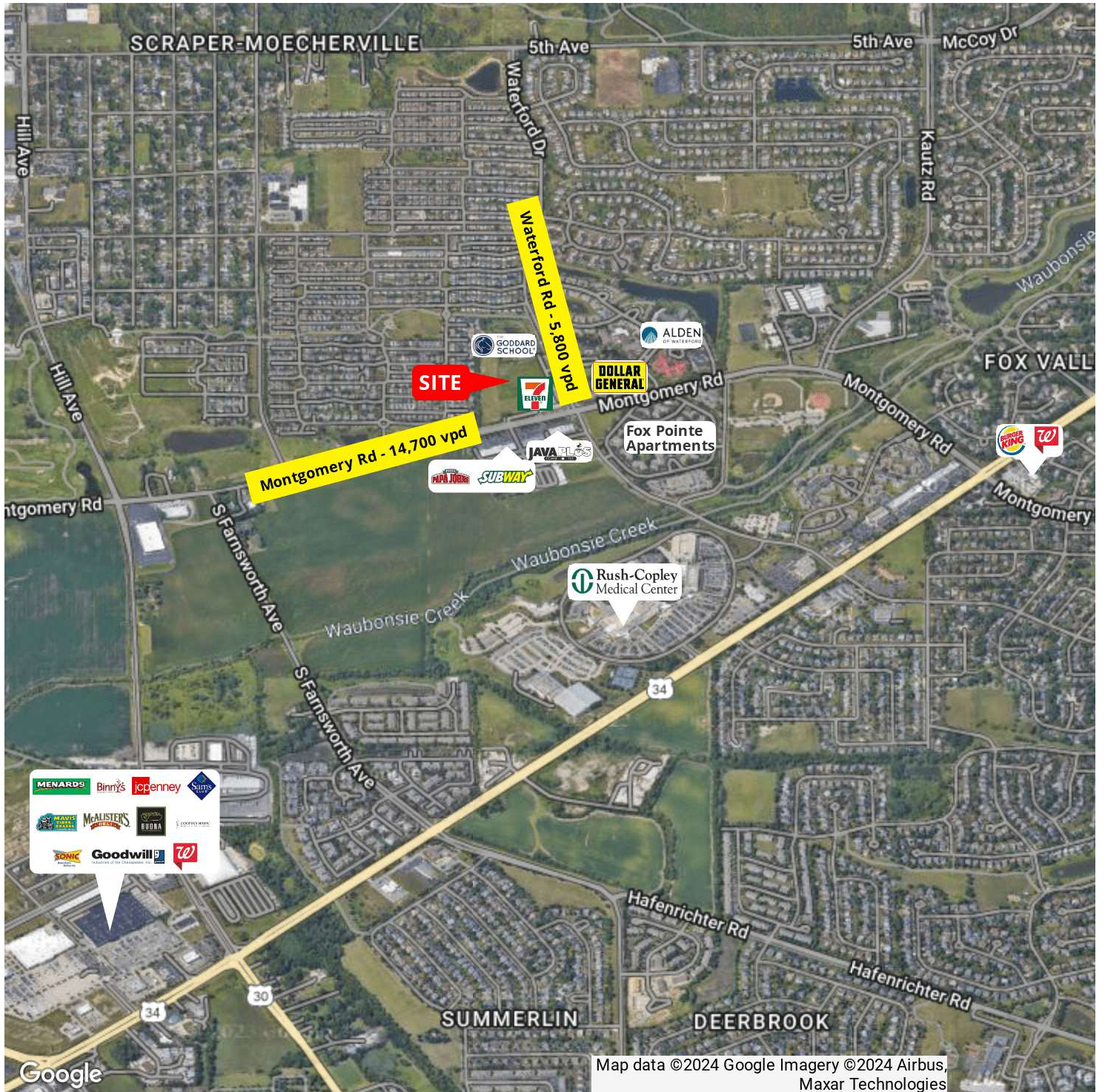
PROPERTY HIGHLIGHTS

- Land surrounding successful 7-11 fuel center and C-Store, across the street from Dollar General
- Will consider dividing site
- Near to Copley Hospital
- Adjacent to The Goddard School, preschool and daycare
- Across the street from Alden Rehabilitation Center and a senior residential community.
- Dense residential to the north and west
- Additional successful shopping center across the street to the south and west

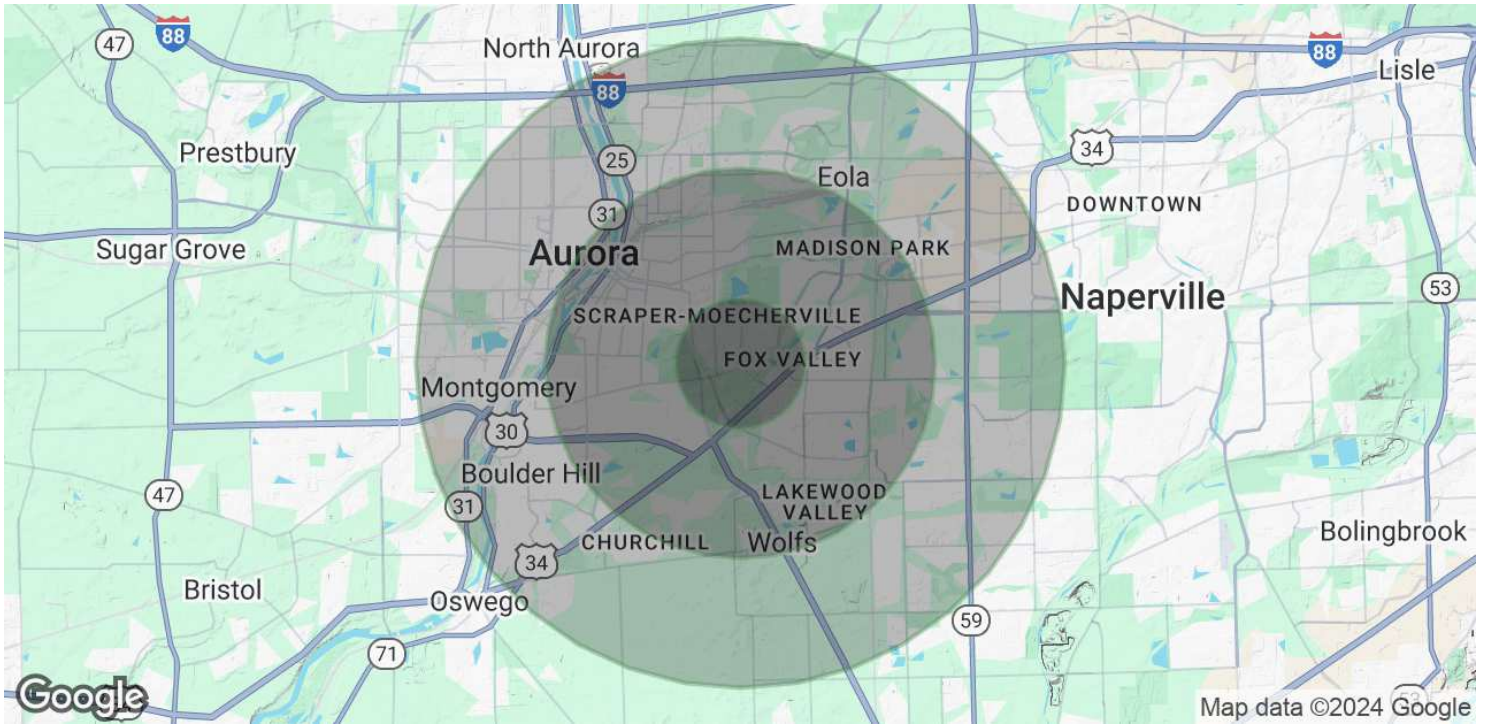
LOCATION OVERVIEW

Local traffic alternative to Rt 34. Heavily populated to the north and west. This intersection is a popular destination for those who want an alternative to busy Ogden Ave. Great spot for medical, restaurant, or an entertainment use.

DEVELOPMENT OPPORTUNITY



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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,945	123,754	248,541
Average Age	37	36	37
Average Age (Male)	35	35	36
Average Age (Female)	38	37	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,755	40,736	84,496
# of Persons per HH	2.9	3	2.9
Average HH Income	\$106,627	\$117,172	\$130,248
Average House Value	\$279,043	\$287,297	\$330,350

Demographics data derived from AlphaMap