

A wide-angle photograph of the Chicago skyline at dusk, with the city's lights reflecting on the calm water of Lake Michigan. The sky is a mix of soft pinks, oranges, and blues, and the water is a deep teal color. The skyline is dominated by the Willis Tower, which is the tallest building in the image. Other notable buildings include the Trump Tower and the Aon Center. The foreground shows a dark, silhouetted shoreline with some trees and a few streetlights.

# PARA GROUP DEVELOPERS

*4151 McCoy Drive , Ste : 147 , Aurora , IL 60504*



# KVR SQUARE

4151 MCCOY DR, AURORA, IL 60504

## PROPERTY OVERVIEW

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- Just 2 blocks from Route 59, ensuring high visibility and easy accessibility.
- Suitable for restaurants, cafés, sports centers, boutiques, salons, and more.
- Offers flexibility to design the space according to business needs.
- Located in a thriving commercial hub with strong customer potential.
- Convenient parking for both customers and employees.
- Close to shopping centers, dining, and entertainment options.
- Requires maintenance, making it a great option for businesses looking to customize their space.



CATEGORY	DETAILS
Total Population (3-Mile Radius)	85000+
Population Density	4,278 per sq.mile
Median age	34.1 years
Median Household Income	\$85,943
Per Capita Income	\$38,064
Total Spending Categories	Dining, Retail, health & wellness , fitness , beauty
Popular business types	Restaurants , coffee shops , sports centers , boutiques , salons
Commute Behavior	Avg commute: 27.4 min , high drive-through demand
Retail & Shopping trends	Strong demand for local boutiques , specialty shops
Food and beverage demand	High demand for casual dining , ethnic cuisine , coffee shops
Health & wellness market	Growing interest in fitness centers , salons , spa
Employment Sectors	Retail , Health Care , education , professional services
Traffic flow	Heavy from Route 59 , I-88 and Business Parks

## DEMOGRAPHICS

## WHY KVR SQUARE ?

KVR Square sits at the busy Naperville–Aurora border, drawing some of the **highest daily foot traffic in the suburbs**. With one of the **largest local populations in Chicago's metro area**, it's the perfect spot to grow your business.

## Our Brands Include

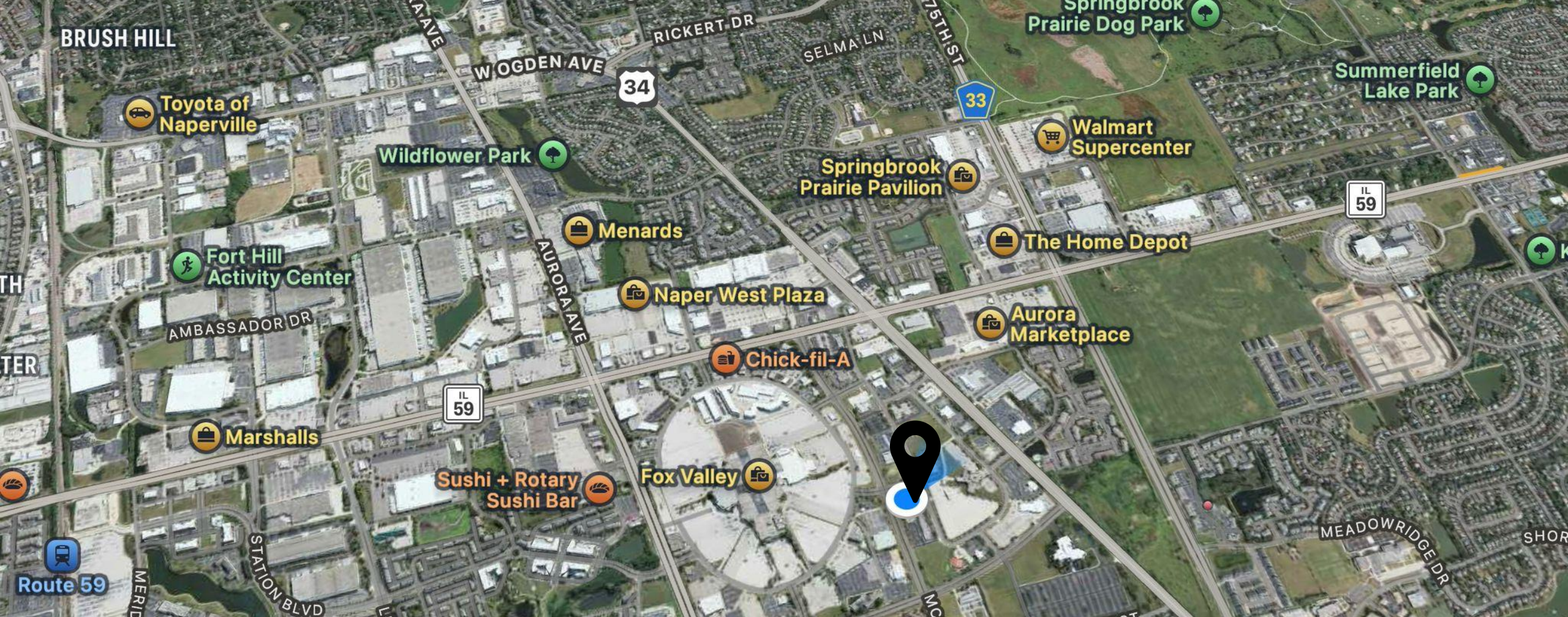
- Port of Peri Peri
- Karak House Coffee
- Café Pyala
- Artisan Hair
- Konafide Hair Clinic
- Italian Express
- Delta Sports & Fitness
- Not Out Ventures
- Kids United
- Cosmic Montessori School
- Para Group Developers

# BUILDING LAYOUT

## VACANT UNITS



UNIT	SQ.FT
109	1600
111	950



4151 MCCOY DR , AURORA , IL 60504

Located in the heart of Aurora, this address is easily accessible from major roads and close to local amenities. Situated in a residential area, McCoy Dr offers convenient access to nearby shopping centers, parks, and schools. It is just a short drive from I-88, making it a central location for both local and regional travel.



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