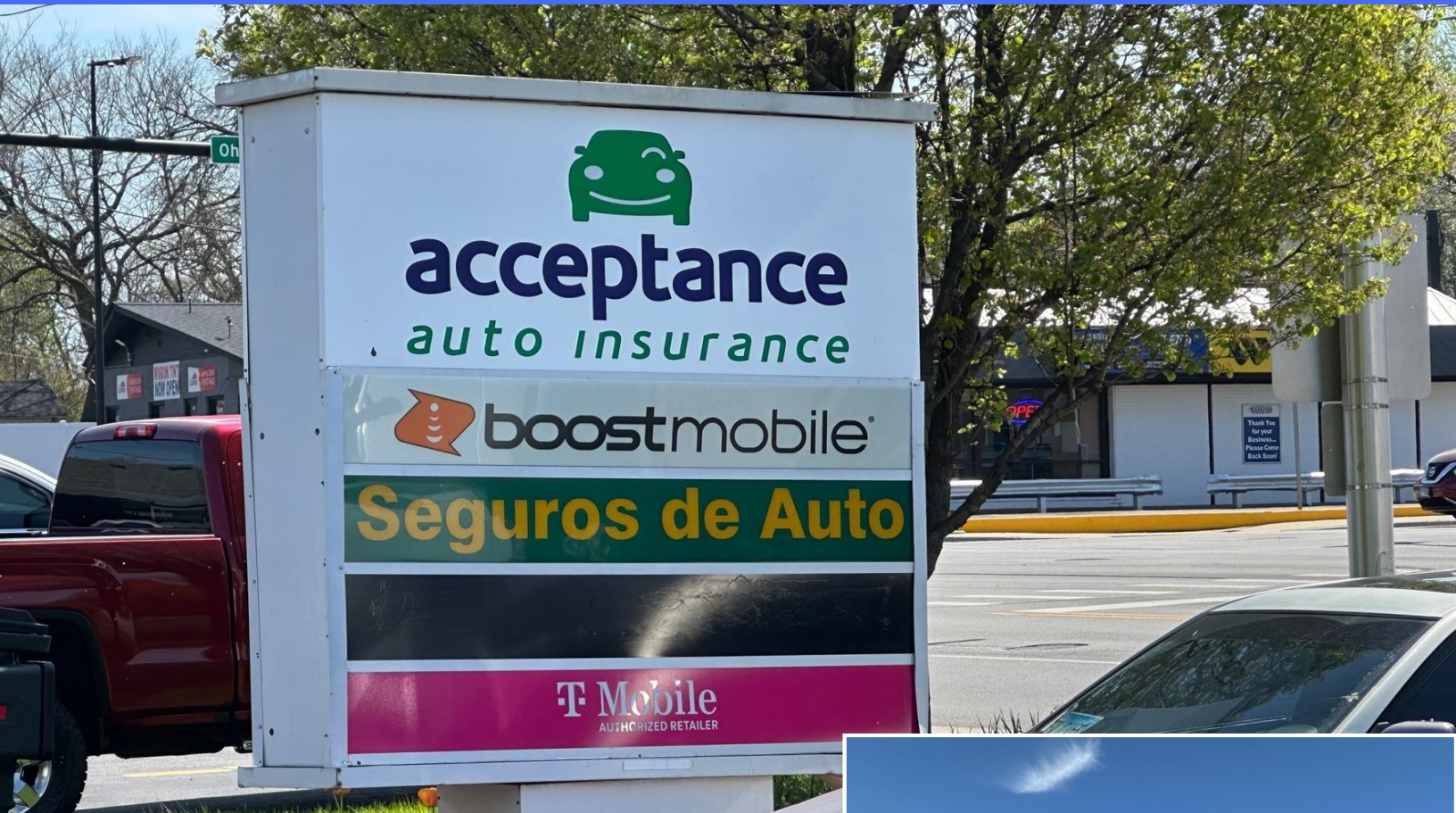


954 E New York St

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Aurora IL 60505



HIGHLIGHTS:

- » High-visibility retail frontage along heavily trafficked E. New York Street (Route 34) with strong daily traffic counts
- » Turnkey former T-Mobile location with existing retail layout—ideal for wireless, service, or boutique use
- » Efficient 1,068 SF footprint with open floor plan and back-of-house/storage area
- » Ample on-site parking with convenient ingress/egress for customers and staff
- » Strong demographics and dense residential base supporting neighborhood retail and service uses
- » \$28 SF NNN



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