

# 1015 W ORCHARD RD

NORTH AURORA, IL

Freestanding Retail with Drive-Through

## 13,225 SF AVAILABLE



SEGOVIA



# PRIME RETAIL OPPORTUNITY

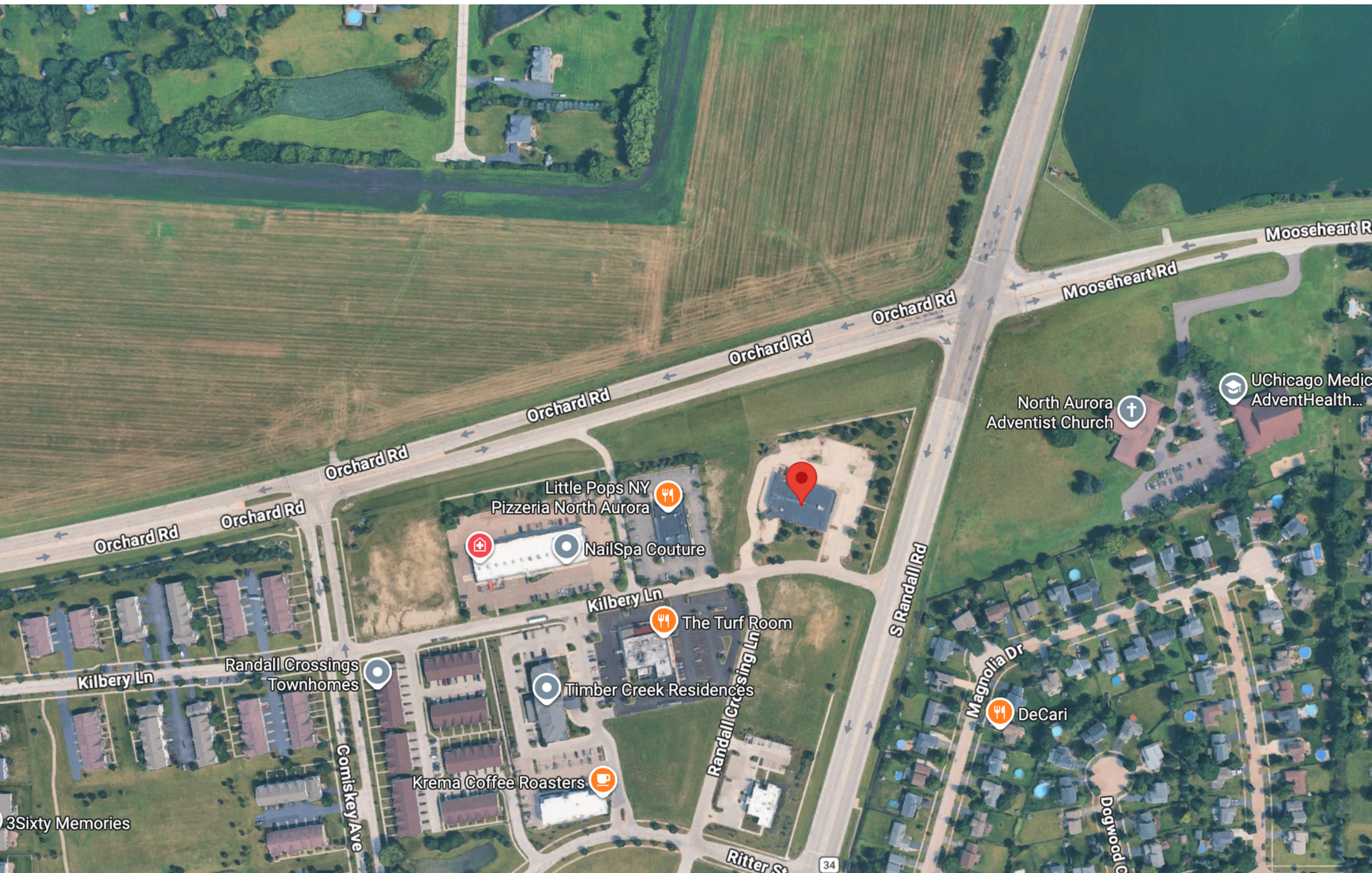
Located at 1015 W Orchard Road in North Aurora, this 13,225 SF freestanding former CVS offers a prominent retail opportunity with an existing drive-through and strong access near Randall Road.

- **13,225 SF freestanding former CVS available via long-term ground lease**
- Existing drive-through, 81 parking spaces, 4 ADU parking spaces, and pillar signage
- W Orchard Road: 7,910 VPD; S Randall Road: 14,118 VPD
- No use restrictions; annual tax bill \$51,168 and annual CAM \$25,524; call for rate





# SITE AERIAL





# DEMOGRAPHICS



**221K+**

**TOTAL POPULATION**  
15-MINUTE DRIVE



**\$127K+**

**AVERAGE HH INCOME**  
15-MINUTE DRIVE



**79K+**

**HOUSEHOLDS**  
15-MINUTE DRIVE



**140K+**

**DAYTIME POPULATION**  
15-MINUTE DRIVE





**SEGOVIA**  
P A R T N E R S

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