

Fox Valley Medical Center

4050 Healthway Drive, Aurora, IL 60504



SIZE
20,388 RSF

AVAILABLE SPACE
2,229 RSF

PARKING RATIO
3.9 per 1,000 RSF

- Two-story building anchored by Advocate Medical Group
- One block from Fox Valley Mall near the Ogden Ave/Hwy 59 intersection
- Service mix includes pharmacy, dental, and urgent care
- Abundant parking with 220 spaces
- Monument signage opportunities
- Generous suite build-out allowance and flexible terms

Multispecialty building with pharmacy, dental, and urgent care.

POPULATION (5-MILE RADIUS)

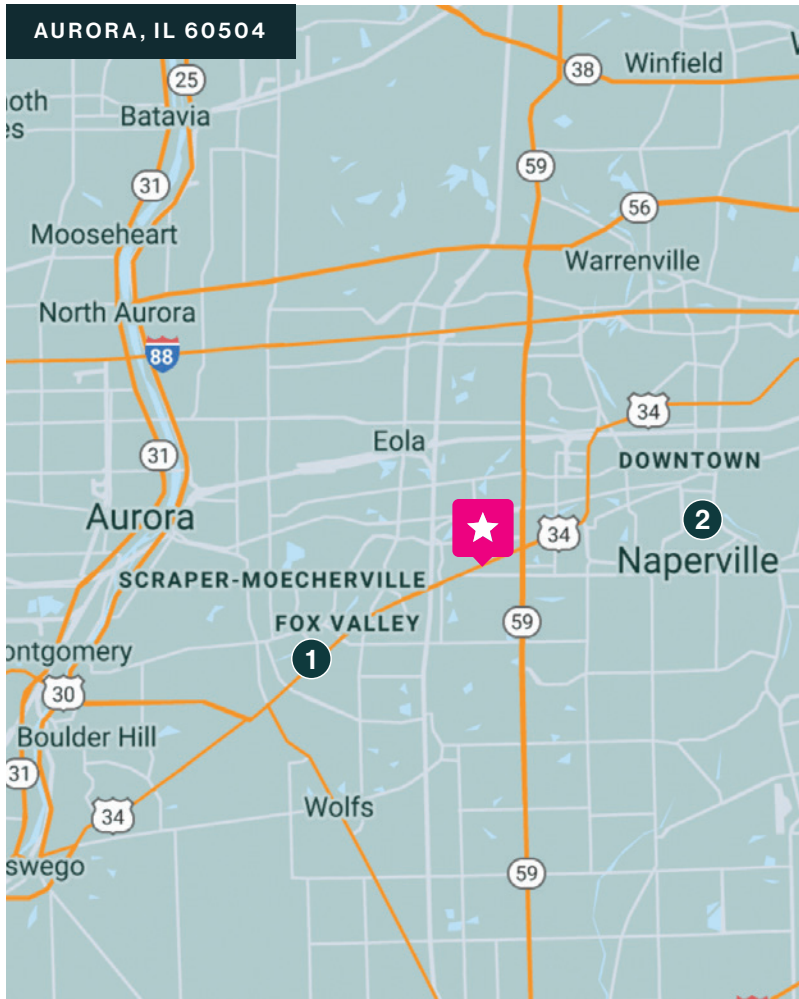
269,327

AVERAGE HOUSEHOLD INCOME (5-MILE RADIUS)

\$124,412

PERCENT OF POPULATION INSURED (5-MILE RADIUS)

82.3%



NEARBY HOSPITALS	DISTANCE	DRIVE TIME
1. Rush Copley Medical Center	3.6 mi	8 min
2. Edward Hospital	4.2 mi	10 min

SURROUNDING POINTS OF INTEREST

- CVS Pharmacy
- Whole Foods Market
- Mariano's
- Fox Valley Mall
- McCarty Executive Suites
- White Eagle Golf Club
- Planet Fitness
- Gloria Jean's Coffees
- Starbucks
- Pomegranate Café
- Panera Bread
- Aurora University

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