

For Lease

534 Middle Ave, Aurora, IL 60506

1,932 SF Warehouse With Fenced Outside Storage For Lease



Location Description

Located just south of Downtown Aurora

Property Highlights

- Hard-to-find small warehouse
- Fenced outside storage available
- Ideal for contractor, towing company, landscaper, etc.
- Easy access
- Available immediately
- 4 DIDs: 10'x12'
- Ceiling Height: 14 feet

Offering Summary

Lease Rate:	\$3,000 per month (MG)
Available SF:	1,932 SF
Lot Size:	0.42 Acres

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	5,184	38,785	77,218
Total Population	16,147	118,307	229,549
Average HH Income	\$87,249	\$90,753	\$112,065

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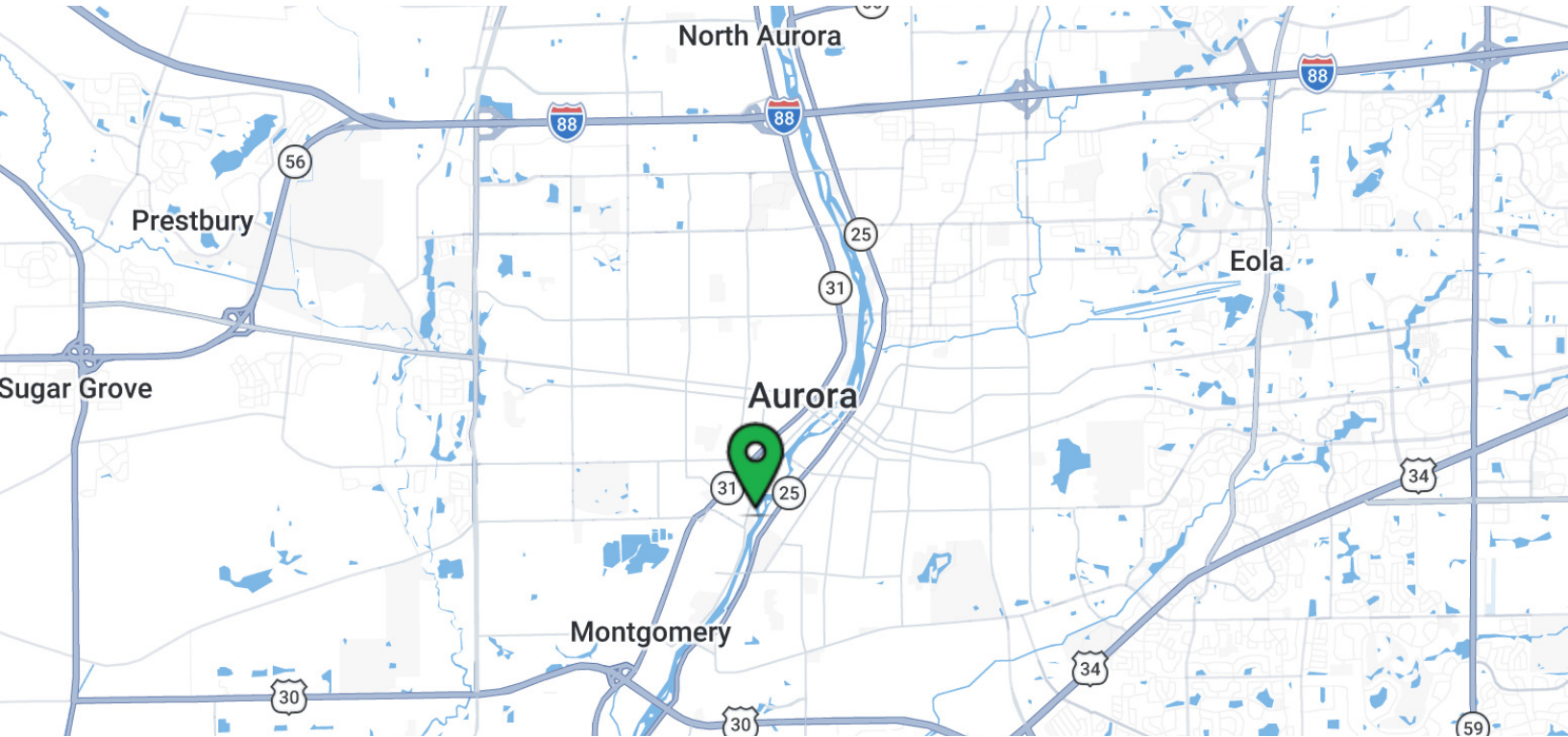
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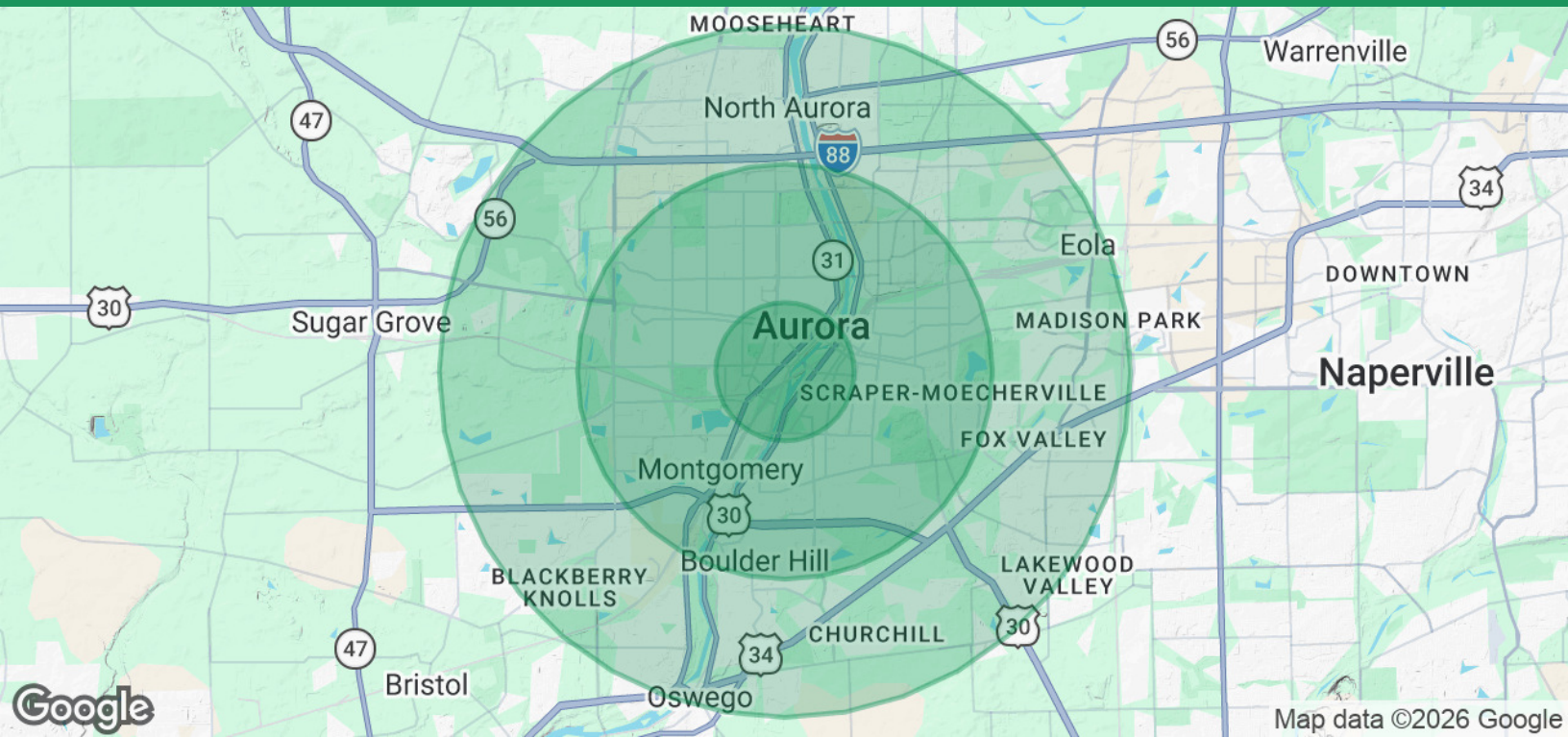
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Population

	1 Mile	3 Miles	5 Miles
Total Population	16,147	118,307	229,549
Average Age	33.5	34.1	35.7
Average Age (Male)	32.8	34.1	35.6
Average Age (Female)	35.7	35.8	37.1

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	5,184	38,785	77,218
# of Persons per HH	3.1	3.1	3.0
Average HH Income	\$87,249	\$90,753	\$112,065
Average House Value	\$214,871	\$223,707	\$276,776

2023 American Community Survey (ACS)

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