

For Lease

Office & Warehouse Space Available For Lease

845 N Lake St, Aurora, IL 60506



Location Description

Located less than 3 miles from I-88 & Route 31 interchange. Property has great access and visibility from Route 31. Located just outside of Downtown Aurora.

Property Highlights

- Unit B - Private office, Kitchenette, and two points of entry
- Unit D - Hard to find warehouse space includes 1 DID (10x10)

Offering Summary

| | |
|---------------------------|----------------------------|
| Unit B - Office Space: | 1,000 SF |
| Unit B - Lease Rate: | \$1,500/month (MG) |
| Unit D - Warehouse Space: | 2,350 SF |
| Unit D - Lease Rate: | \$2,500/month (MG) |
| Pass Thru's: | Tenant pays gas & electric |
| Zoning: | B-2 |
| Building Size: | 5,358 SF |

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|-----------|
| Total Households | 4,726 | 36,501 | 76,027 |
| Total Population | 14,922 | 109,897 | 220,374 |
| Average HH Income | \$80,732 | \$93,153 | \$116,474 |

Daniel T. Dolan

630.774.8523

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

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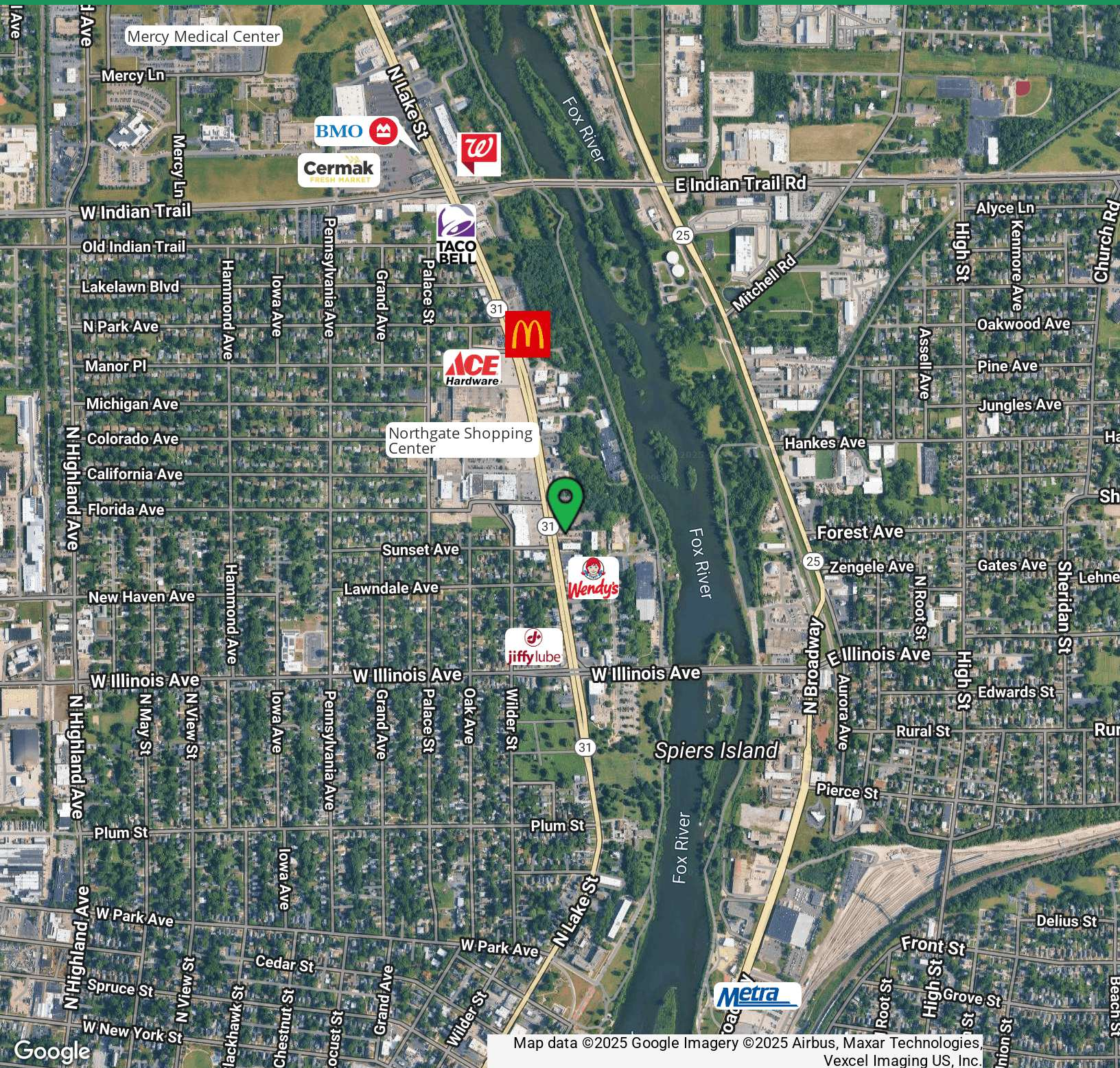
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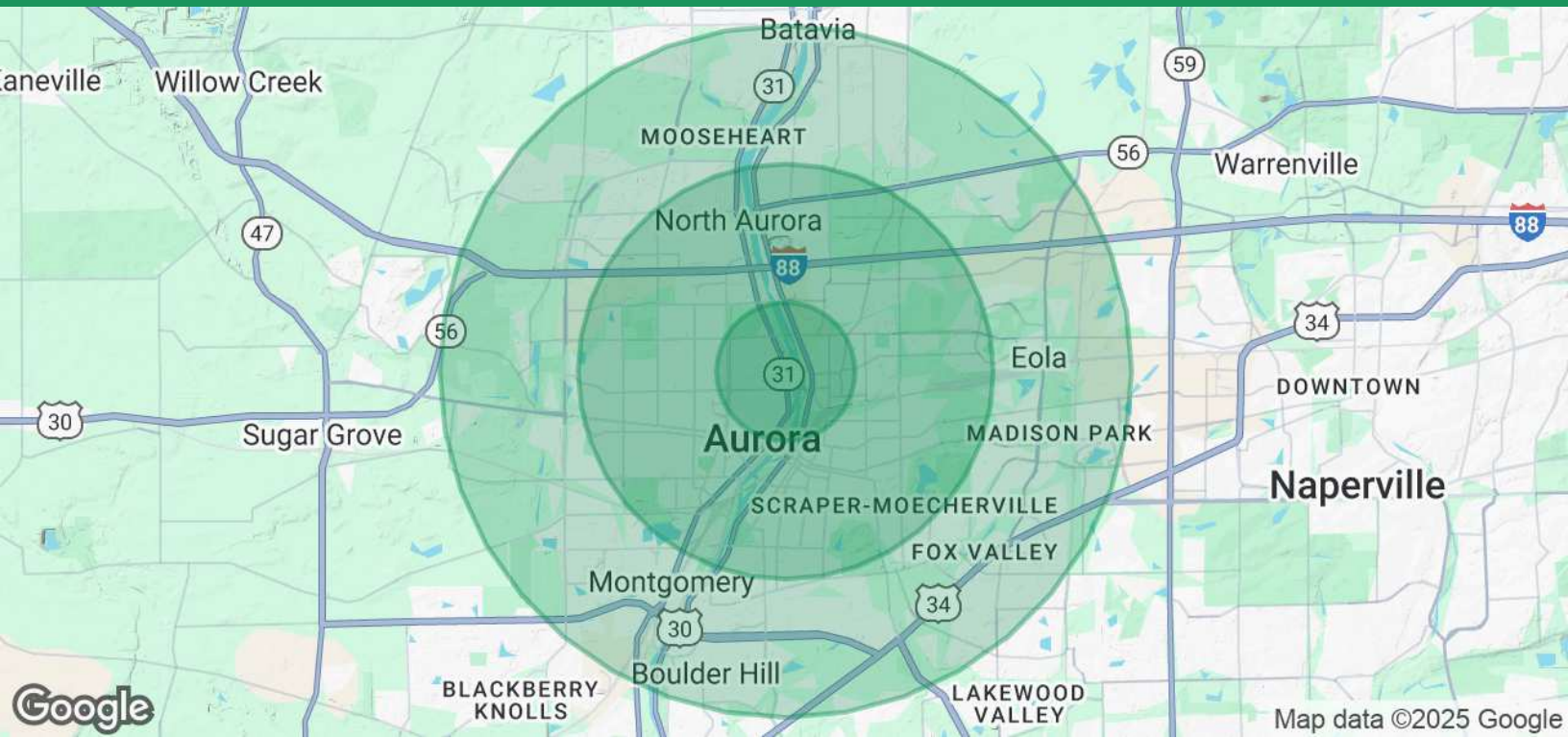
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Population

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 14,922 | 109,897 | 220,374 |
| Average Age | 36 | 37 | 37 |
| Average Age (Male) | 35 | 36 | 37 |
| Average Age (Female) | 36 | 38 | 38 |

Households & Income

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,726 | 36,501 | 76,027 |
| # of Persons per HH | 3.2 | 3 | 2.9 |
| Average HH Income | \$80,732 | \$93,153 | \$116,474 |
| Average House Value | \$198,557 | \$229,860 | \$286,330 |

Demographics data derived from AlphaMap

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