

## For Lease

764 Prairie Street, Aurora, IL 60506

# 7,300 SF Industrial Space For Lease



### Location Description

Located less than 4 miles from the I-88 and Route 31 interchange.

### Property Highlights

- Clear Height: 14'-19'
- Loading Dock: 8'x8' Single Exterior Common Dock with Leveler
- Double Door/Access Door: 6'x7'
- Office Space: 450 SF
- Office Storage: 216 SF
- 2nd Floor Office/Storage Space: 206 SF
- Sprinklered
- Formerly used for small engine repair and custom windows
- Broker has ownership in this property

### Offering Summary

Lease Rate: \$6 SF/yr (Gross) + Utilities

Available SF: 7,300 SF

### Demographics

	1 Mile	3 Miles	5 Miles
Total Households	3,994	37,259	74,629
Total Population	12,033	113,353	221,461
Average HH Income	\$98,785	\$91,442	\$110,615

### Ryan J Dolan

630.774.8522

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

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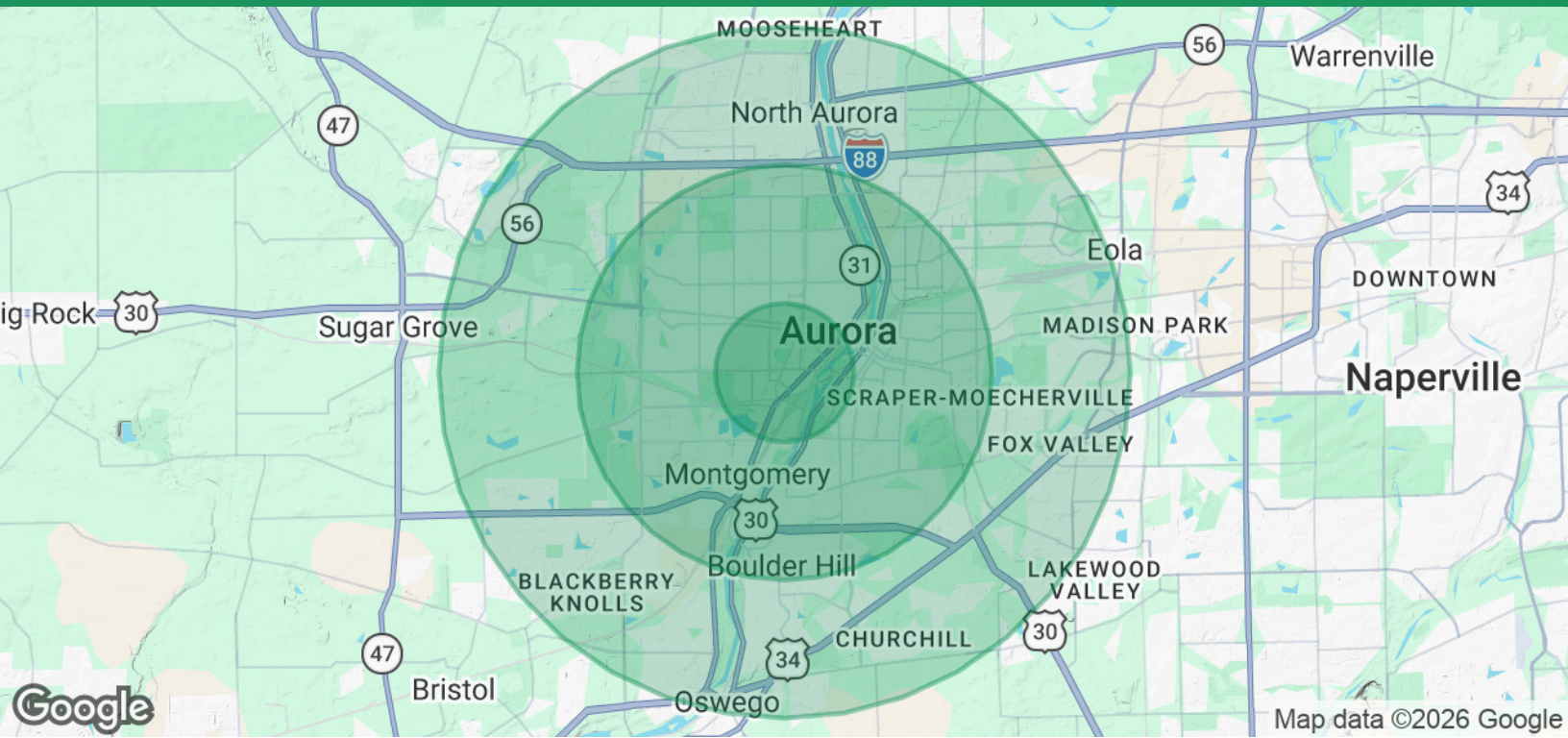
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### Population

Total Population

### 1 Mile

12,033

### 3 Miles

113,353

### 5 Miles

221,461

Average Age

35.6

34.3

35.8

Average Age (Male)

33.5

34.2

35.7

Average Age (Female)

40.0

35.9

37.2

### Households & Income

Total Households

3,994

37,259

74,629

# of Persons per HH

3.0

3.0

3.0

Average HH Income

\$98,785

\$91,442

\$110,615

Average House Value

\$235,387

\$224,797

\$274,838

2023 American Community Survey (ACS)

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