

For Sale

# Commercial Lot For Sale

1531 E New York Street, Aurora, IL 60505



## Location Description

Located less than 4 miles south of I-88 and Farnsworth Ave interchange and 2 miles east of Downtown Aurora

## Property Highlights

- Commercial lot zoned for retail/office
- High traffic count
- Great visibility
- Utilities to site
- Owned by the City of Aurora

## Offering Summary

Sale Price:	\$60,000
Lot Size:	0.27 Acres
Zoning:	B-B: Business Boulevard District

Demographics	1 Mile	3 Miles	5 Miles
Total Households	6,502	40,948	84,285
Total Population	22,780	124,195	244,593
Average HH Income	\$78,556	\$106,553	\$119,803

### Dan J. Dolan

630.885.5785

djdolan@dolanmurphy.com

### J.D. Dolan

630.272.2134

jddolan@dolanmurphy.com

### Brian Dolan

630.774.8524

bdolan@dolanmurphy.com



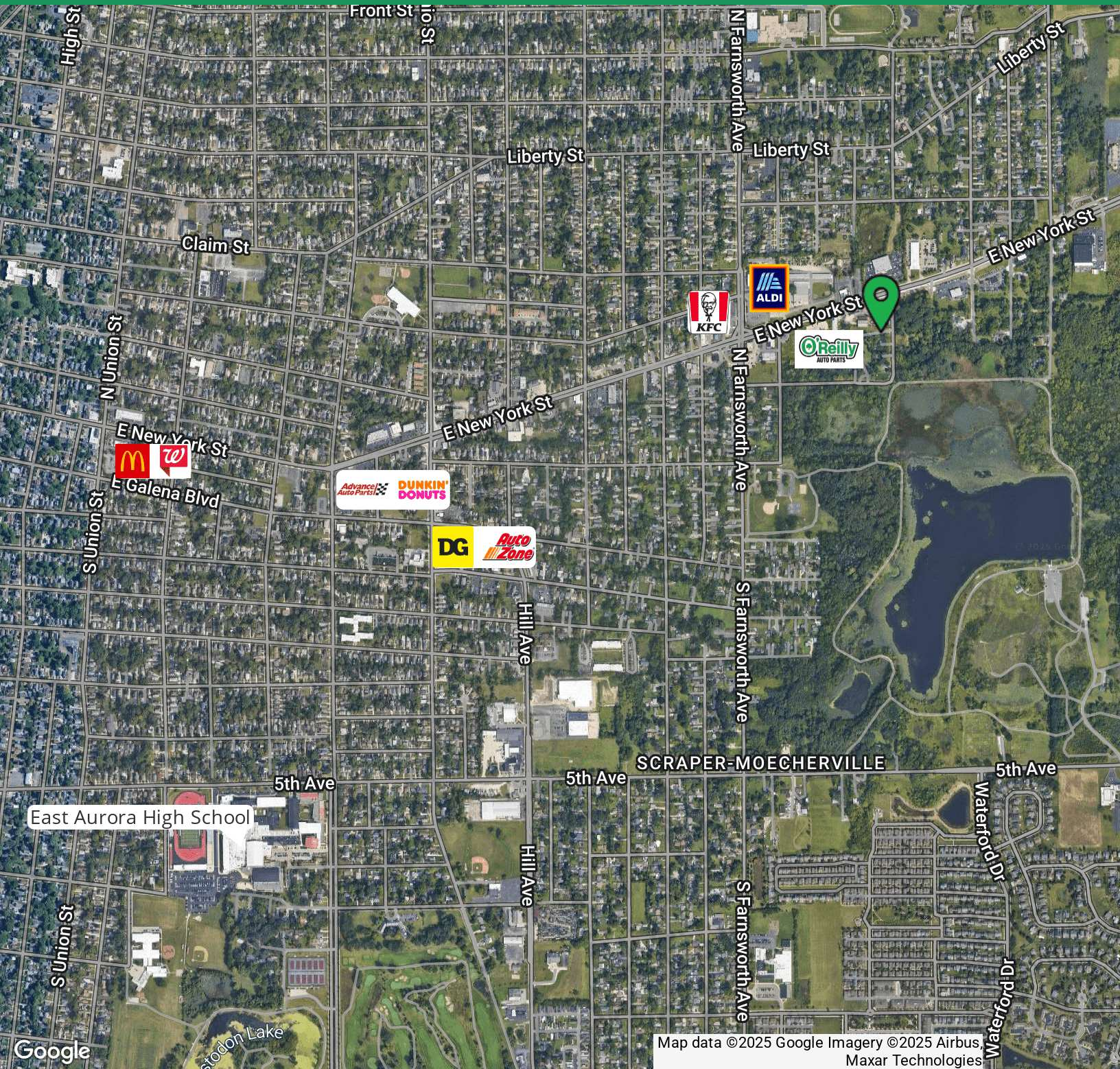
Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

The information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without any warranty as to accuracy.

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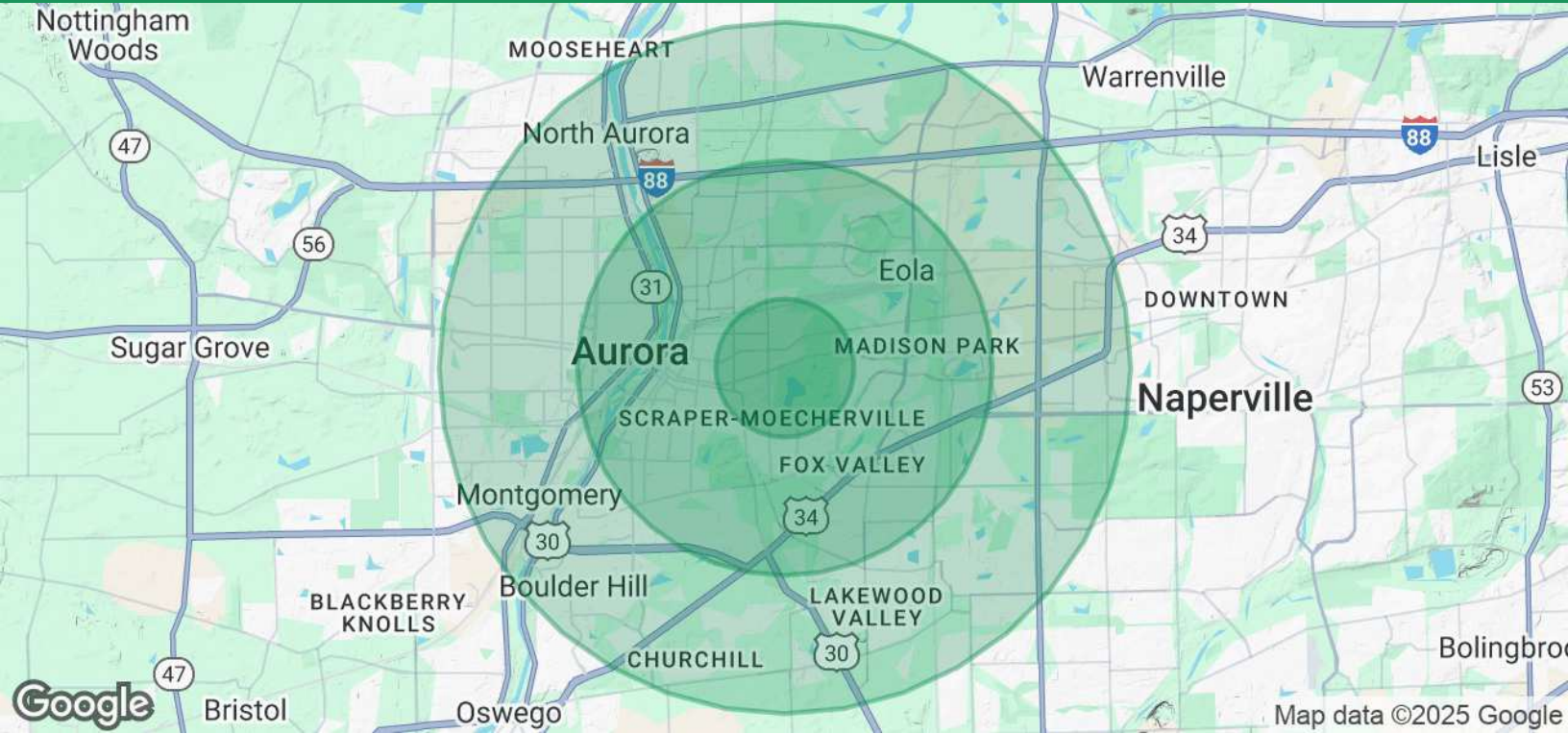
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## Population

	1 Mile	3 Miles	5 Miles
Total Population	22,780	124,195	244,593
Average Age	34	36	37
Average Age (Male)	34	35	36
Average Age (Female)	35	37	38

## Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	6,502	40,948	84,285
# of Persons per HH	3.5	3	2.9
Average HH Income	\$78,556	\$106,553	\$119,803
Average House Value	\$186,656	\$260,745	\$299,636

Demographics data derived from AlphaMap

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