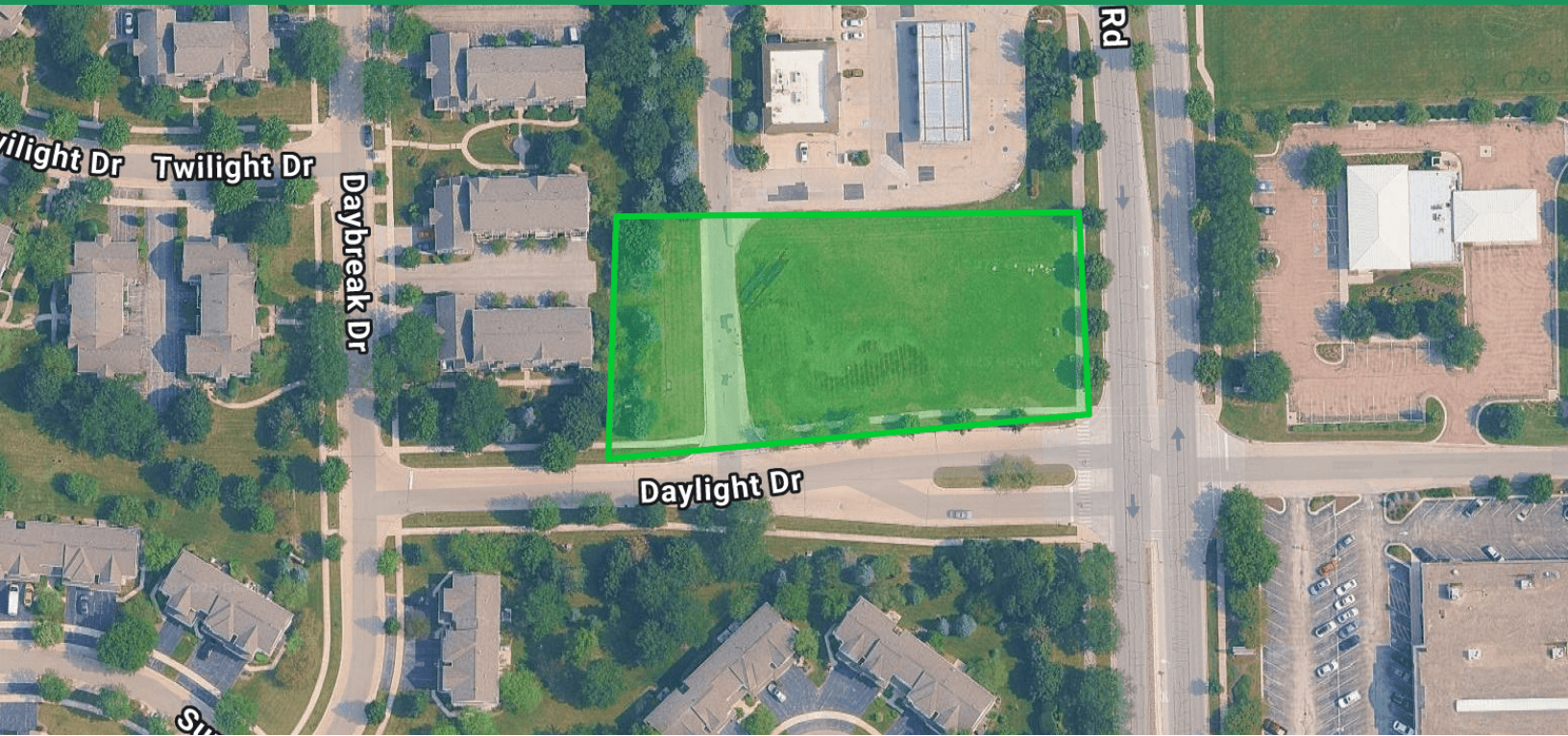


For Lease

Commercial Corner Lot Available For Land Lease

2261 South Eola Road, Aurora, IL 60503



Location Description

Located on the Corner of Eola Rd. & Daylight Dr. Approximately 1.25 Miles from Route 34 & Hafenrichter. Approximately 1.25 Miles from Route 30 & Wolf's Crossing. Less than 2 miles from new Del Webb & Lennar Residential Developments.

Property Highlights

- Approximately 13,400 Vehicles per day on Eola Rd
- Surrounding retailers include: CVS, 7-Eleven, McDonalds, PNC Bank, Crunch Fitness, McBride's North, Dunkin Donuts and Subway

Offering Summary

Lease Rate:	\$5,000.00 per month (NNN)
Lot Size:	1.1 Acres
Zoning:	PDD

Demographics	1 Mile	3 Miles	5 Miles
Total Households	5,508	29,300	77,242
Total Population	17,187	87,651	232,101
Average HH Income	\$141,728	\$152,807	\$151,622

J.D. Dolan

630.272.2134

jddolan@dolanmurphy.com

Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

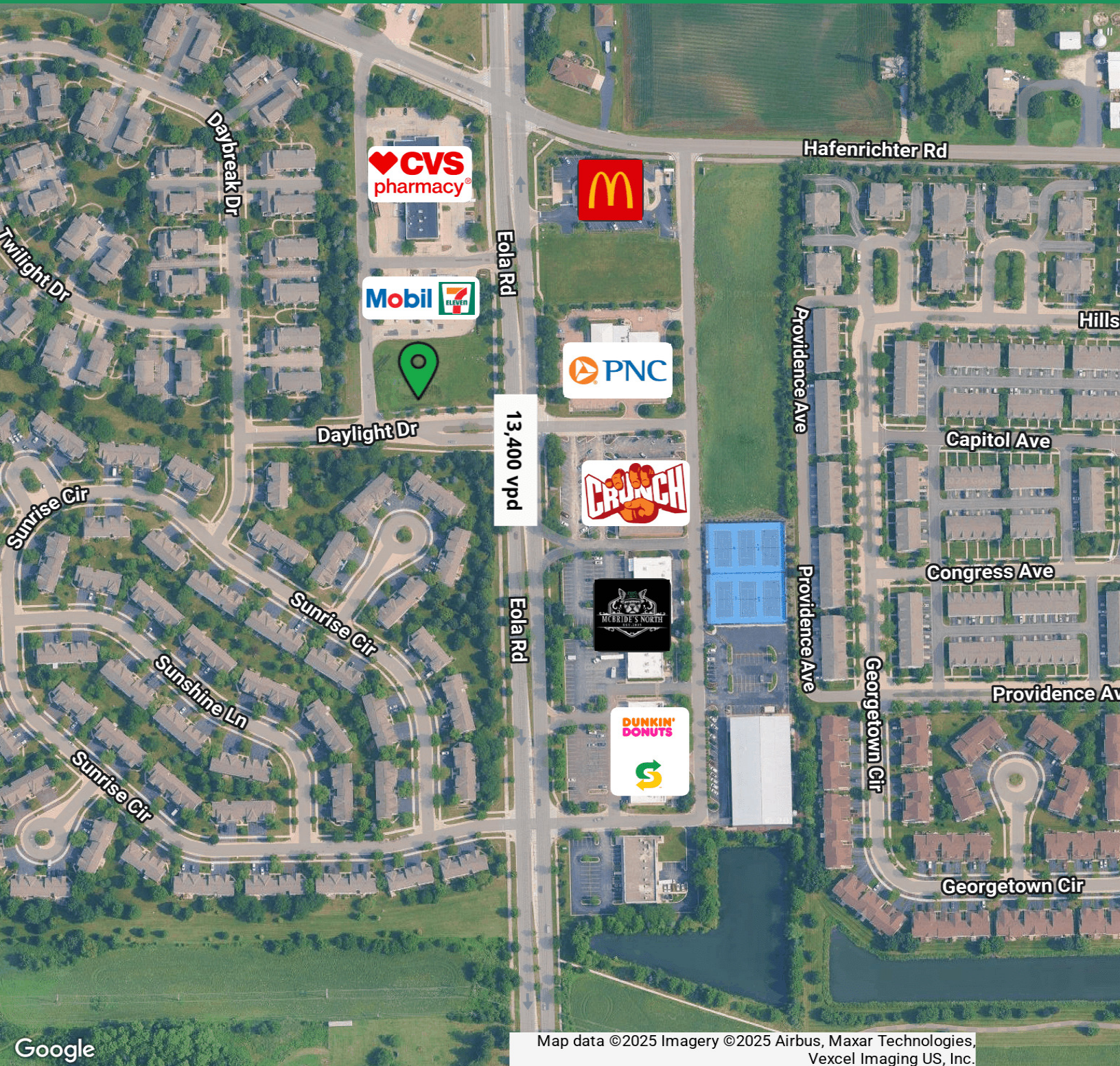
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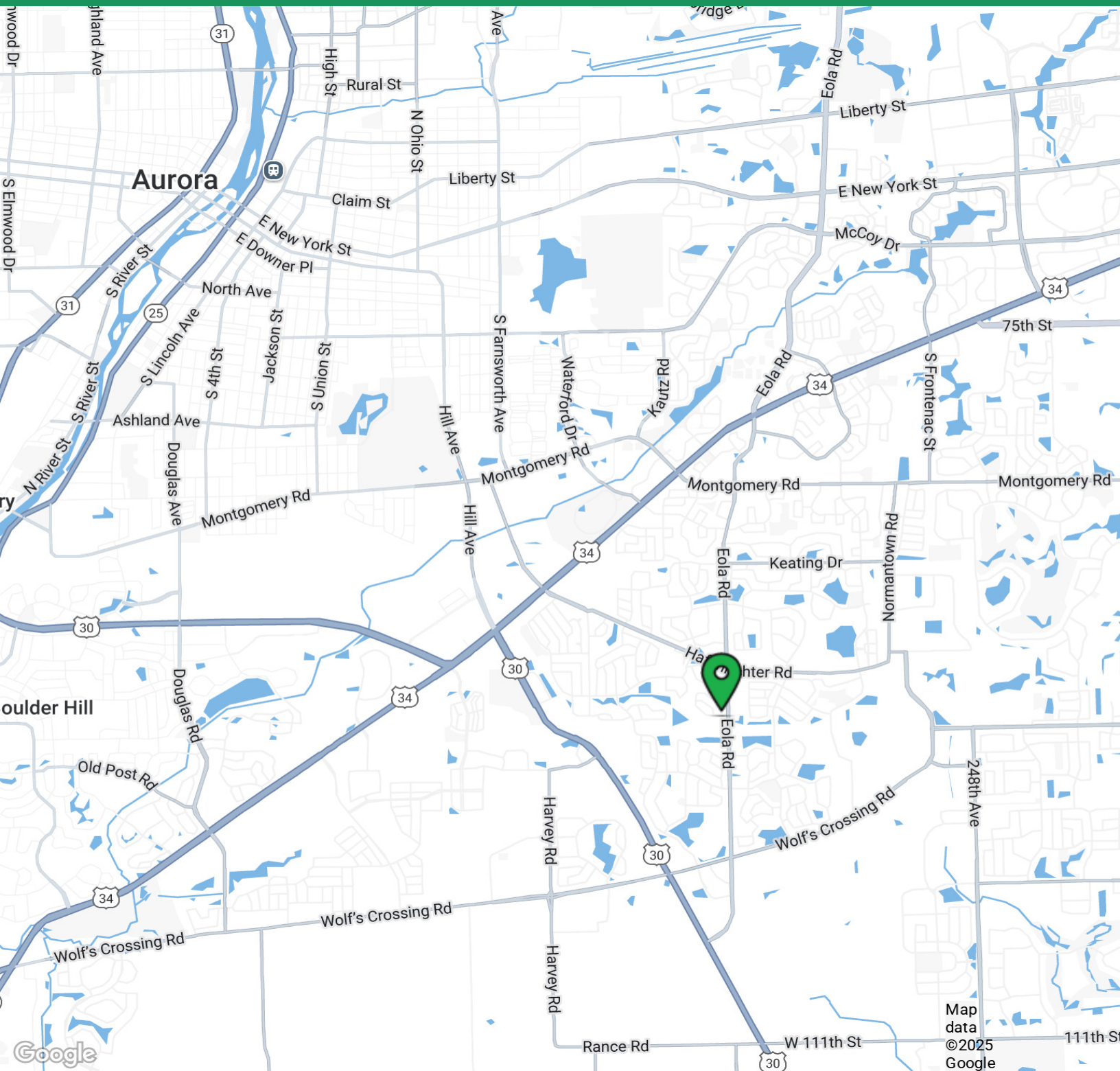
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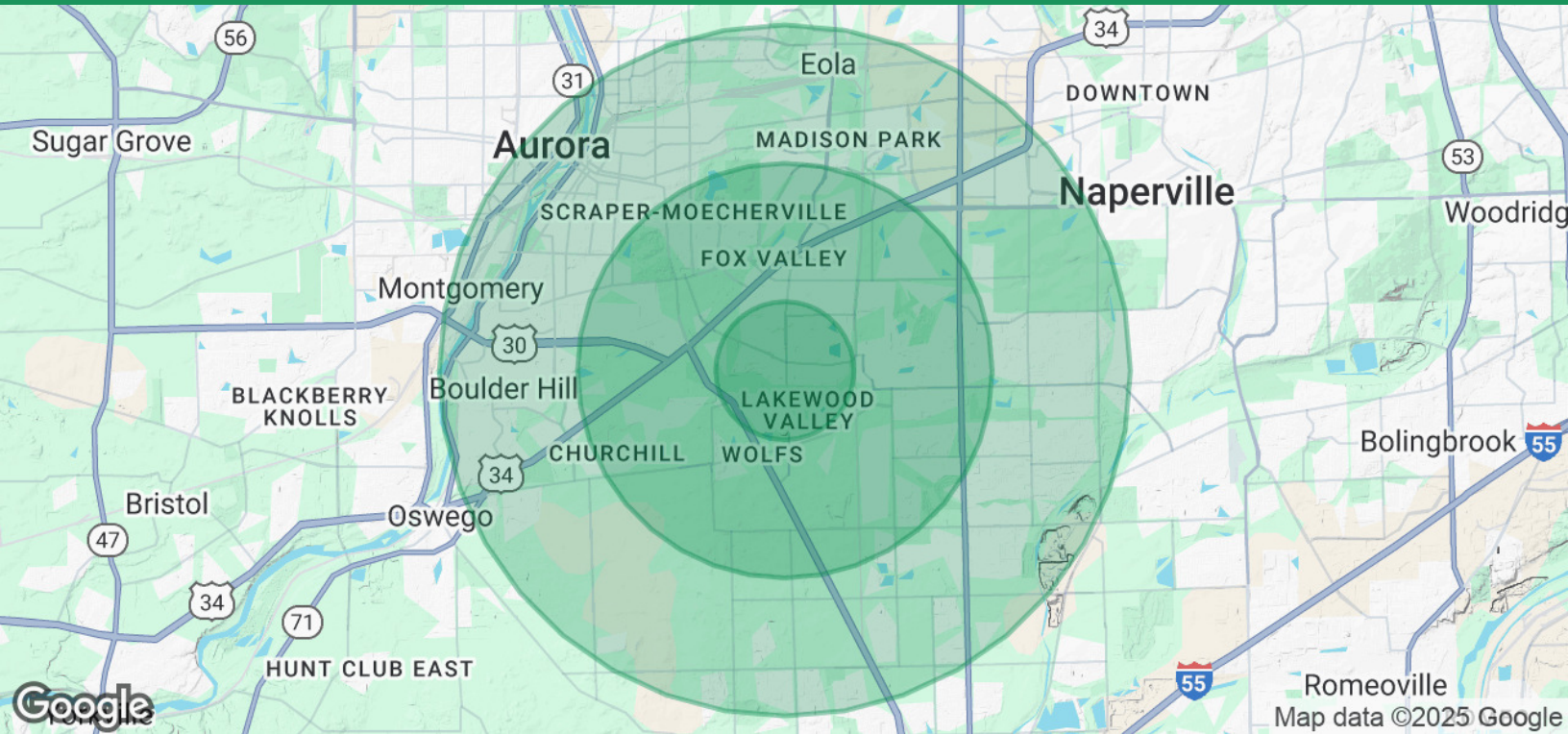
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For Lease

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2261 South Eola Road, Aurora, IL 60503



Population	1 Mile	3 Miles	5 Miles
Total Population	17,187	87,651	232,101
Average Age	35	37	37
Average Age (Male)	34	36	36
Average Age (Female)	36	38	38
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,508	29,300	77,242
# of Persons per HH	3.1	3	3
Average HH Income	\$141,728	\$152,807	\$151,622
Average House Value	\$324,709	\$388,564	\$377,296

Demographics data derived from AlphaMap

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