

# Garden Way Lot #17

North Aurora, IL 60542

LAND FOR SALE



john  
greene  
REAL ESTATE

# 1.56±AC | Garden Way Lot #17, North Aurora, IL 60542

LAND FOR SALE

john greene Real Estate | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



## PROPERTY DESCRIPTION

Parcels are located right off Orchard Road, 0.2 miles from I-88. Parcels are zoned B-2, and identified in North Aurora's Future Land Use Plan as Regional Commercial, including retail, restaurant, and service uses.

**SALE PRICE** **\$1,300,000**

Lot Size:	1.56± AC
Zoning:	B-2 General Business District
Traffic Count:	18,382 (Orchard Road)
Taxes:	\$9,583.86 (2025)

**Shamus Conneely**

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**Mike Waseen**

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The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

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LAND - RETAIL FOR SALE

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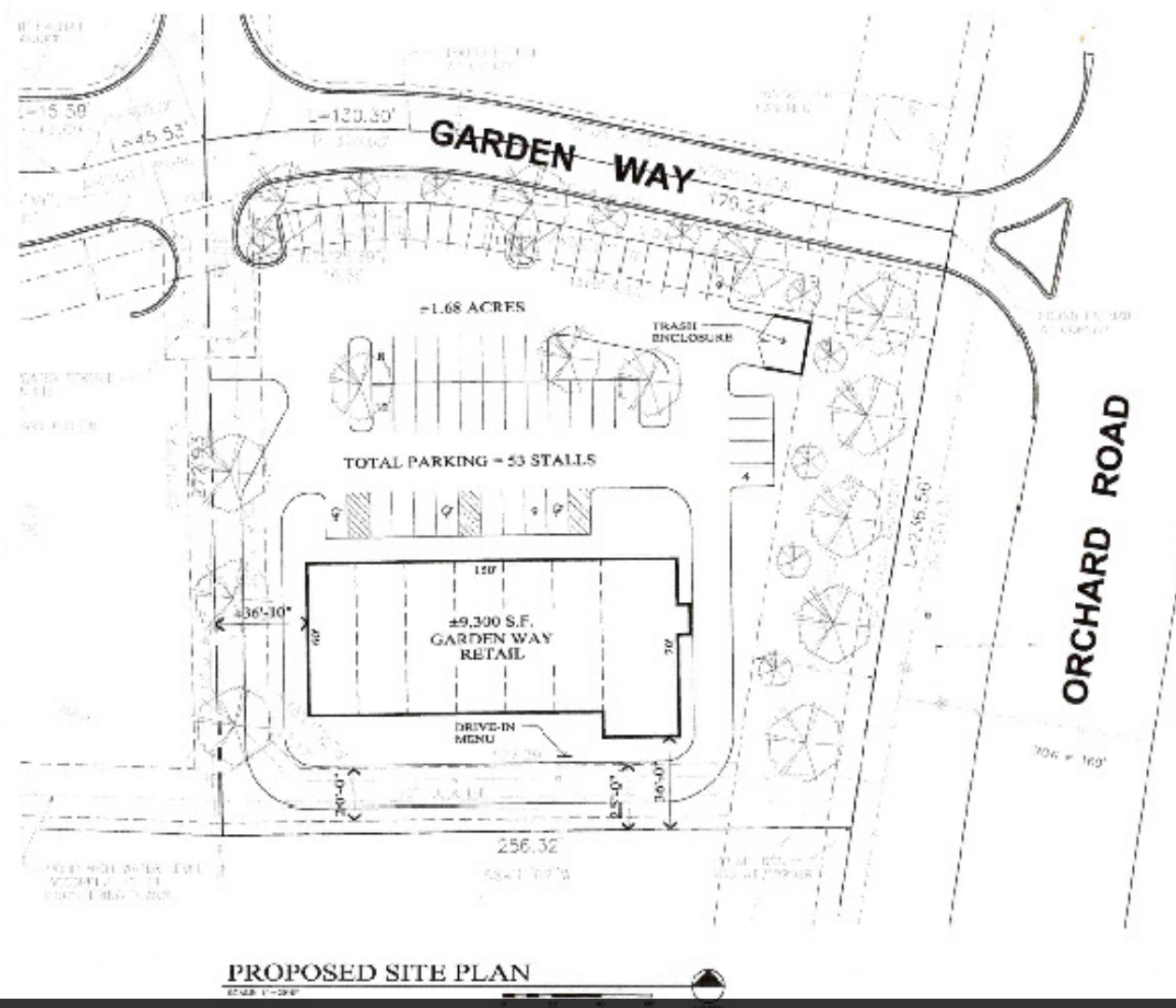
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Proposed Site Plan

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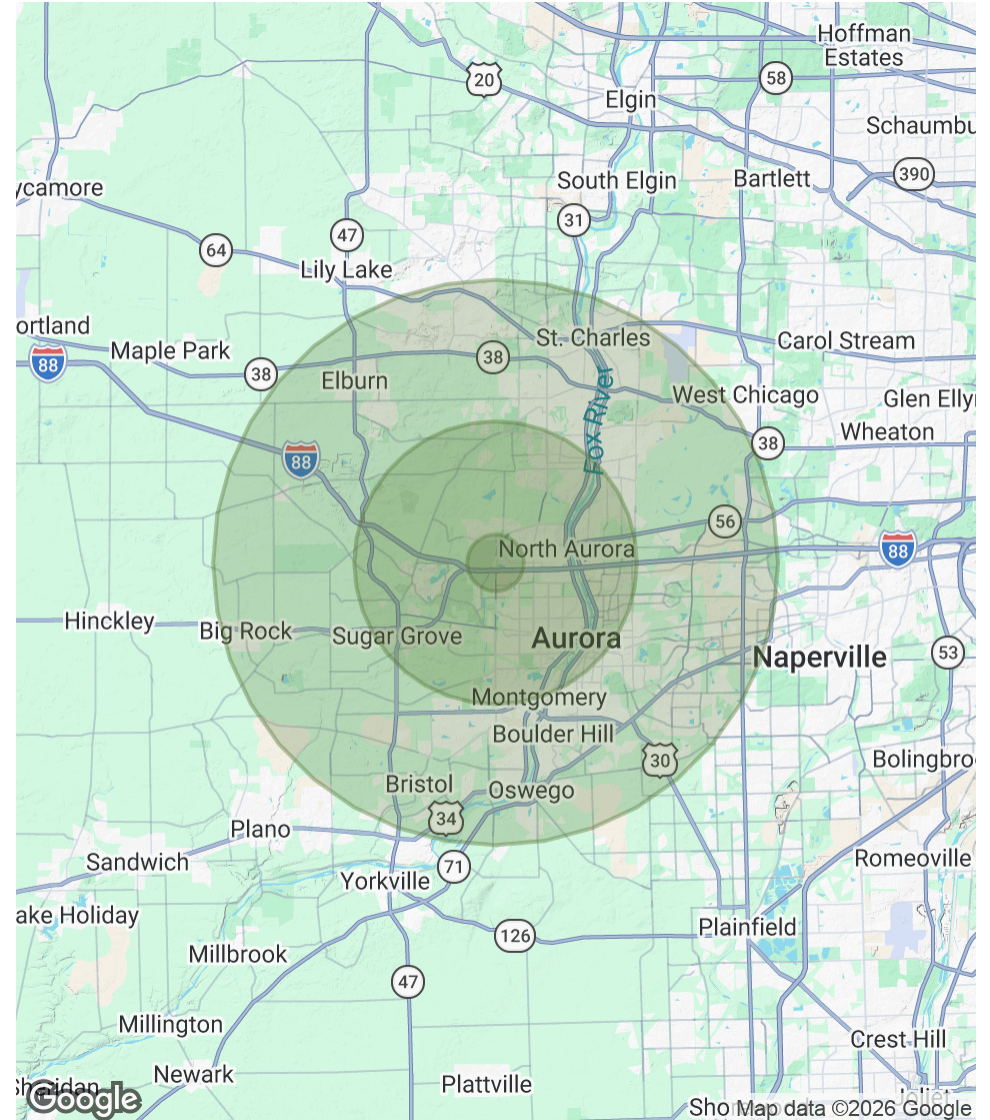
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,389	123,484	458,551
Average Age	35.3	35.1	34.0
Average Age (Male)	35.4	34.4	33.4
Average Age (Female)	35.4	35.8	34.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	839	42,959	153,341
# of Persons per HH	2.8	2.9	3.0
Average HH Income	\$91,972	\$80,012	\$87,674
Average House Value	\$418,089	\$277,970	\$296,365

\* Demographic data derived from 2020 ACS - US Census



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