

For Lease

339 E Indian Trail , Aurora, IL 60505

Retail Space For Lease



Location Description

Located 1 mile south of I-88 and Route 31 Interchange and 2 miles north of Downtown Aurora

Property Highlights

- Located on the corner of Indian Trail with 19,400 vpd and Mitchell Rd with 7,600 vpd
- Well-maintained property
- Ample parking
- Large monument sign available
- Easy access

Offering Summary

| | |
|----------------|---|
| Unit 339: | 5,084 SF (Divisible) \$13.00/SF (NNN) |
| Pass Thru's: | \$3.58/SF |
| Lot Size: | 2.92 Acres |
| Building Size: | 37,409 SF |
| Zoning: | B-2 (S) - Business District - General Retail |

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|-----------|-----------|
| Total Households | 3,466 | 35,718 | 77,611 |
| Total Population | 10,150 | 108,530 | 223,155 |
| Average HH Income | \$85,754 | \$101,301 | \$115,816 |

Daniel T. Dolan

630.774.8523

dtdolan@dolanmurphy.com

J.D. Dolan

630.272.2134

jddolan@dolanmurphy.com

Dan J. Dolan

630.885.5785

djdolan@dolanmurphy.com



Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

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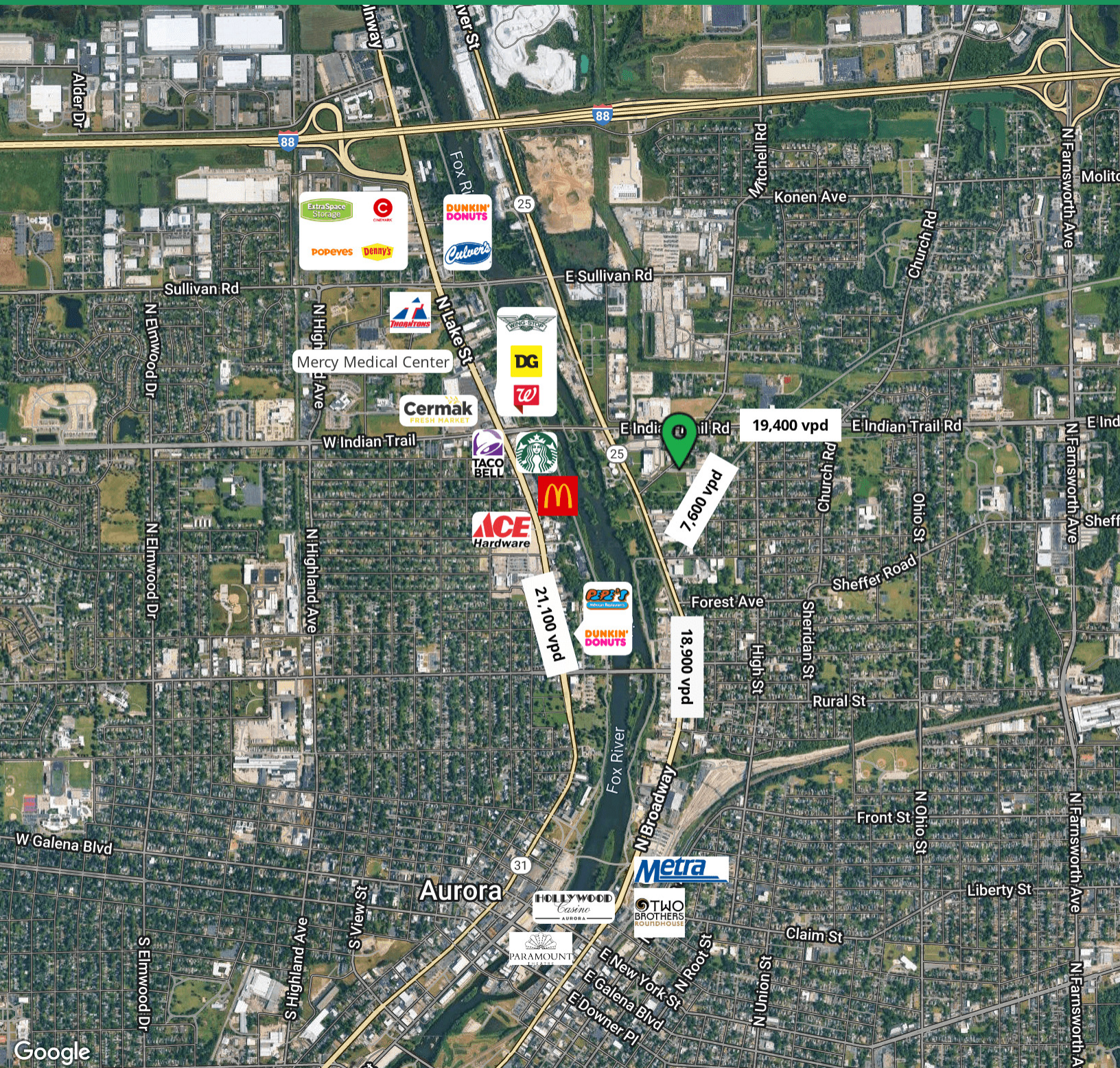
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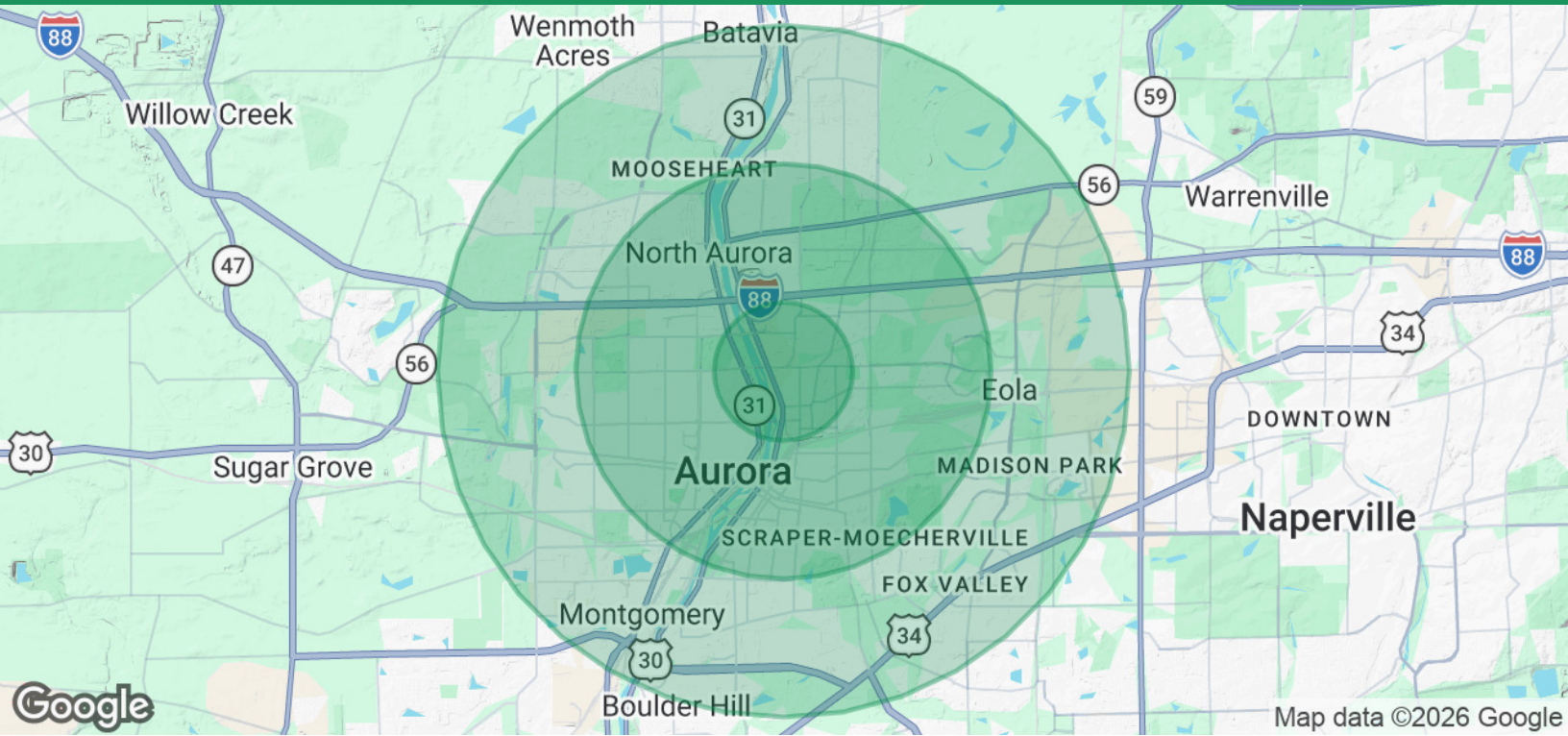
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Population

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 10,150 | 108,530 | 223,155 |
| Average Age | 33.9 | 35.1 | 36.2 |
| Average Age (Male) | 33.5 | 35.7 | 35.9 |
| Average Age (Female) | 36.0 | 35.3 | 37.4 |

Households & Income

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,466 | 35,718 | 77,611 |
| # of Persons per HH | 2.9 | 3.0 | 2.9 |
| Average HH Income | \$85,754 | \$101,301 | \$115,816 |
| Average House Value | \$214,101 | \$257,541 | \$289,600 |

2023 American Community Survey (ACS)

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