

## For Sale

782 N Broadway, Aurora, IL 60505

# Multi-Tenant Industrial Building For Sale



### Location Description

Located 2 miles south of I-88 and Route 31 Interchange

### Property Highlights

- Hard-to-find small industrial building
- Currently divided into 6 units
- Utilities are separately metered
- 5 Restrooms
- Floor drains
- Newer roof & siding
- DIDs: 6 (10'x12') & 1 (10'x10')
- Ceiling Height: 14 Clear Height

### Offering Summary

Sale Price:	\$480,000
Building Size:	6,000 SF
Lot Size:	0.5 Acres
Zoning:	M-1

### Demographics

	1 Mile	3 Miles	5 Miles
Total Households	5,066	37,743	79,682
Total Population	15,921	116,069	231,395
Average HH Income	\$79,956	\$97,960	\$116,365

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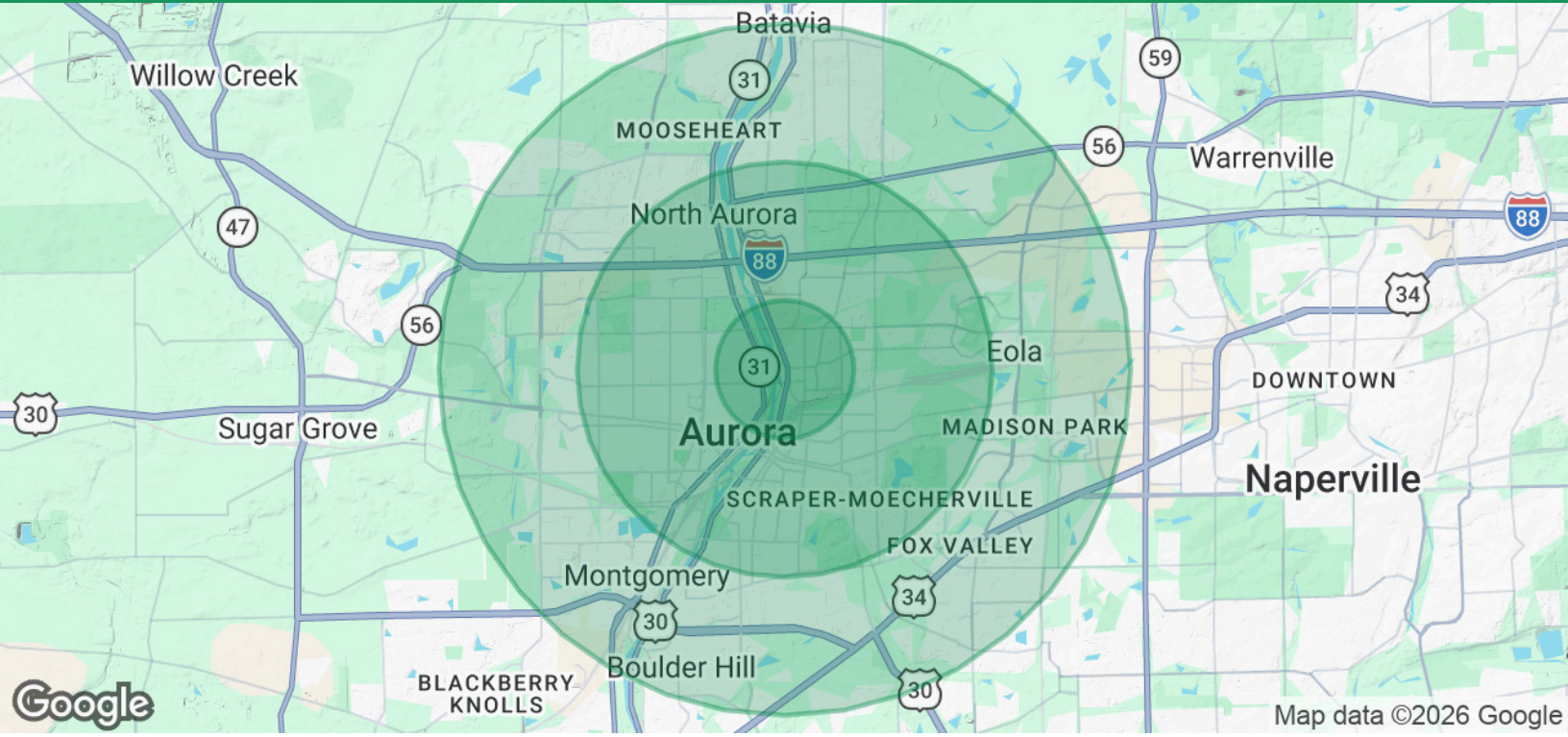
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**Population**

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	15,921	116,069	231,395
Average Age	32.0	34.5	36.0
Average Age (Male)	32.2	35.1	35.9
Average Age (Female)	33.1	35.1	37.2

**Households & Income**

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	5,066	37,743	79,682
# of Persons per HH	3.1	3.1	2.9
Average HH Income	\$79,956	\$97,960	\$116,365
Average House Value	\$194,490	\$244,773	\$287,850

2023 American Community Survey (ACS)

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