

954 E New York St



FOR LEASE | RETAIL SPACE AVAILABLE FOR LEASE

954 E New York St
Aurora, IL 60505

Frank Marmo
Townline Real Estate Advisors LLC
Managing Broker
(708) 606-2432
frank@treallc.com
471.010347



THE SPACE

Location	954 E New York St Aurora, IL 60505
County	Kane
Cross Street	N Ohio St & E New York St
Traffic Count	18,500
Size	1,068 SF
Space	D
Lease Rate	\$28.00 PSF (Yearly)
Lease Type	NNN

HIGHLIGHTS

- High-Visibility Corridor: Prime frontage along E New York Street with strong daily traffic counts and excellent exposure to passing motorists
- Established Retail Node: Located within a dense commercial corridor surrounded by national and local retailers, driving consistent consumer activity
- Convenient Accessibility: Easy ingress/egress with close proximity to major thoroughfares including Illinois Route 25 and Illinois Route 59
- Ample Parking: On-site parking provides convenience for customers and employees
- Strong Demographics: Dense residential population and solid daytime traffic supporting a variety of retail and service-oriented uses
- Flexible Use Potential: Ideal for a wide range of retail, service, or professional office users with adaptable layout options
- Strong Signage Opportunity: Prominent storefront and building signage allows for maximum brand visibility along a heavily trafficked corridor
- Established Trade Area: Positioned within a mature, built-out submarket with consistent consumer demand and limited nearby vacancy



PROPERTY FEATURES

CURRENT OCCUPANCY	95.00%
TOTAL TENANTS	3
GLA (SF)	4,414
LAND ACRES	.38
YEAR BUILT	1999
ZONING TYPE	B-3
BUILDING CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	18
PARKING RATIO	4.08/1000
CORNER LOCATION	Yes
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

NEIGHBORING PROPERTIES

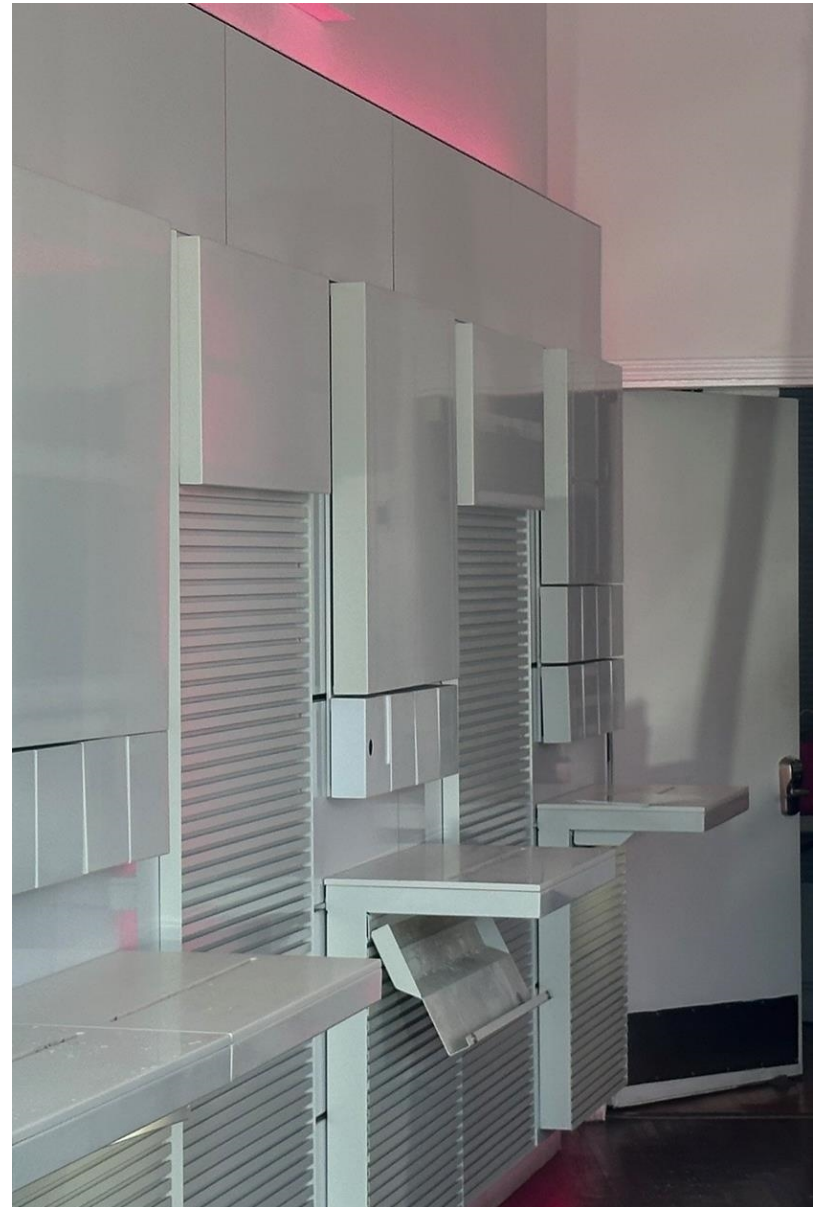
NORTH	Walgreens
SOUTH	McDonalds
EAST	Auto Zone
WEST	Subway

MECHANICAL

HVAC	Roof Top Units
------	----------------

CONSTRUCTION

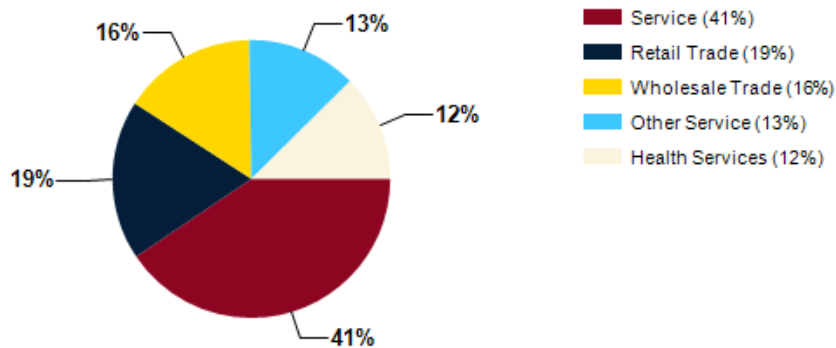
EXTERIOR	Masonry
PARKING SURFACE	Asphalt



954 E New York Street - Location Highlights

- *Highly visible retail location along E New York Street (Route 34), a major east-west commercial corridor through Aurora
- *Strong daily traffic counts providing excellent exposure and signage visibility
- *Positioned within a dense residential trade area with consistent local consumer base
- *Close proximity to national and regional retailers, restaurants, and service providers
- *Minutes from downtown Aurora and the Fox River business district
- *Convenient access to major transportation routes including Illinois Route 59 and Interstate 88
- *Located near key retail hubs and shopping centers in the Aurora/Naperville submarket

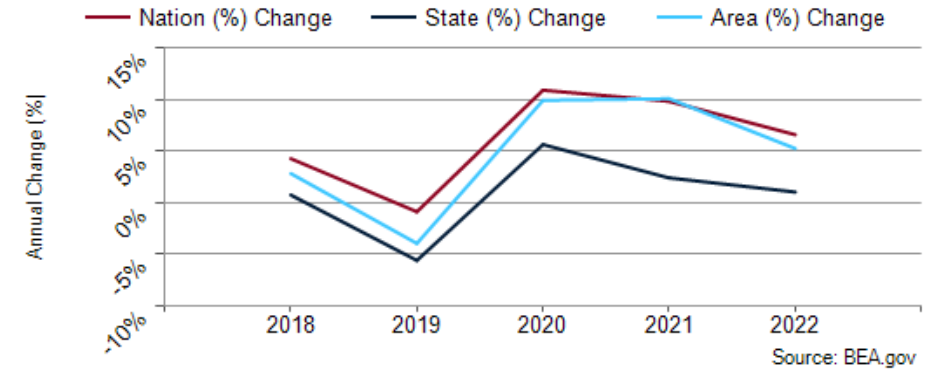
Major Industries by Employee Count



Largest Employers

Rush-Copley Medical Center	2,200
West Aurora Public School District 129	1,650
East Aurora Public School District 131	1,320
City of Aurora	1,200
Hollywood Casino Aurora	1,000
Amazon Fulfillment Center	1,000
Cermak Fresh Market	900
MetLife	800

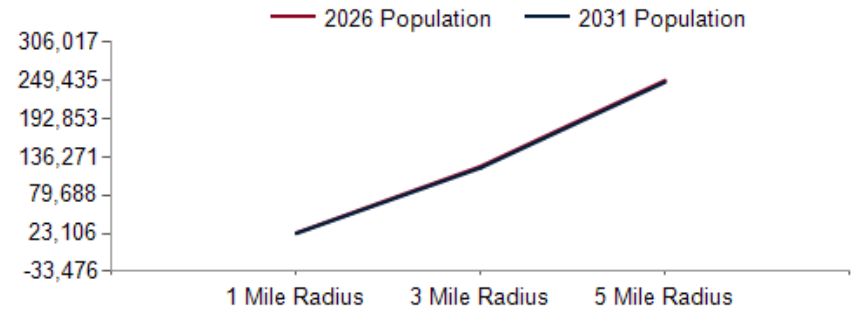
Kane County GDP Trend



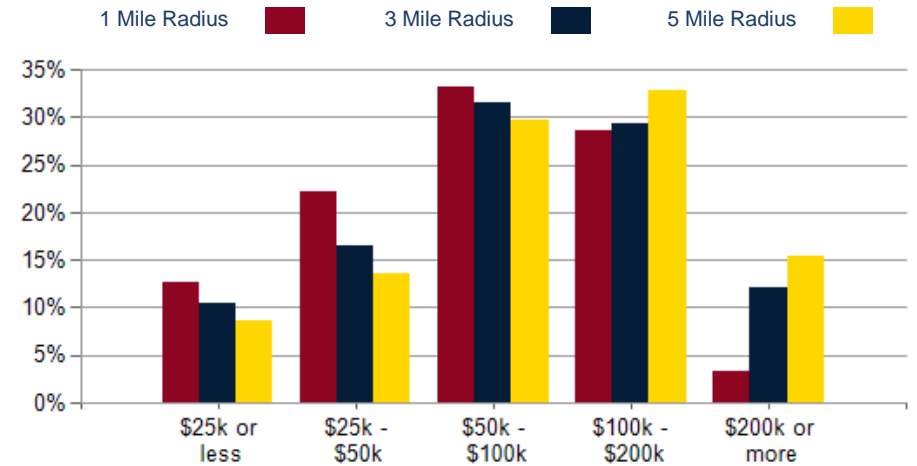


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	26,694	108,437	194,292
2010 Population	35,688	144,520	264,999
2026 Population	23,827	122,293	249,435
2031 Population	23,106	120,083	246,810
2026 African American	1,422	12,646	25,256
2026 American Indian	851	2,613	3,522
2026 Asian	197	8,385	30,661
2026 Hispanic	20,444	65,995	95,740
2026 Other Race	11,030	34,243	47,863
2026 White	5,140	43,034	105,891
2026 Multiracial	5,162	21,283	36,095
2026-2031: Population: Growth Rate	-3.05%	-1.80%	-1.05%

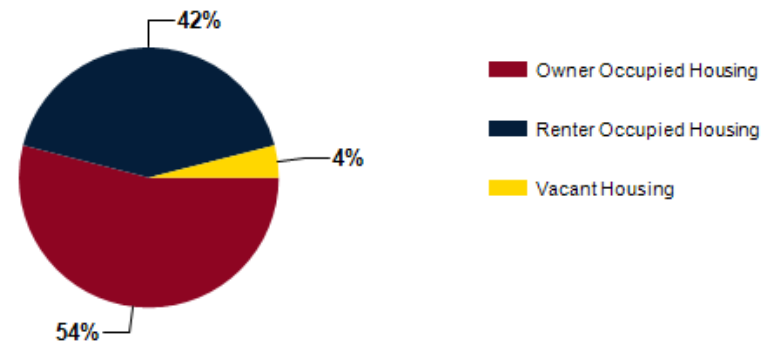
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	579	2,898	4,925
\$15,000-\$24,999	315	1,508	2,721
\$25,000-\$34,999	562	2,497	4,365
\$35,000-\$49,999	998	4,458	7,718
\$50,000-\$74,999	1,223	7,450	14,773
\$75,000-\$99,999	1,125	5,788	11,883
\$100,000-\$149,999	1,425	8,025	18,916
\$150,000-\$199,999	593	4,266	10,501
\$200,000 or greater	236	5,076	13,791
Median HH Income	\$71,431	\$82,767	\$95,815
Average HH Income	\$84,589	\$110,425	\$124,560



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

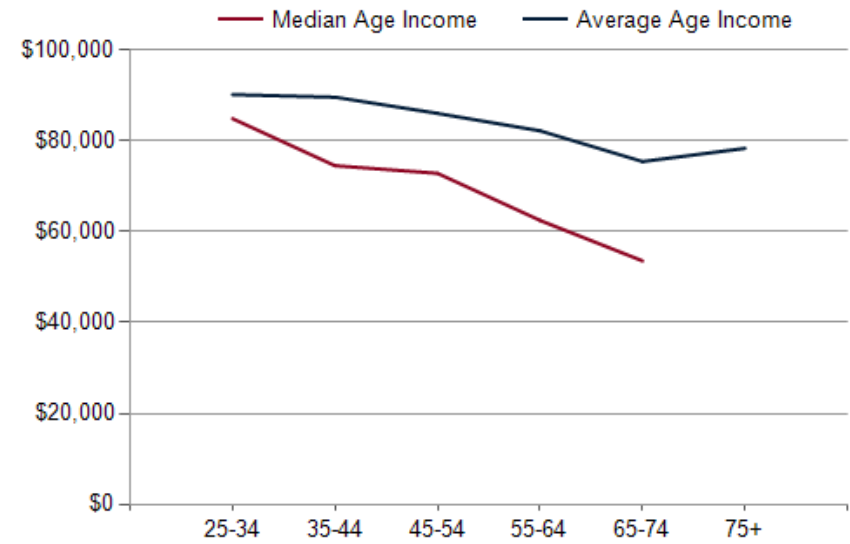
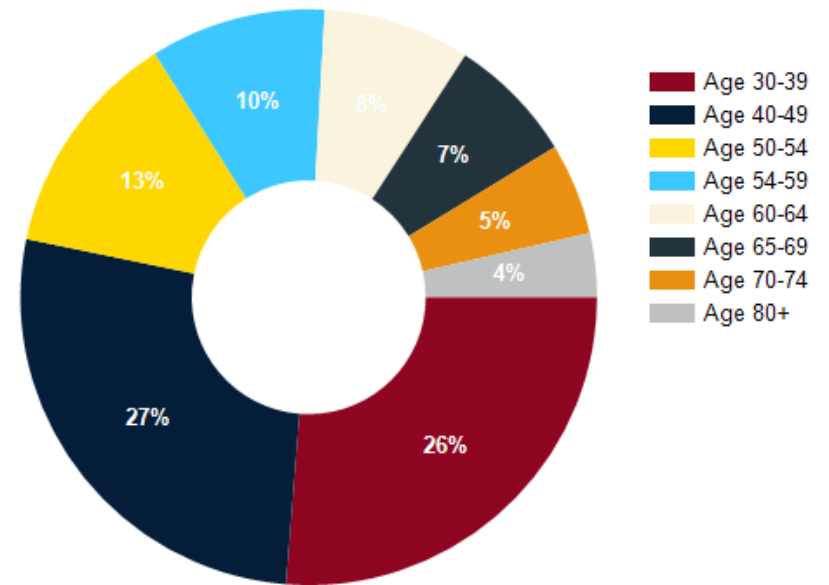


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,636	8,889	17,808
2026 Population Age 35-39	1,590	8,224	17,238
2026 Population Age 40-44	1,612	8,471	18,136
2026 Population Age 45-49	1,701	8,452	17,365
2026 Population Age 50-54	1,572	8,211	17,035
2026 Population Age 55-59	1,209	6,891	14,726
2026 Population Age 60-64	1,013	6,158	13,183
2026 Population Age 65-69	877	5,204	11,023
2026 Population Age 70-74	633	3,722	8,185
2026 Population Age 75-79	439	2,675	6,129
2026 Population Age 80-84	244	1,556	3,594
2026 Population Age 85+	185	1,390	2,971
2026 Population Age 18+	17,642	92,760	190,629
2026 Median Age	32	35	36
2031 Median Age	34	36	37

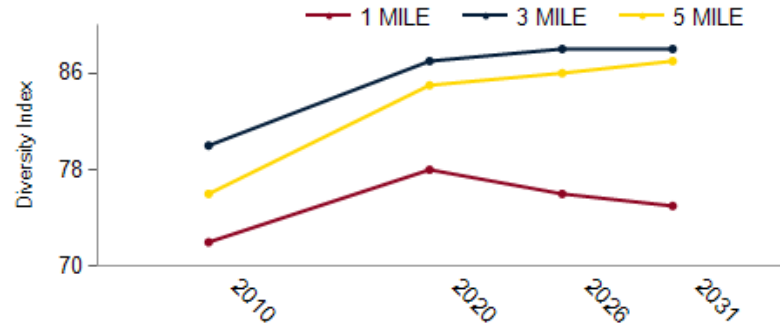
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$84,905	\$89,047	\$98,418
Average Household Income 25-34	\$90,212	\$108,071	\$118,616
Median Household Income 35-44	\$74,549	\$90,308	\$106,229
Average Household Income 35-44	\$89,639	\$119,998	\$136,311
Median Household Income 45-54	\$72,861	\$96,255	\$113,308
Average Household Income 45-54	\$86,070	\$127,207	\$147,860
Median Household Income 55-64	\$62,502	\$88,060	\$106,245
Average Household Income 55-64	\$82,233	\$120,151	\$138,645
Median Household Income 65-74	\$53,584	\$62,316	\$69,603
Average Household Income 65-74	\$75,460	\$90,176	\$97,877
Average Household Income 75+	\$78,364	\$74,670	\$74,773

Population By Age

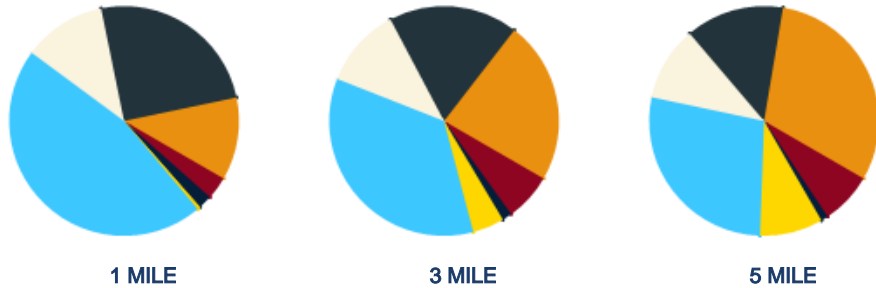


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	75	88	87
Diversity Index (current year)	76	88	86
Diversity Index (2020)	78	87	85
Diversity Index (2010)	72	80	76

POPULATION DIVERSITY



POPULATION BY RACE

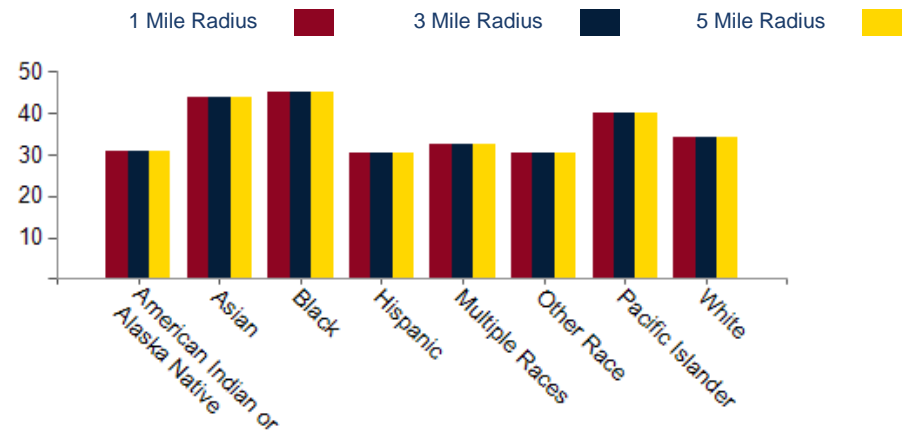


2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	31	32	32
Median Asian Age	44	37	37
Median Black Age	45	35	35
Median Hispanic Age	30	30	30
Median Multiple Races Age	33	30	29
Median Other Race Age	30	30	30
Median Pacific Islander Age	40	43	40
Median White Age	34	42	43

2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	3%	7%	7%
American Indian	2%	1%	1%
Asian	0%	4%	9%
Hispanic	46%	35%	28%
Multiracial	12%	11%	10%
Other Race	25%	18%	14%
White	12%	23%	31%

2026 MEDIAN AGE BY RACE



Frank J. Marmo, CPA, MBA

Frank J. Marmo is the Principal and Managing Broker of Townline Real Estate Advisors, where he provides clients with advisory, brokerage, and property management services across the greater Chicagoland market. With more than twenty-five years of leadership experience in commercial real estate, Frank's background spans investment acquisitions, asset and property management, accounting and finance, sales brokerage, and tenant & buyer representation.

Throughout his career, Frank has managed and advised on a diverse portfolio of retail, suburban office, and industrial/flex assets totaling more than 800,000 square feet, while also serving as owner's representative and asset manager on over 2 million square feet of office, retail, industrial, and mixed-use properties. He has completed direct equity acquisitions, joint-venture equity structures, and mezzanine debt investments exceeding \$2.5 billion in gross asset value across all major property sectors on behalf of public institutional, Taft-Hartley, and high-net-worth client funds.

In addition to his investment and asset management expertise, Frank actively works with owners, investors, and business users through commercial real estate sales, as well as tenant and buyer representation for office, retail, and industrial users — helping clients evaluate opportunities, negotiate terms, and create long-term value in every transaction.

Frank earned a Bachelor of Science in Accounting and a Master of Business Administration in Finance from DePaul University. He is a Certified Public Accountant and a licensed Illinois Managing Broker (Lic. #471.010347).

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Townline Real Estate Advisors LLC and it should not be made available to any other person or entity without the written consent of Townline Real Estate Advisors LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Townline Real Estate Advisors LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Townline Real Estate Advisors LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Townline Real Estate Advisors LLC has not verified, and will not verify, any of the information contained herein, nor has Townline Real Estate Advisors LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Frank Marmo
Townline Real Estate Advisors LLC
Managing Broker
(708) 606-2432
frank@treallc.com
471.010347



Brokerage License No.: 471.010347
<https://www.treallc.com>