

SEQ Aurora & Eloa

AURORA, IL 60502

Available

LAND



- ▶ 0.6 acre development land site for sale, ground lease, or build-to-suit
- ▶ Asking Price: Contact broker
- ▶ Jewel-Osco anchored outlet adjacent to new Jiffy Lube (coming soon) and new Primrose School
- ▶ Close to Metra Rail Station, Route 59, Stonebridge Country Club and more
- ▶ Zoning: B2 (S)
- ▶ Area retail includes Starbucks, Chipotle, Chase, GNC, BMO Harris Bank and more
- ▶ Strong average household income in surrounding area
- ▶ Utilities to the property line detention served off-site
- ▶ Located just northwest of the Fox Valley Mall trade area

Traffic Counts	N. Aurora Road	17,900 VPD
	Eloa Road	37,800 VPD

DEMOGRAPHIC SUMMARY

	1 Mi	3 Mi	5 Mi
Estimated Population	7,717	79,080	238,202
Adj. Daytime Population	7,526	89,400	257,700
Estimated Households	2,761	30,834	87,381
Estimated Average Household Income	\$194,988	\$140,624	\$137,906

MIKE MEKSTO

mmeksto@baumrealty.com
312.275.3103

AMY VENHORST, CCIM

amyv@baumrealty.com
312.585.8906



BAUM REALTY GROUP, LLC - 1030 W. CHICAGO AVENUE, SUITE 200 - CHICAGO, IL 60642 - 312.666.3000 - BAUMREALTY.COM

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SEQ Eola & Aurora
Eola Rd & N Aurora Rd
Aurora, IL

