

For Sale

Commercial Land For Sale In Aurora

407 Hill Avenue, Aurora, IL 60505



Location Description

Located just 1.5 miles east of Downtown Aurora.

Property Highlights

- Commercial lot zoned for retail/office
- High traffic count
- Great visibility
- Utilities to site
- Owned by the City of Aurora
- Surrounded by retail and residential

Offering Summary

Sale Price:	\$320,000
Lot Size:	1.62 Acres
Zoning:	B-3: Business and Wholesale District

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	6,546	40,236	86,091
Total Population	22,020	122,320	250,924
Average HH Income	\$82,986	\$106,068	\$121,471

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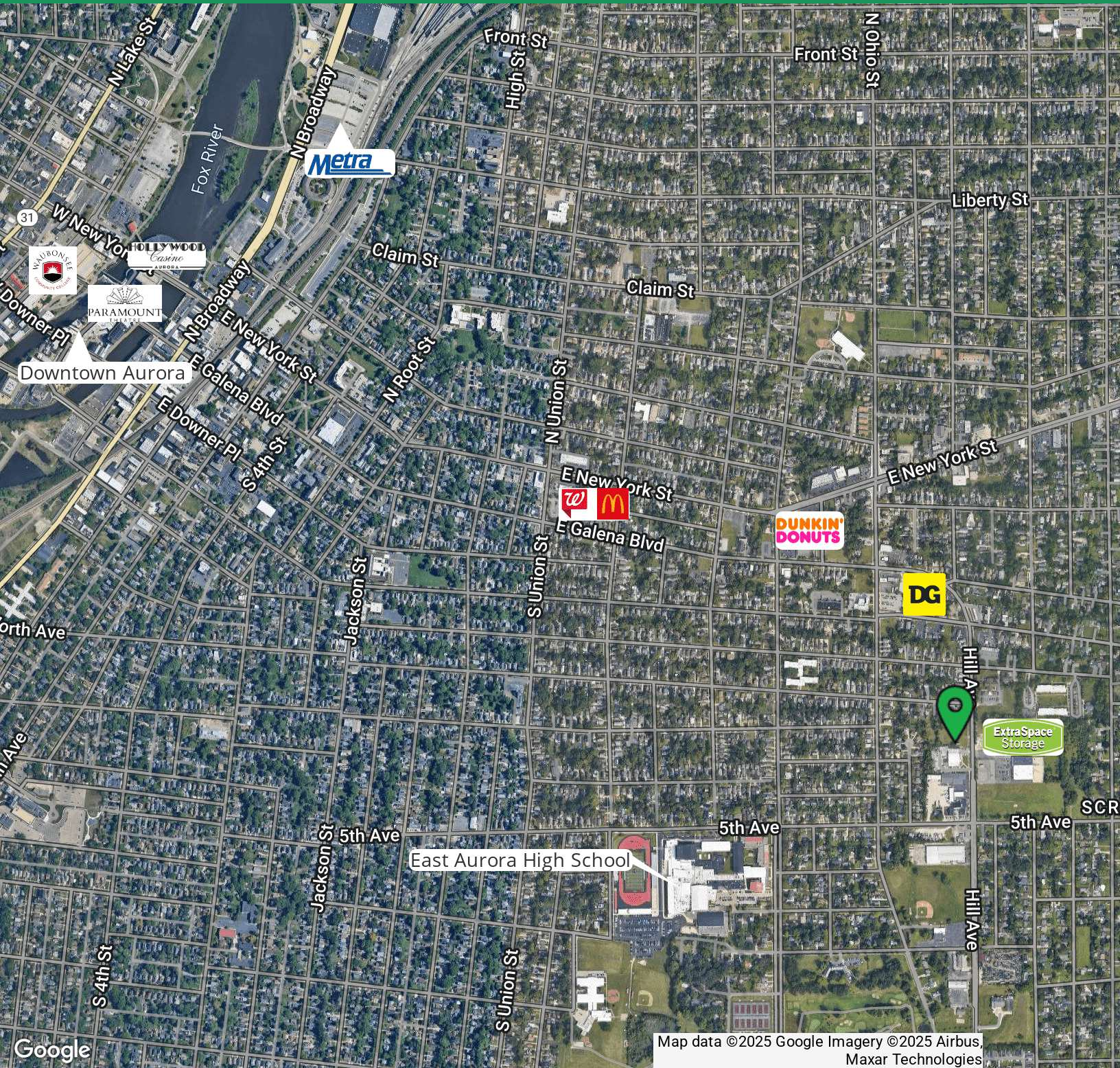
Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

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Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

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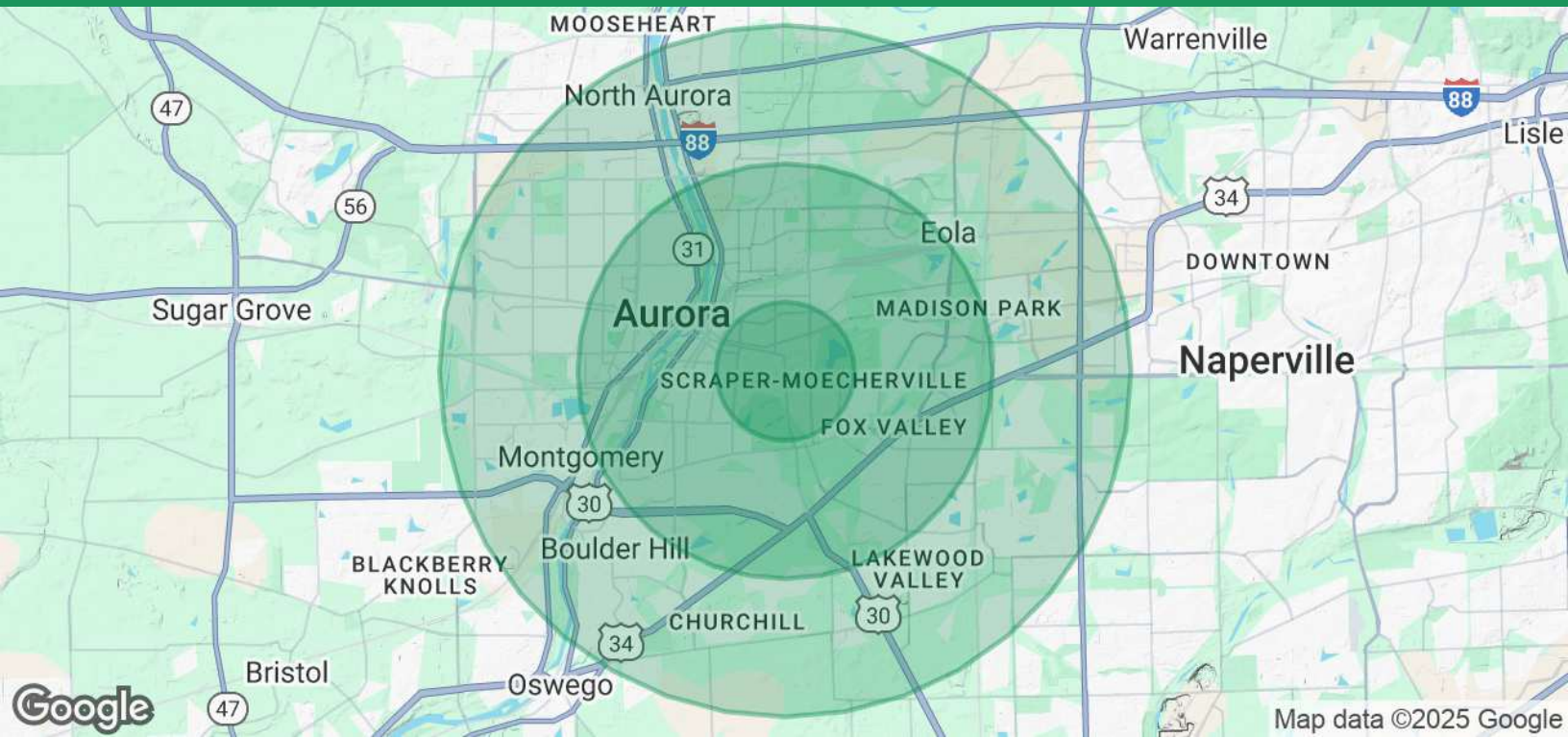
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Population

	1 Mile	3 Miles	5 Miles
Total Population	22,020	122,320	250,924
Average Age	34	36	37
Average Age (Male)	34	35	36
Average Age (Female)	35	37	38

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	6,546	40,236	86,091
# of Persons per HH	3.4	3	2.9
Average HH Income	\$82,986	\$106,068	\$121,471
Average House Value	\$203,104	\$258,338	\$305,677

Demographics data derived from AlphaMap

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