

FOR SALE

NORTH AURORA TOWNE CENTER DEVELOPMENT OPPORTUNITY

ORCHARD ROAD AND I-88
North Aurora, Illinois

PROPERTY HIGHLIGHTS



DESCRIPTION

- + ±31.59 acres
- + Zoned B-2 Business PUD
- + Potential Uses:
 - Commercial/Retail
 - Office/Industrial
 - High Density Residential
 - Hotel
- + Located 40 miles west of Chicago
- + I-88 Frontage
- + Full interchange at Orchard Road & I-88
- + High volume traffic counts:
 - 67,700 vehicles per day on I-88
 - 17,500 vehicles per day on Orchard Road
- + Asking:
 - Lot #1: Acreage: ±16.75 - \$1,459,260
 - Lot #2: Acreage: ±4.96 - \$1,080,288
 - Lot #3: Acreage: ±5.98 - \$1,302,444
 - Lot #4: Acreage: ±1.77 - \$ 462,607
 - Lot #5: Acreage - ±2.13 - \$ 556,697
- + Please call for additional information



CONTACT US

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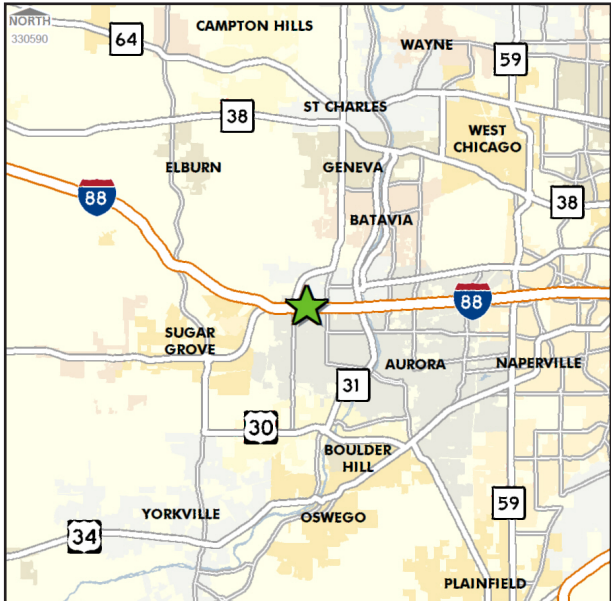
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ORCHARD ROAD AND I-88

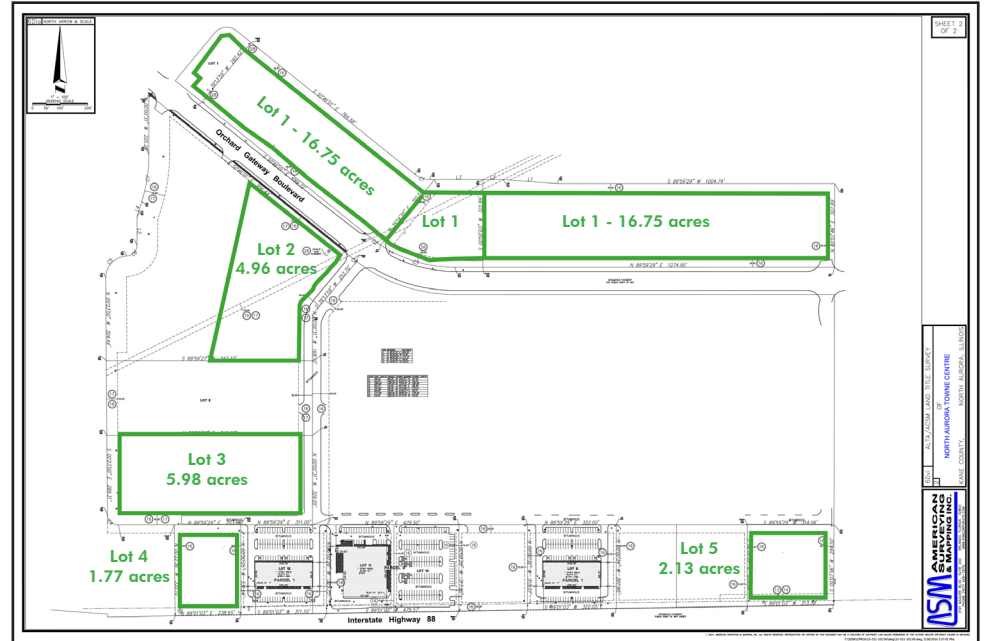
North Aurora, Illinois



LOCATION MAP



SURVEY



DEMOGRAPHICS

- | | |
|--------------------|----------------------------|
| + Population | + Average Household Income |
| - 3 miles: 57,584 | - 3 miles: \$84,718 |
| - 5 miles: 179,543 | - 5 miles: \$84,299 |
| - 7 miles: 289,324 | - 7 miles: \$93,664 |

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