

Garden Way Lot #17

North Aurora, IL 60542

LAND FOR SALE



john
greene
REAL ESTATE

john greene Real Estate | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



PROPERTY DESCRIPTION

Parcels are located right off Orchard Road, 0.2 miles from I-88. Parcels are zoned B-2, and identified in North Aurora's Future Land Use Plan as Regional Commercial, including retail, restaurant, and service uses.

SALE PRICE **\$1,300,000**

Lot Size:	1.56± AC
Zoning:	B-2 General Business District
Traffic Count:	18,382 (Orchard Road)
Taxes:	\$9,299.48 (2023)

Shamus Conneely

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773.814.3378

Mike Waseen

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630.360.1196

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LAND - RETAIL FOR SALE

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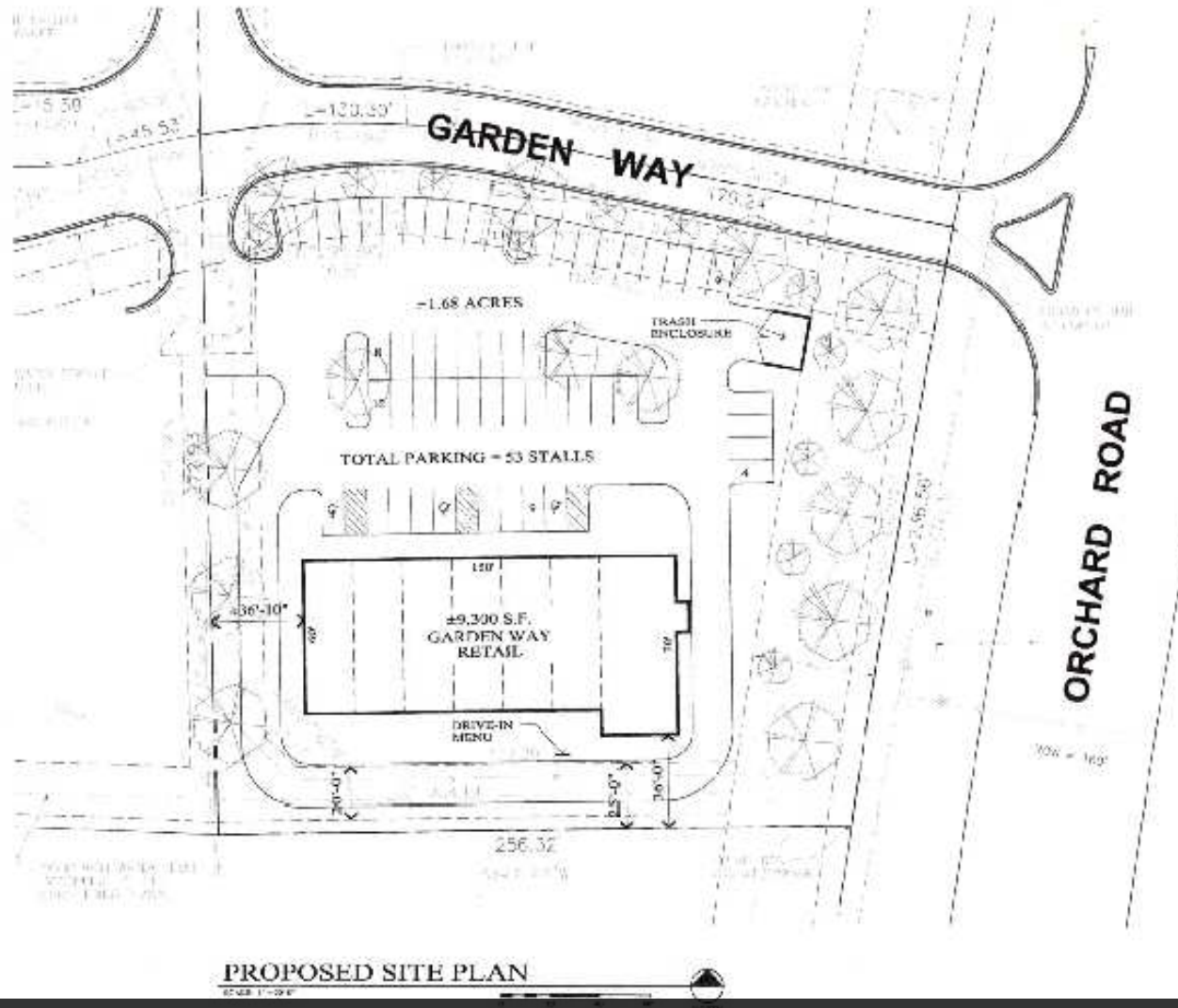
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Proposed Site Plan

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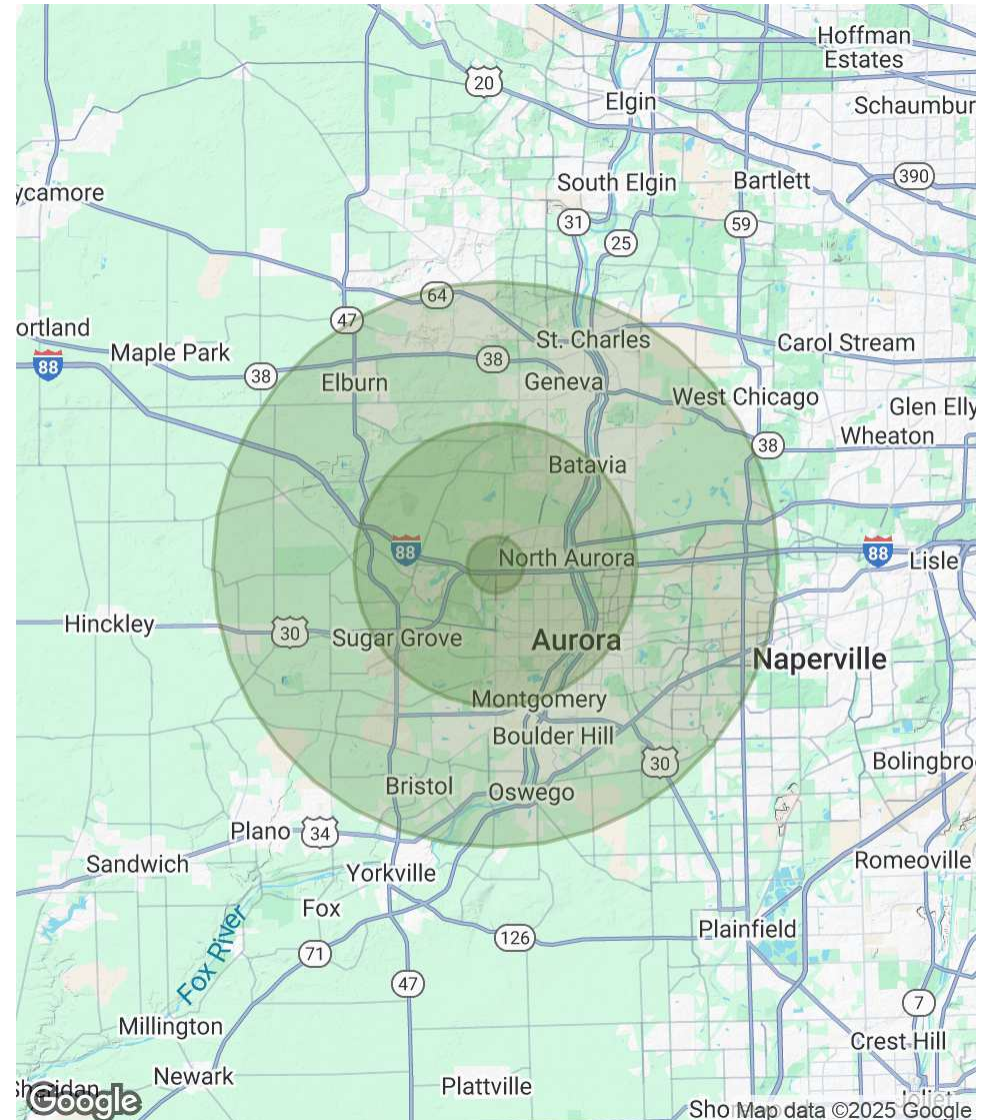
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,389	123,484	458,551
Average Age	35.3	35.1	34.0
Average Age (Male)	35.4	34.4	33.4
Average Age (Female)	35.4	35.8	34.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	839	42,959	153,341
# of Persons per HH	2.8	2.9	3.0
Average HH Income	\$91,972	\$80,012	\$87,674
Average House Value	\$418,089	\$277,970	\$296,365

* Demographic data derived from 2020 ACS - US Census



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