

For Lease

339 E Indian Trail , Aurora, IL 60505

Retail Space For Lease



Location Description

Located 1 mile south of I-88 and Route 31 Interchange and 2 miles north of Downtown Aurora

Property Highlights

- Located on the corner of Indian Trail with 19,400 vpd and Mitchell Rd with 7,600 vpd
- Well-maintained property
- Ample parking
- Large monument sign available
- Easy access

Offering Summary

Unit 339:	5,084 SF (Divisible) \$13.00/SF (NNN)
Pass Thru's:	\$3.58/SF
Lot Size:	2.92 Acres
Building Size:	37,409 SF
Zoning:	B-2 (S) - Business District - General Retail

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,466	35,718	77,611
Total Population	10,150	108,530	223,155
Average HH Income	\$85,754	\$101,301	\$115,816

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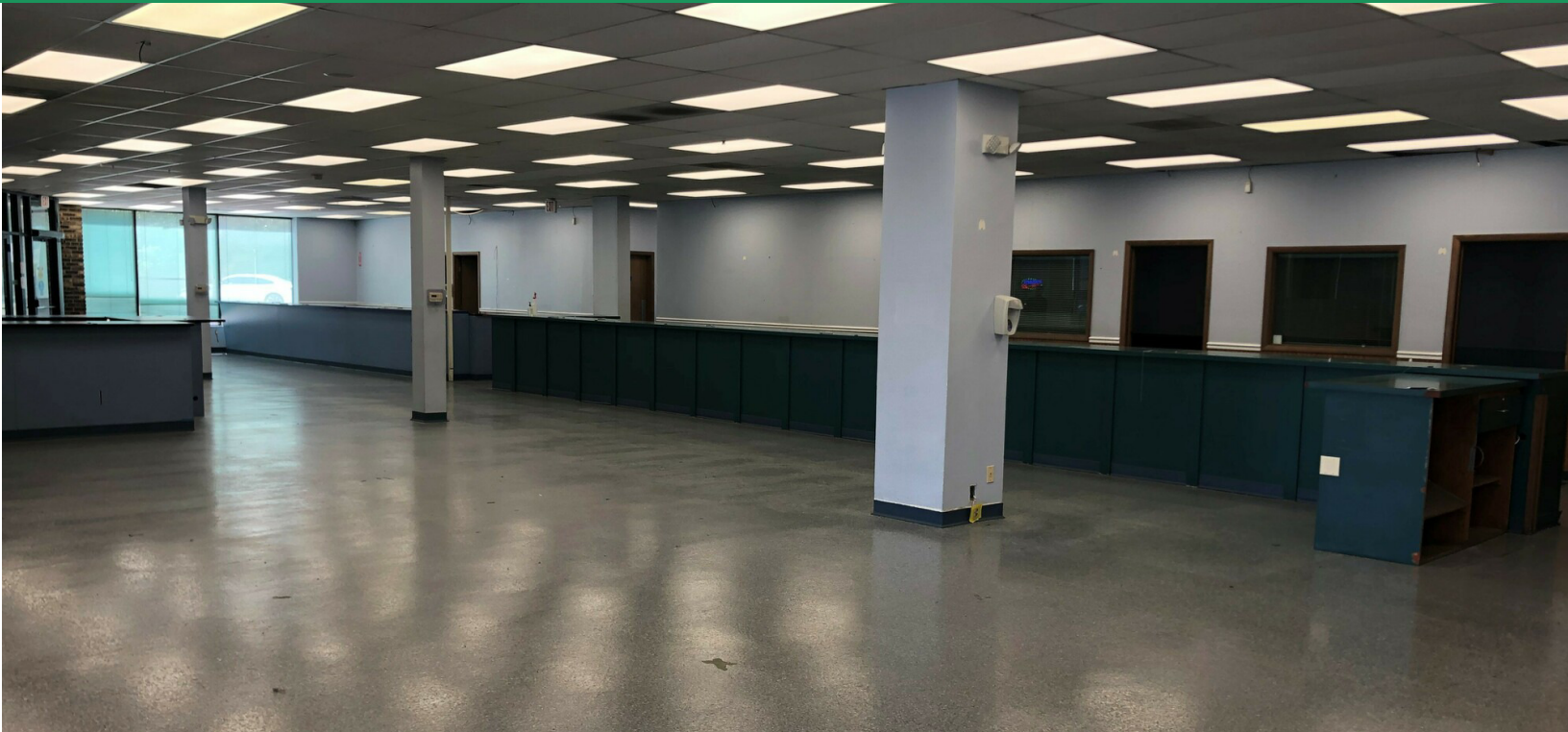
Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

The information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without any warranty as to accuracy.

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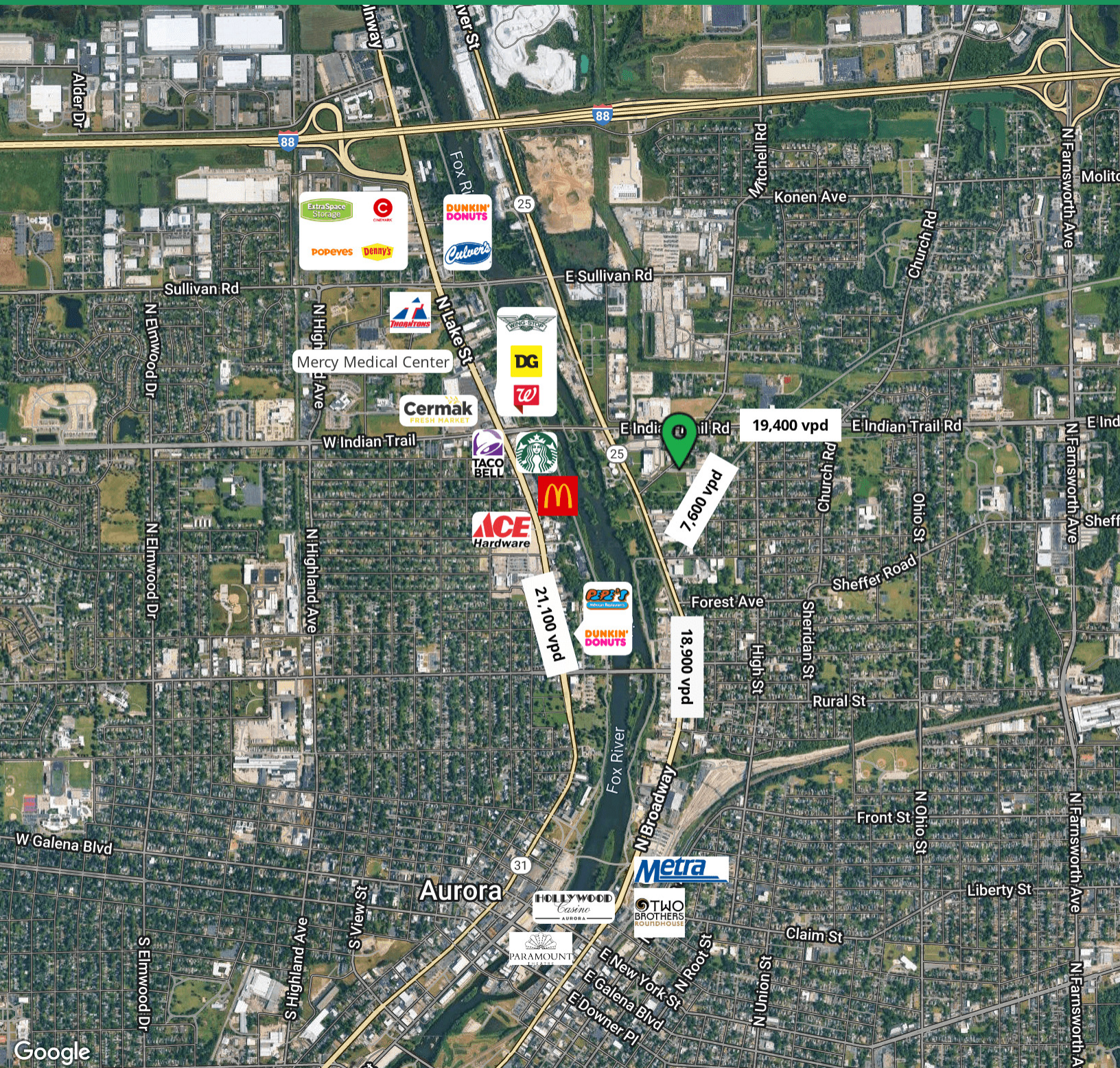
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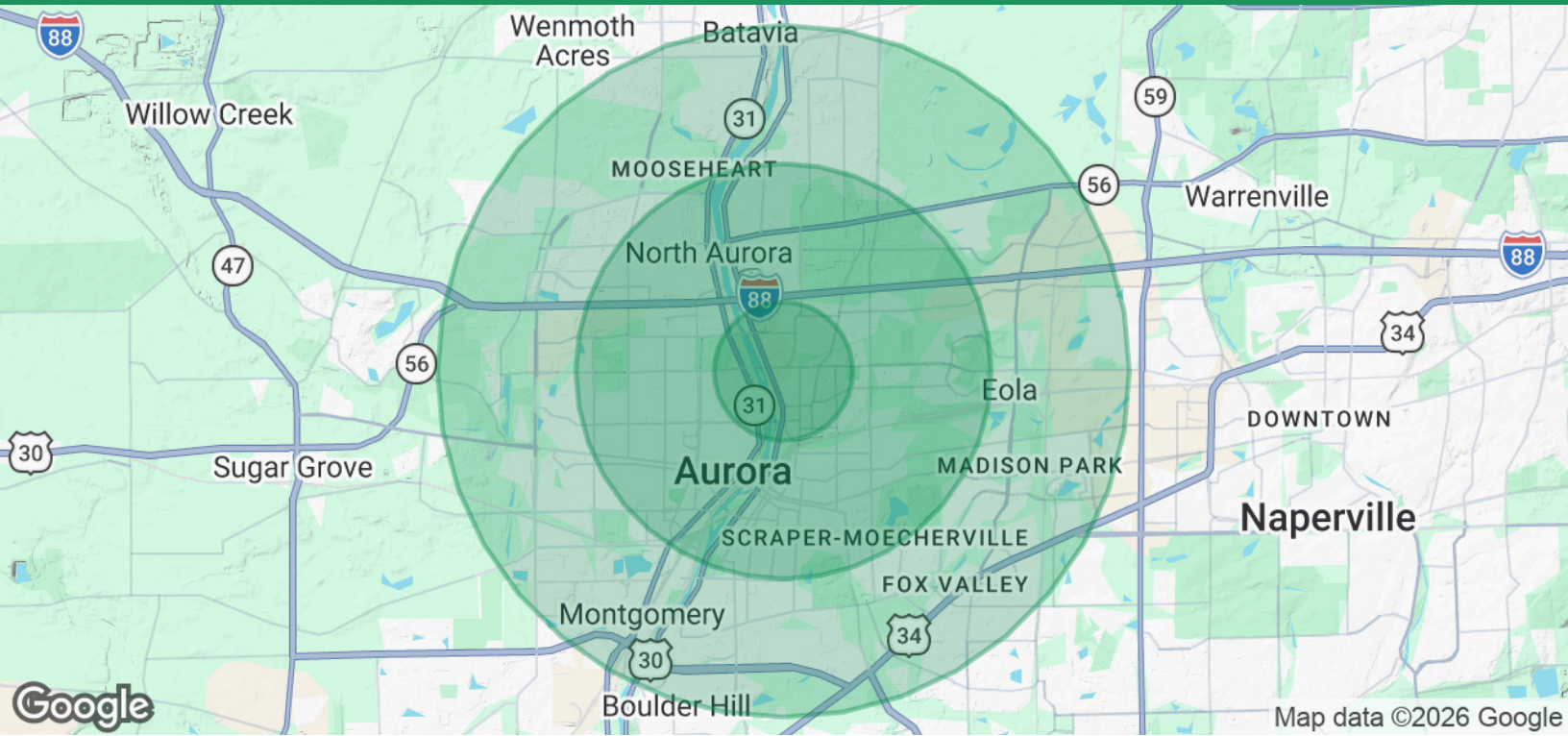
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Population

	1 Mile	3 Miles	5 Miles
Total Population	10,150	108,530	223,155
Average Age	33.9	35.1	36.2
Average Age (Male)	33.5	35.7	35.9
Average Age (Female)	36.0	35.3	37.4

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	3,466	35,718	77,611
# of Persons per HH	2.9	3.0	2.9
Average HH Income	\$85,754	\$101,301	\$115,816
Average House Value	\$214,101	\$257,541	\$289,600

2023 American Community Survey (ACS)

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