

# 403-405 South Lincolnway Street

NORTH AURORA, IL



## OFFERING MEMORANDUM

PRESENTED BY:

**KW COMMERCIAL**  
580 Duane St  
Glen Ellyn, IL 60137

**CJ MCCANN**  
Broker  
O: 630.984.4701  
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# Property Summary

## PROPERTY DESCRIPTION

Discover an exceptional investment opportunity with this prime property located in the sought-after North Aurora area. Zoned B2, this strategically positioned property offers immense potential for a range of commercial purposes, making it an ideal choice for savvy Land/Retail investors. Boasting a coveted location, this property presents a highly desirable investment opportunity in a rapidly developing area, aligning perfectly with future-focused business strategies. With its versatile zoning and prime placement, this property is poised to provide a lucrative investment for those looking to capitalize on the thriving commercial real estate market in North Aurora.

## PROPERTY HIGHLIGHTS

- Zoned B2
- Strategic location in North Aurora
- Versatile for commercial use
- Prominent placement in developing area

## OFFERING SUMMARY

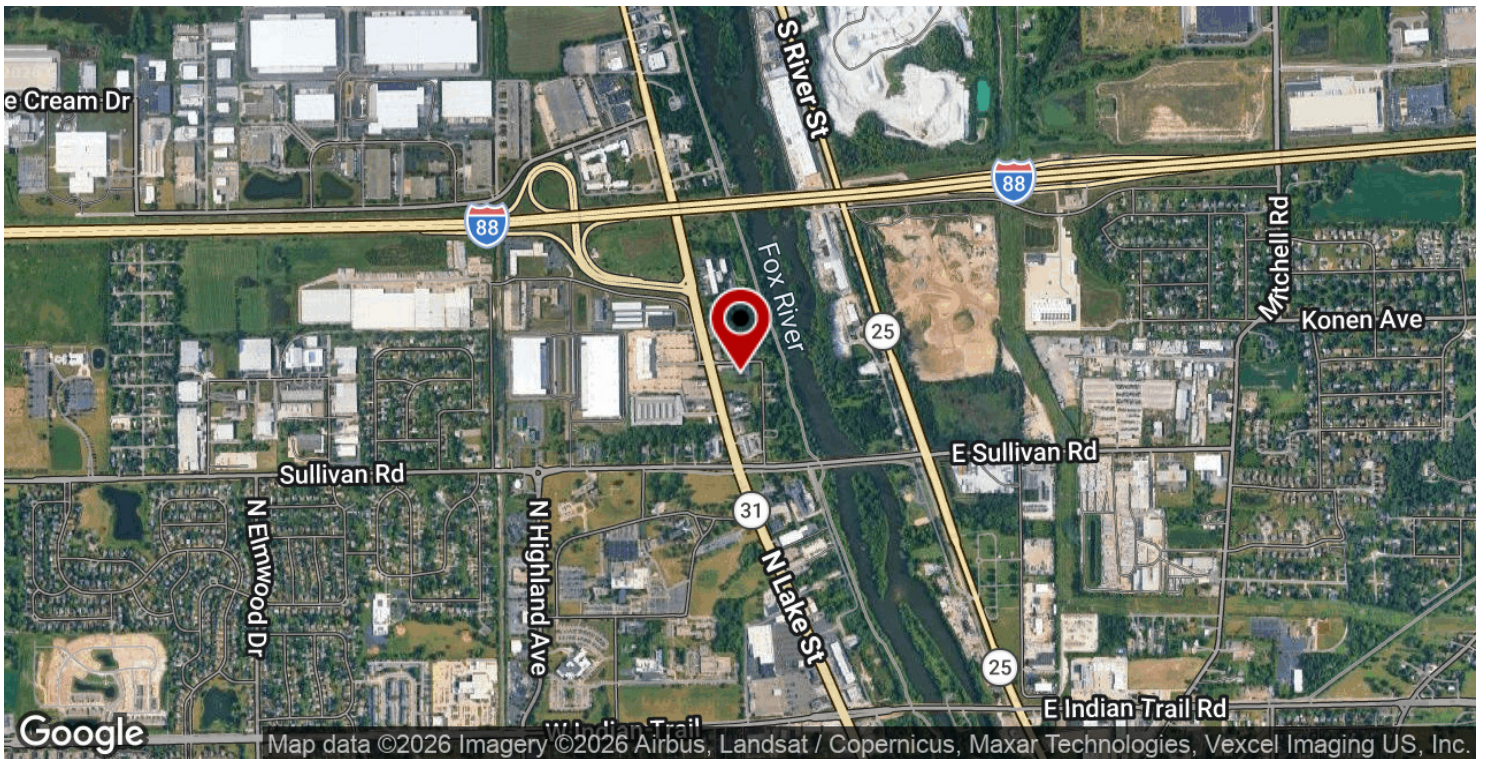
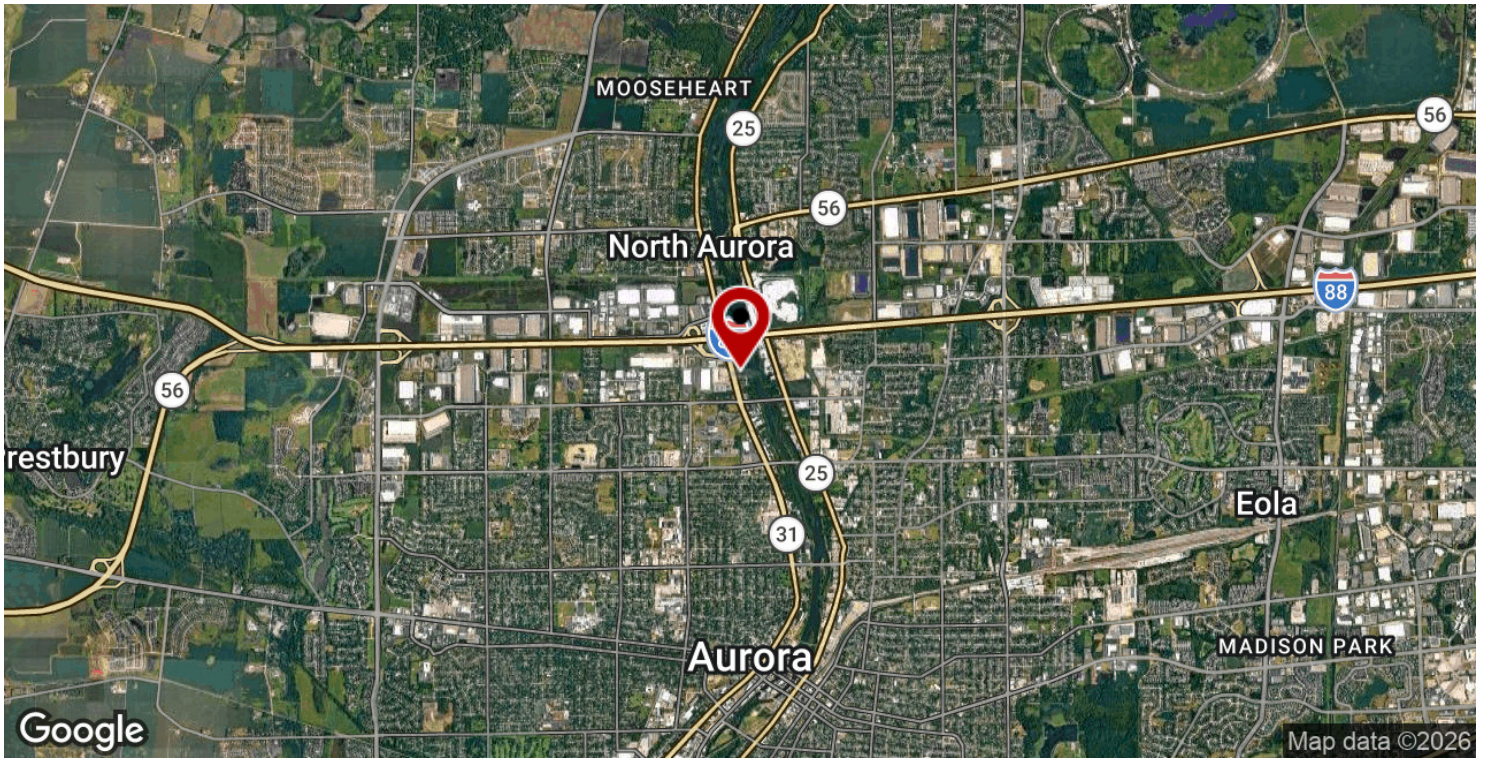
Sale Price:	\$275,000
Lot Size:	1.26 Acres
APN \$	15-09-277-023; 15-09-277-004

## DEMOGRAPHICS

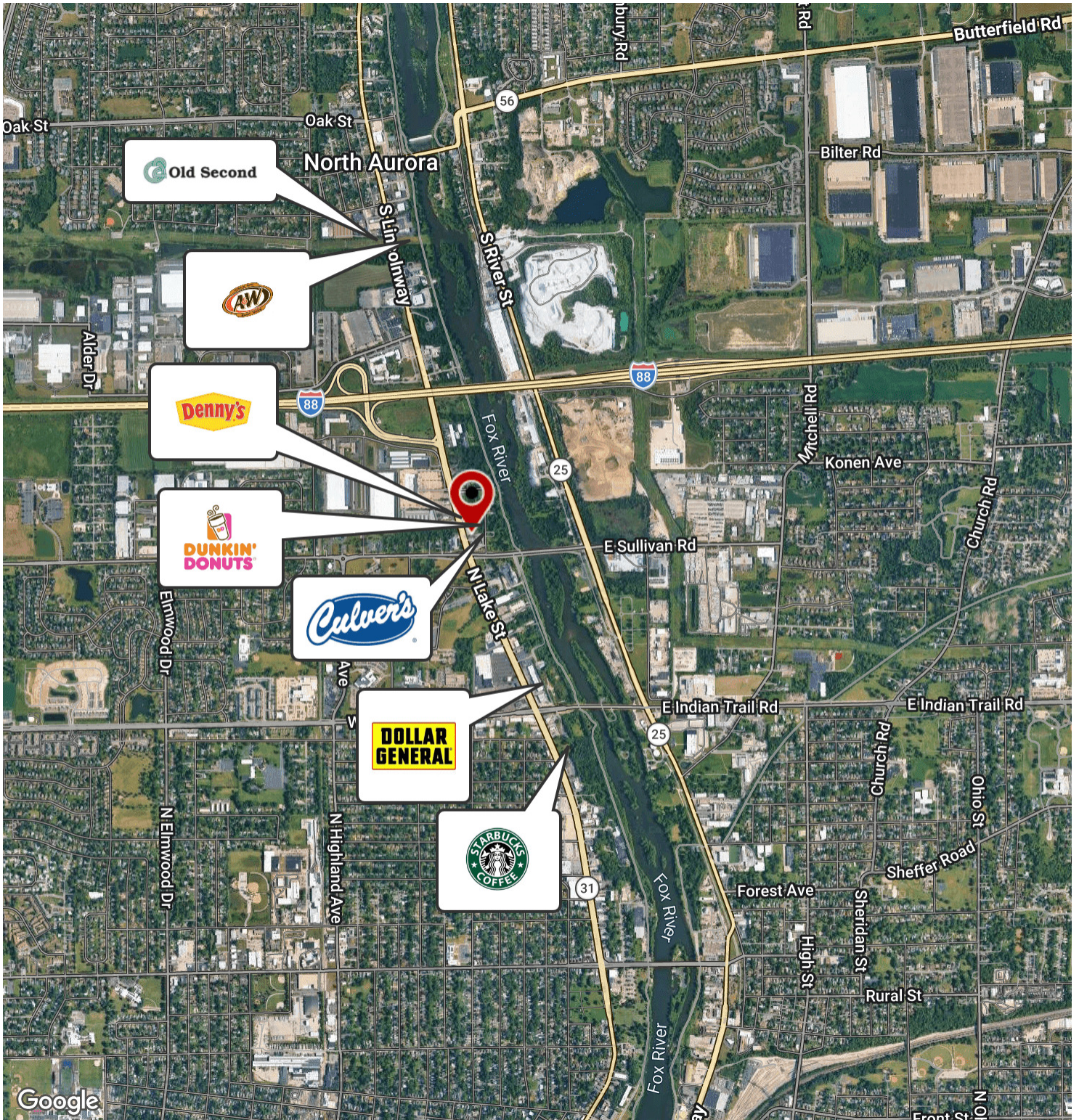
	0.25 MILES	0.5 MILES	1 MILE
Total Households	105	402	1,981
Total Population	259	985	5,255
Average HH Income	\$62,318	\$67,680	\$80,477



# Location Map



# Retailer Map



Google

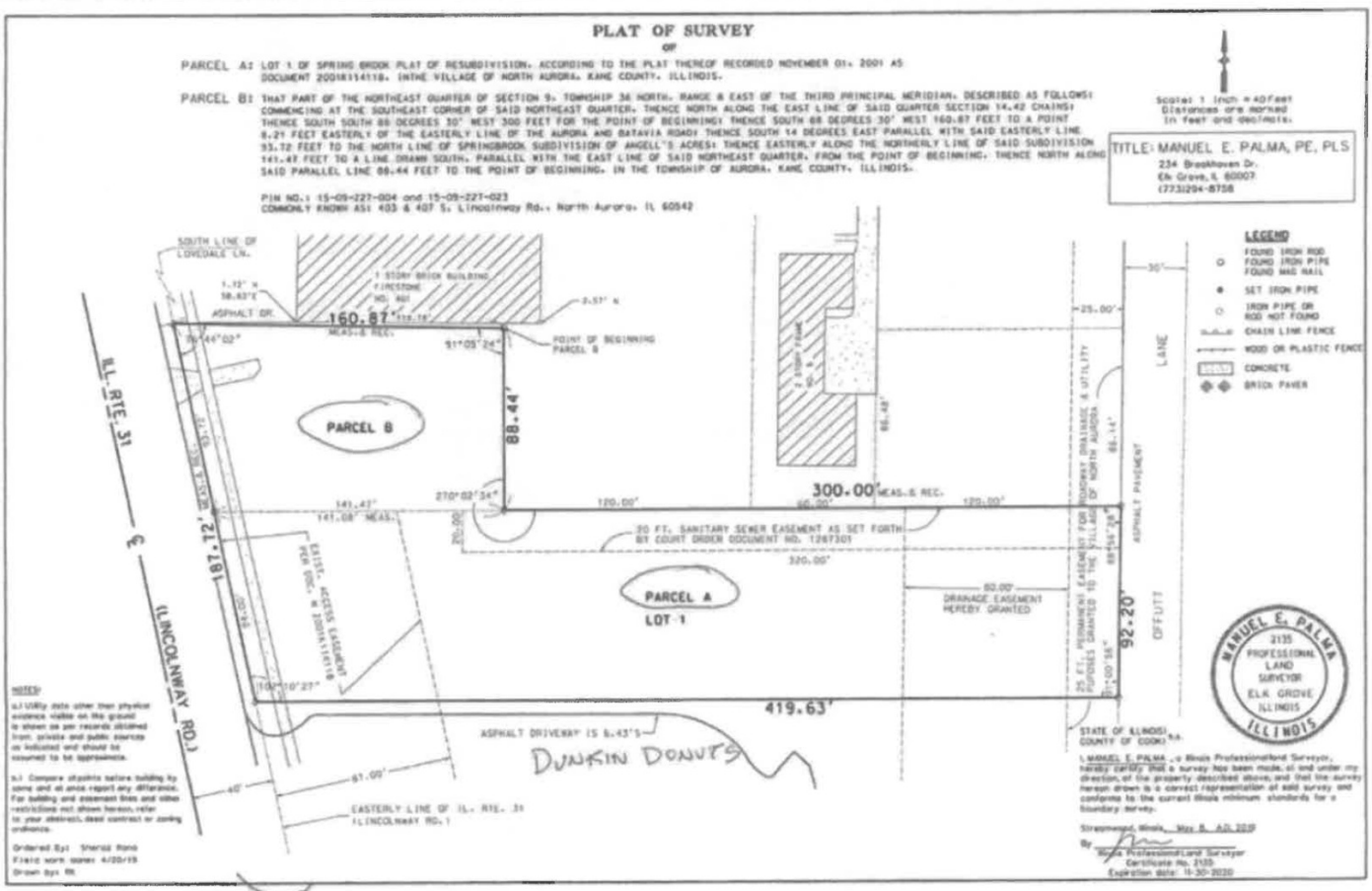


# Site Photos



# Plat Of Survey

EXHIBIT A



CULVERS



# Additional Zoning And Use Information

## Chapter 8 - BUSINESS DISTRICTS



### 8.1 - Purpose statements.



- A. Purpose of B-1 Community Business District. The purpose of the B-1 Community Business District is to accommodate small scale neighborhood retail and service businesses required for the day-to-day needs of those residing in adjacent or nearby residential areas. Generally B-1 Community Business Districts are located adjacent to residential neighborhoods to complement business uses along major corridors and/or downtown uses.
- B. Purpose of B-2 General Commercial District. The purpose of the B-2 General Commercial District is to accommodate highway-oriented uses and other uses that serve a large market area. This district is located along major traffic corridors.
- C. Purpose of B-3 Central Business District. The purpose of the B-3 Central Business District is to accommodate uses oriented to fostering a town center around the intersection of State Street and Illinois Route 31.

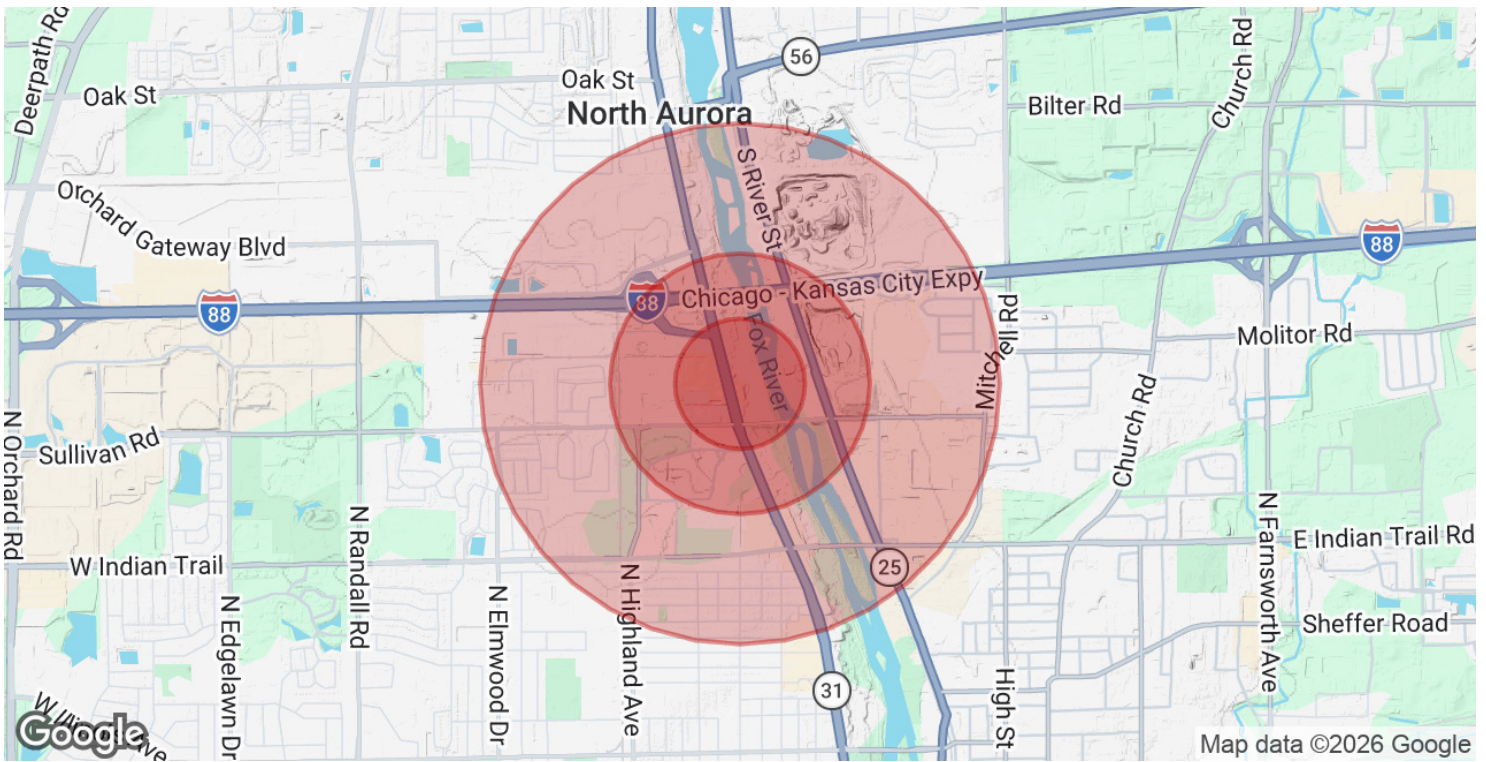
(Ord. No. 12-08-20-02, § 2, 8-20-2012)

#### **LINK TO CITY MUNICODE CODIFICATION**

[https://library.municode.com/il/north\\_aurora/codes/code\\_of\\_ordinances?nodeId=TIT17ZO\\_CH8BUDI\\_8.1PUST](https://library.municode.com/il/north_aurora/codes/code_of_ordinances?nodeId=TIT17ZO_CH8BUDI_8.1PUST)



# Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	259	985	5,255
Average Age	46.2	44.9	39.9
Average Age (Male)	44.0	43.5	39.4
Average Age (Female)	50.2	47.6	41.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	105	402	1,981
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$62,318	\$67,680	\$80,477
Average House Value	\$201,668	\$218,690	\$226,481

2023 American Community Survey (ACS)

