



1,200sf | Space for lease

PROPERTY HIGHLIGHTS:

481 N. Commons Dr. | Aurora, IL



Facade & Monument
Signage Available



Abundant Parking



Signalized Intersection at New York
St. & Commons Dr.



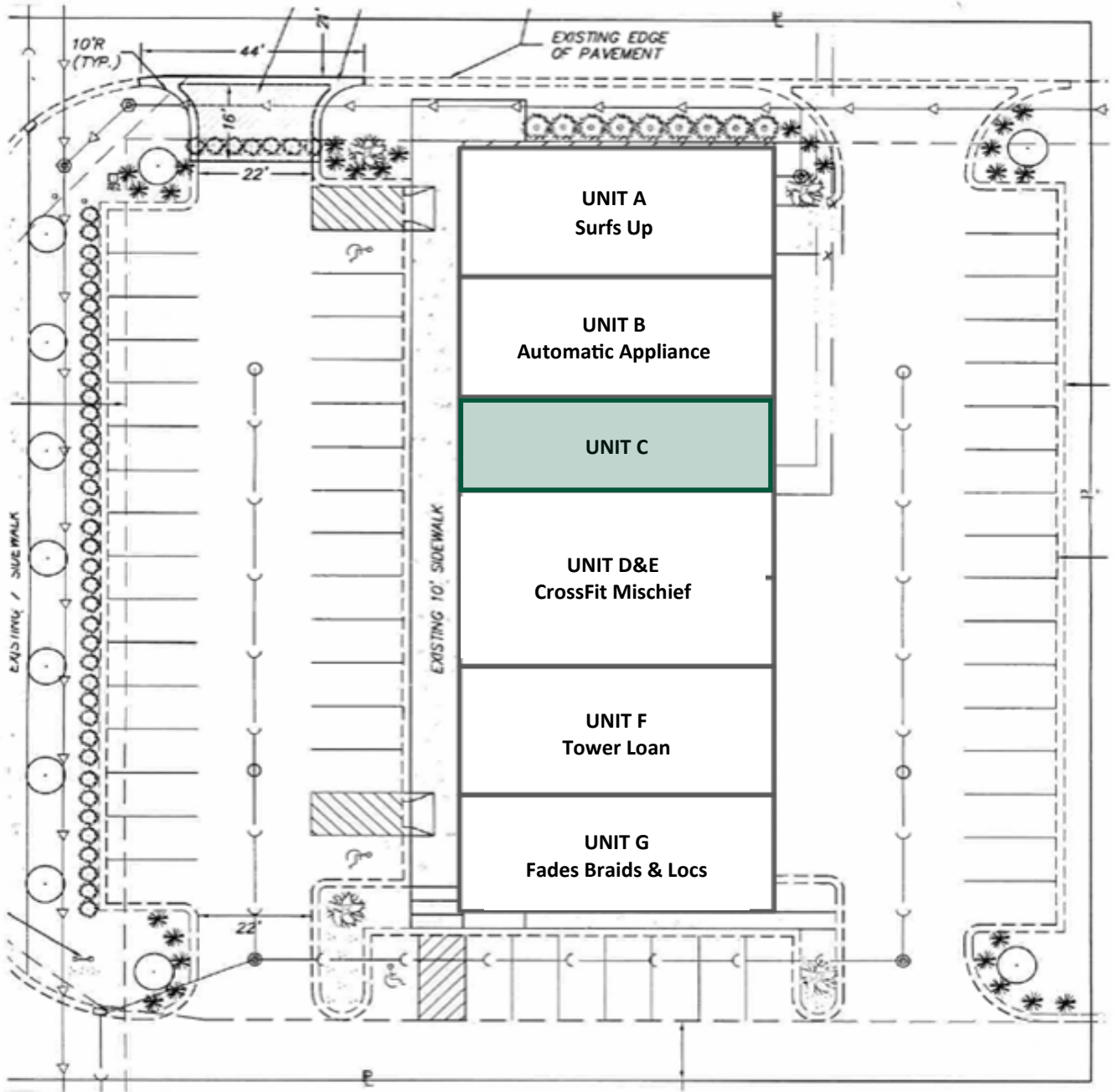
Route 59 Metra Station Two Miles
Northeast (one of the busiest stations
in the Chicago region)



INGER BRITT
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SHOPPING CENTER PLAN

AVAILABLE UNITS



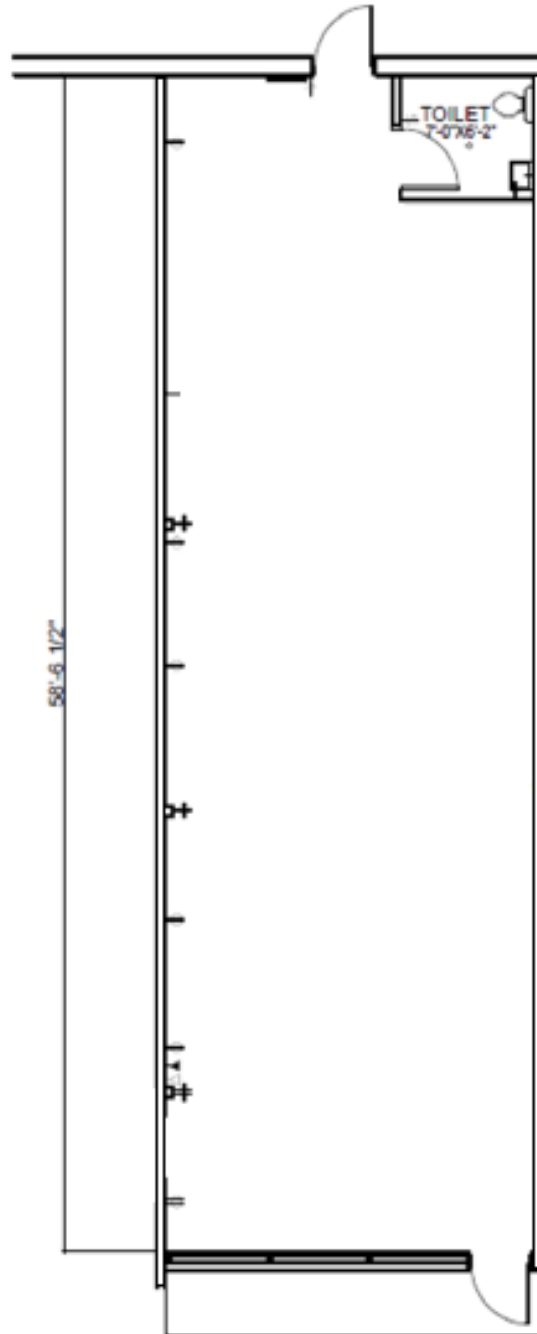
UNIT C

1,200 sf

LEASE RATE: \$12.00 /sf NET

Real Estate Taxes: \$1.77 /sf (2022 est.)

Operating Expenses: \$6.21 /sf (2022 est.)



TARGET MARKET HIGHLIGHTS

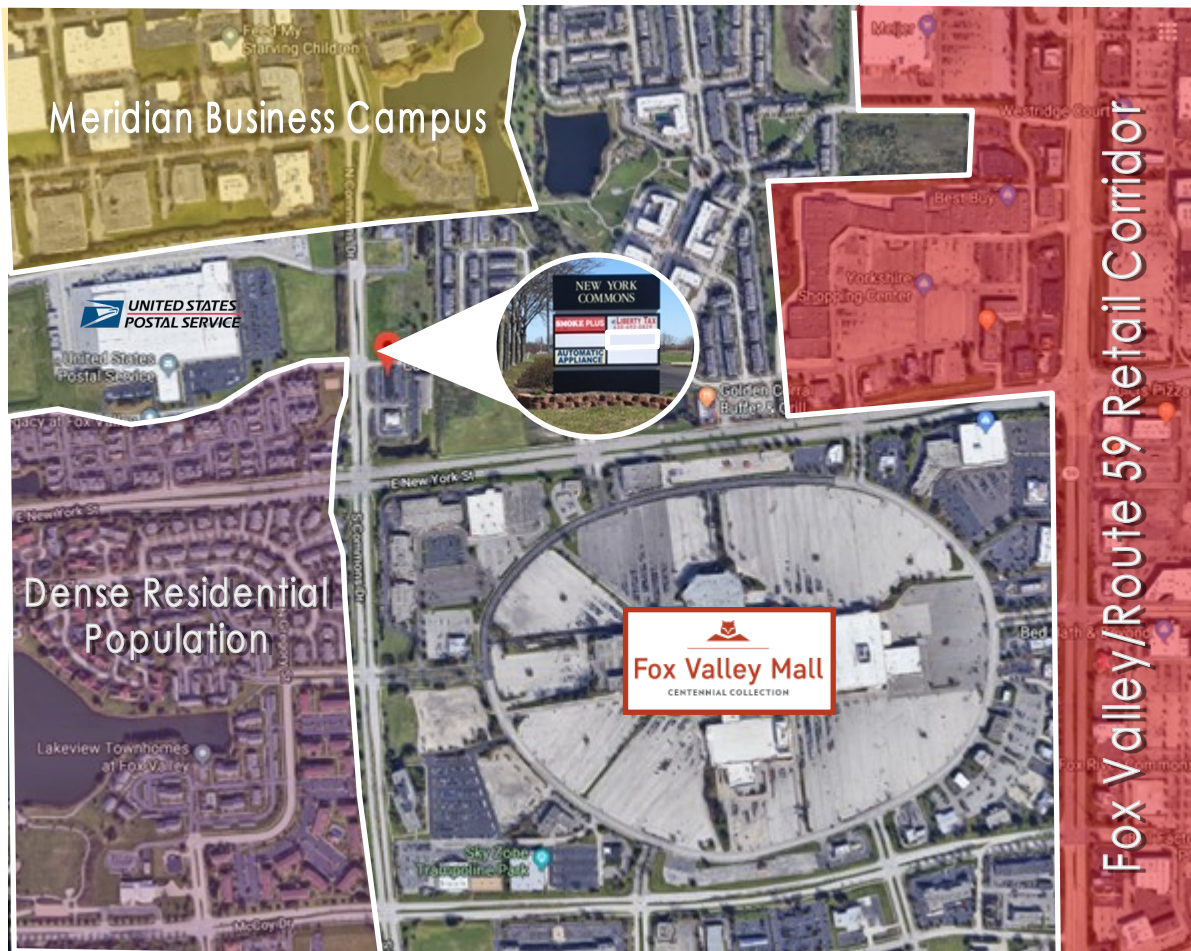
New York Commons



Meridian Business Campus is a 617 acre **business park**. It is home to 40+ local and national companies.



The intersection of Route 59 and E. New York St., draws **traffic counts** upwards of 60,000 vehicles per day.



The 2019 total **population** within a five mile radius of New York Commons - 481 N. Commons Dr. is 273,185.



The 1,500,000-square-foot enclosed **Fox Valley Mall** featuring over 120 retail shops, eateries and services, is a destination shopping center.