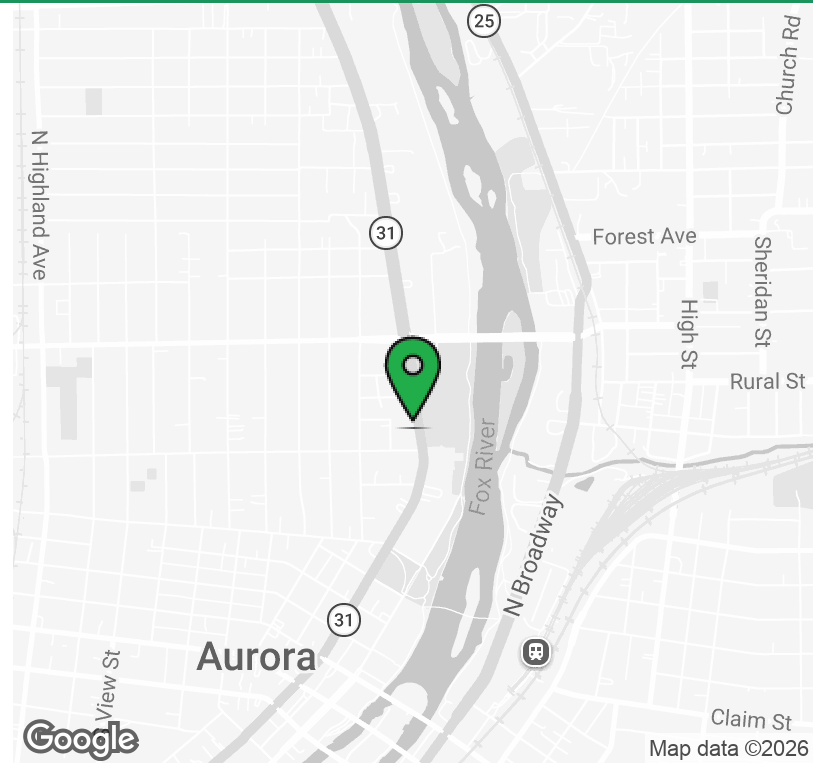


For Lease

514 N Lake St, Aurora, IL 60506

Office/Retail Space For Lease



Location Description

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

Property Highlights

- 3 private offices
- 1 restroom
- 5 onsite parking spaces
- Located on busy Route 31 with approximately 21,100 vpd
- Easy access
- Signage available
- Tenant pays base rent plus electric

Offering Summary

Lease Rate:	\$1,800 per month (MG)
Available SF:	1,100 SF
Lot Size:	0.17 Acres
Building Size:	2,800 SF
Zoning:	Office - O(S)

Demographics	1 Mile	3 Miles	5 Miles
Total Households	6,169	38,837	79,011
Total Population	19,110	116,909	230,074
Average HH Income	\$76,594	\$93,302	\$116,797

Dan J. Dolan

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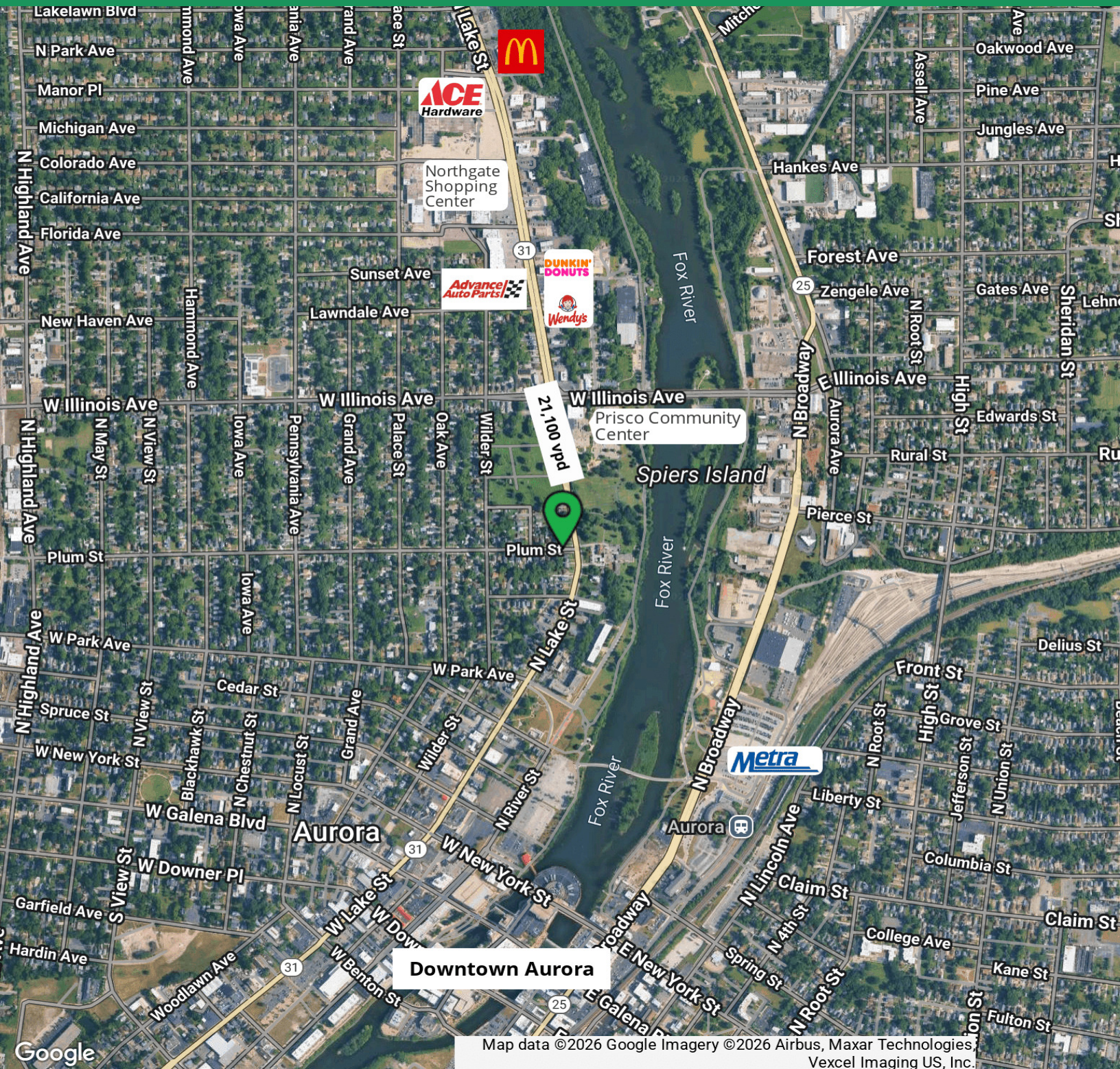
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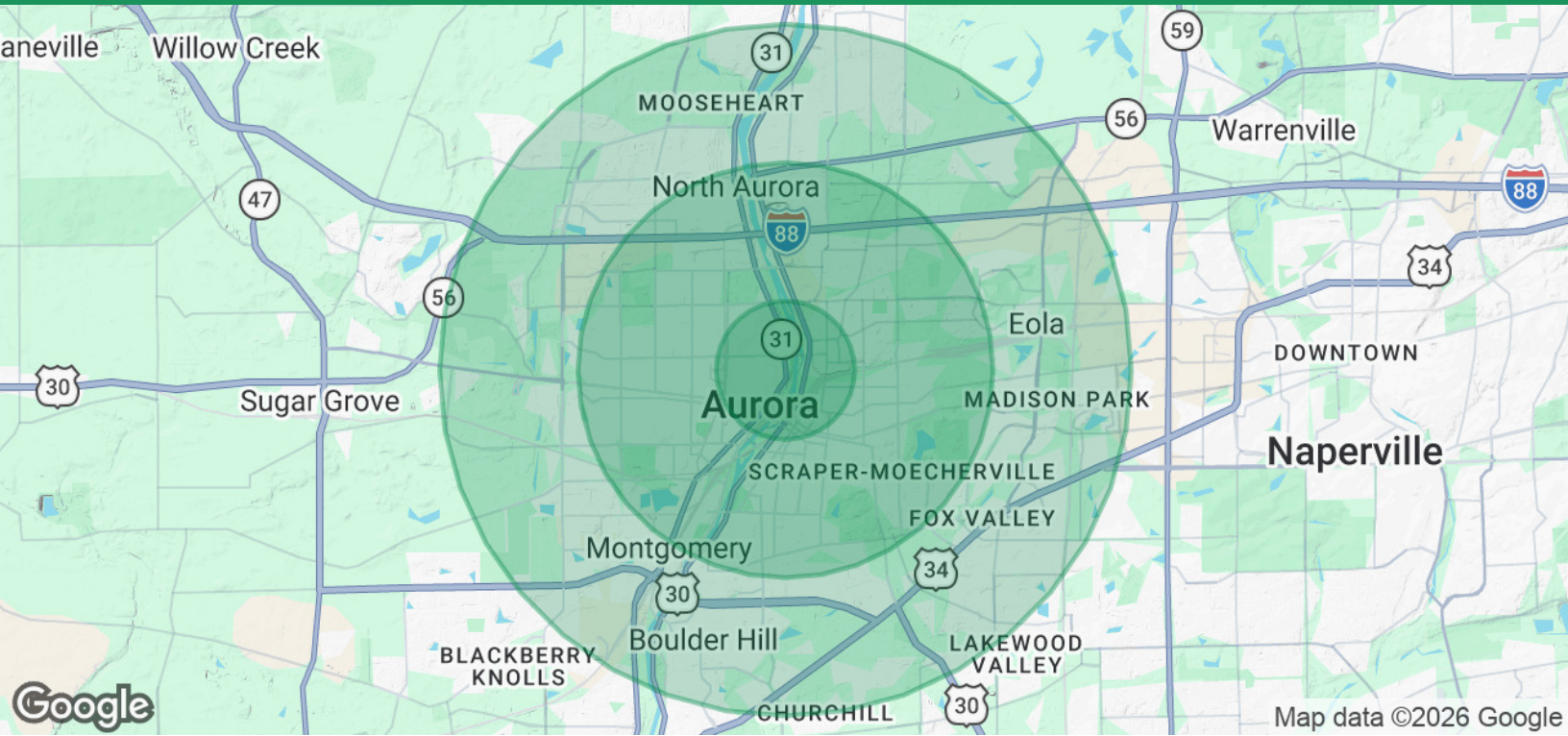
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For Lease

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Office/Retail Space For Lease



Population

	1 Mile	3 Miles	5 Miles
Total Population	19,110	116,909	230,074
Average Age	35	37	37
Average Age (Male)	35	36	36
Average Age (Female)	36	38	38

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	6,169	38,837	79,011
# of Persons per HH	3.1	3	2.9
Average HH Income	\$76,594	\$93,302	\$116,797
Average House Value	\$196,283	\$229,950	\$287,640

2020 American Community Survey (ACS)

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