

# NOW AVAILABLE FOR SALE

MIXED-USE DEVELOPMENT SITE

WS S. LINCOLNWAY (RT 31), NORTH AURORA, IL



**+/-24.5 AC**

**AVAILABLE ACREAGE**

## PROPERTY HIGHLIGHTS

- Potential uses include: industrial, commercial services, retail, office, medical/ senior housing, multi family and residential
- Located in Tax Increment Financing District
- Major roadway improvement plans to enhance access and visibility.
- All utilities on site.
- Very motivated sellers!

**THOMAS TURK**

Senior Vice President  
773.580.6439 | tturk@icgchicago.com

**MICHAEL PISCORAN, SIOR**

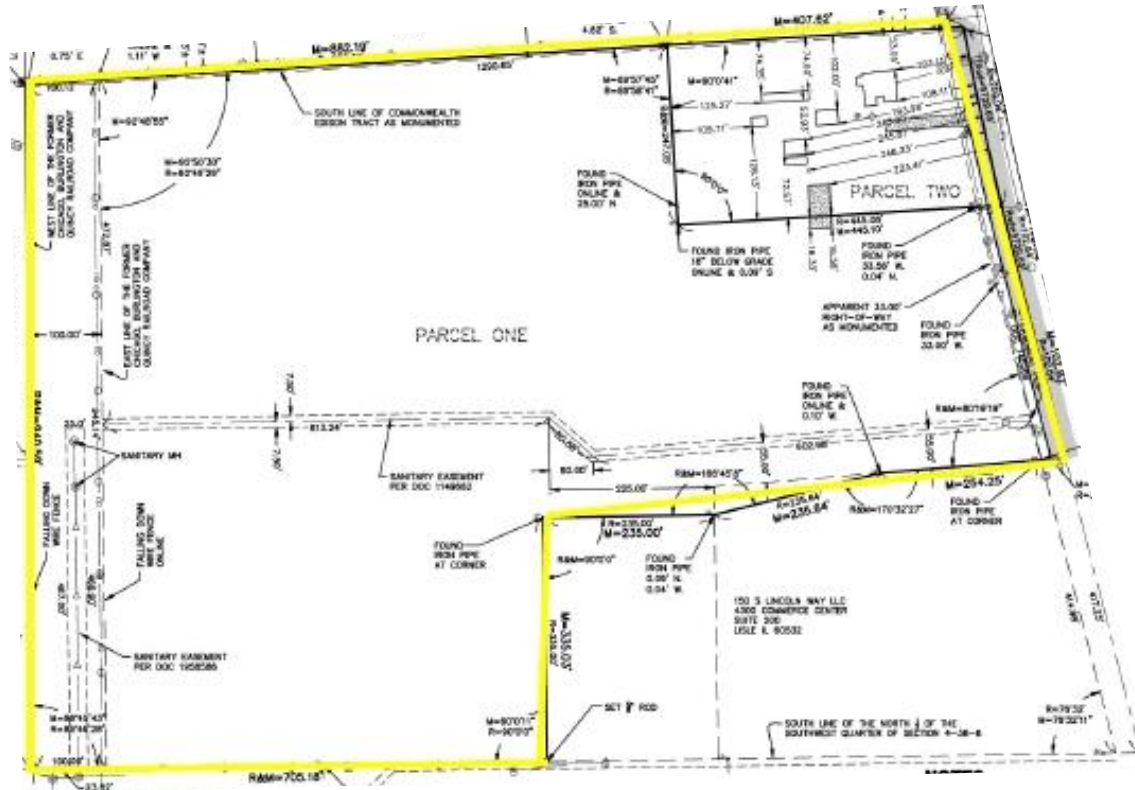
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Mixed Use Development Site  
24.5 Acres, North Aurora IL



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**STRATEGIC CENTRAL CHICAGOLAND LOCATION TO SERVICE ALL MAJOR CORRIDORS WITHOUT CONGESTION**

**EXTENSIVE LEVELS OF LABOR WITHIN IMMEDIATE PROXIMITY**

**33.5 MILES**  
MIDWAY INT'L AIRPORT

**34 MILES**  
TO OHARE INT'L AIRPORT

**24K**  
DAYTIME EMPLOYEES  
(3 MILE RADIUS)

**18K**  
HOUSEHOLDS  
(3 MILE RADIUS)

**40 YEARS**  
MEDIAN AGE  
(3 MILE RADIUS)

**\$92K**  
MEDIAN INCOME  
(3 MILE RADIUS)

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