

A photograph of the Chicago skyline at dusk or dawn, with the city's skyscrapers reflected in the calm water of a lake. The sky is a mix of soft pinks, oranges, and blues, and the water is a deep teal color. The buildings are silhouetted against the sky, with some lights visible. The overall mood is serene and professional.

# PARA GROUP DEVELOPERS

*4151 McCoy Drive , Ste : 147 , Aurora , IL 60504*



COMMERCIAL SPACE  
FOR SALE / LEASE

3859 MCCOY DRIVE , AURORA , IL 60504



# SUITABLE FOR

- MEDICAL OFFICE
- CLINICS
- PROFESSIONAL OFFICES
- SCHOOLS
- DAY CARE CENTRES



# PROPERTY OVERVIEW

JUST 2 BLOCKS FROM ROUTE 59, ENSURING HIGH VISIBILITY AND EASY ACCESSIBILITY.

OFFERS FLEXIBILITY TO DESIGN THE SPACE ACCORDING TO BUSINESS NEEDS.

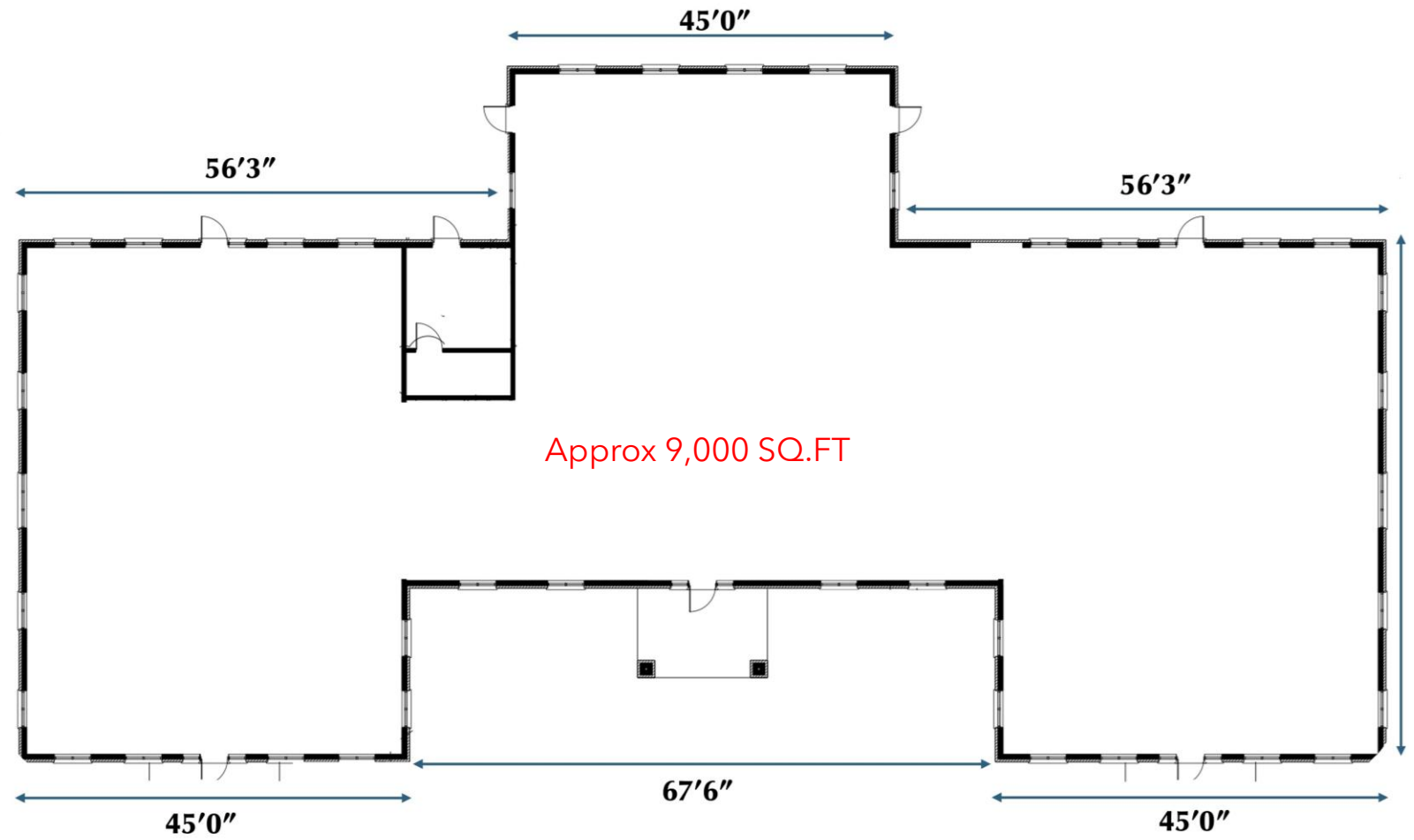
LOCATED IN A THRIVING COMMERCIAL HUB WITH STRONG CUSTOMER POTENTIAL.

CONVENIENT PARKING FOR BOTH CUSTOMERS AND EMPLOYEES.

CLOSE TO SHOPPING CENTERS, DINING, AND ENTERTAINMENT OPTIONS.

REQUIRES MAINTENANCE, MAKING IT A GREAT OPTION FOR BUSINESSES LOOKING TO CUSTOMIZE THEIR SPACE.

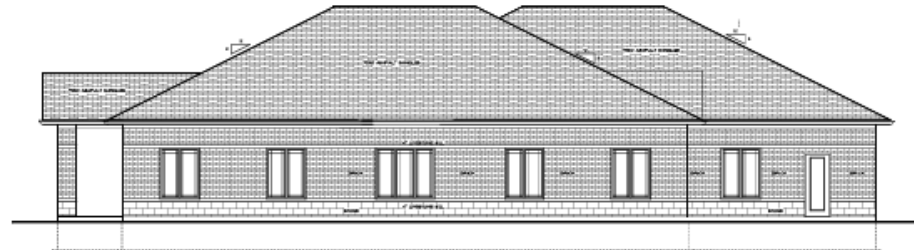
FLOOR PLAN



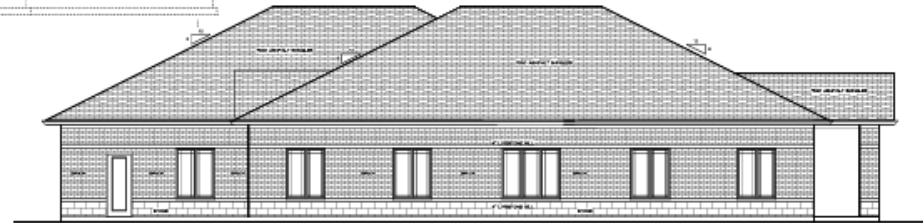
# ELEVATION



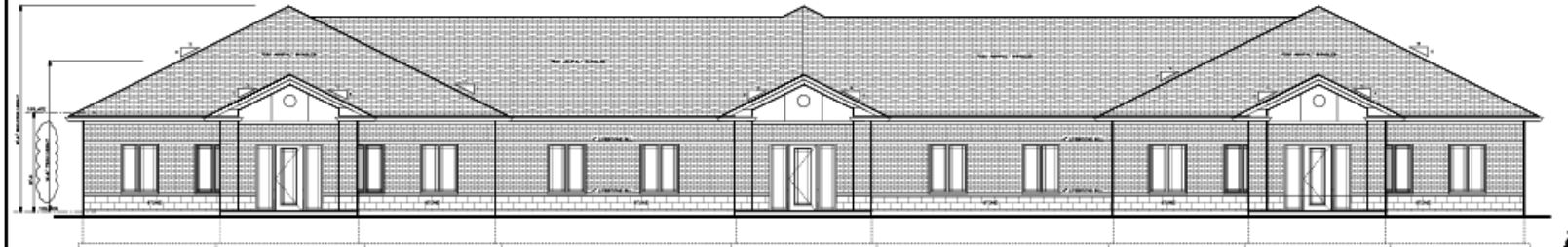
**REAR ELEVATION**  
SCALE 3/8"=1'-0"



**RIGHT ELEVATION**  
SCALE 3/8"=1'-0"



**LEFT ELEVATION**  
SCALE 3/8"=1'-0"



**FRONT ELEVATION**  
SCALE 3/8"=1'-0"

MICHAEL J.  
GRIMSON  
AND ASSOC.

920-D PRAIRIE DRIVE  
SYCAMORE ILLINOIS

TEL 815/895-5695  
FAX 815/891-2999

January 16, 2020  
04:41 PM  
14.4.4

VASTU COMMONS OFFICE CONDOMINIUM  
UNIT 302  
AURORA, IL



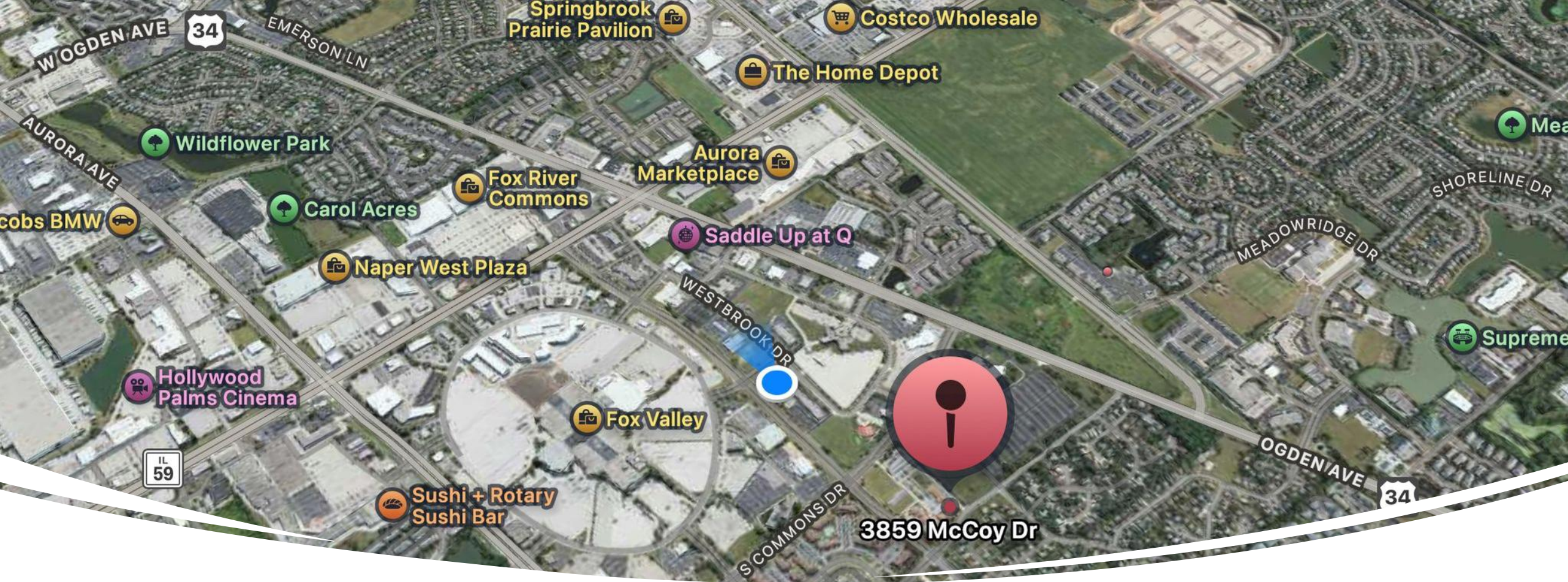
EXPIRES: 06/30/2024

DRAWN: PUG

SHEET  
**2**

# DEMOGRAPHICS

<b>CATEGORY</b>	<b>DETAILS</b>
Total Population (3-Mile Radius)	85000+
Population Density	4,278 per sq.mile
Median age	34.1 years
Median Household Income	\$85,943
Per Captia Income	\$38,064
Total Spending Categories	Dining, Retail, health & wellness , fitness , beauty
Popular business types	Restaurants , coffee shops , sports centers , boutiques , salons
Commute Behavior	Avg commute: 27.4 min , high drive-through demand
Retail & Shopping trends	Strong demand for local boutiques , specialty shops
Food and beverage demand	High demand for casual dining , ethnic cuisine , coffee shops
Health & wellness market	Growing interest in fitness centers , salons , spa
Employment Sectors	Retail , Health Care , education , professional services
Traffic flow	Heavy from Route 59 , I-88 and Business Parks



3859 MCCOY DR , AURORA , IL 60504

Located in the heart of Aurora, this address is easily accessible from major roads and close to local amenities. Situated in a residential area, McCoy Dr offers convenient access to nearby shopping centers, parks, and schools. It is just a short drive from I-88, making it a central location for both local and regional travel.



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