

4416 E. NEW YORK

AURORA, IL 60504 // RETAIL PROPERTY FOR LEASE



OFFERING SUMMARY

Available SF: 2,500 SF

Lease Rate: Negotiable

Lot Size: 0 Acres

Building Size: 2,500 SF

Market: West Suburban

PROPERTY OVERVIEW

This previous Sea food Quick Serve Restaurant enjoys High Traffic Counts and incredible Co tenancy. Co Tenants include Meijer, Best Buy, Value City, Planet Fitness and nearly 5 Million Square feet of Retail along this major corridor. Fox Valley Mall anchored by Macy's , JC Penney and a host of outlot and co tenants anchor this corner.

TRAFFIC COUNTS: 68,092 ON ROUTE 59
29,647 ON EAST NEW YORK

AURORA / NAPERVILLE IS ILLINOIS THIRD LARGEST TRADE AREA WITH OVER 5 MILES OF RETAIL ALONG ROUTE 59 BETWEEN 2 MAJOR TOLLWAYS

FOR MORE INFORMATION CONTACT:

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All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to its errors, omissions, changes, prior sale or lease or withdrawal without notice. Any projections, assumptions, and estimates, are presented as examples and may not represent actual performance. Recipients are encouraged to perform independent investigation of the property presented to their satisfaction.

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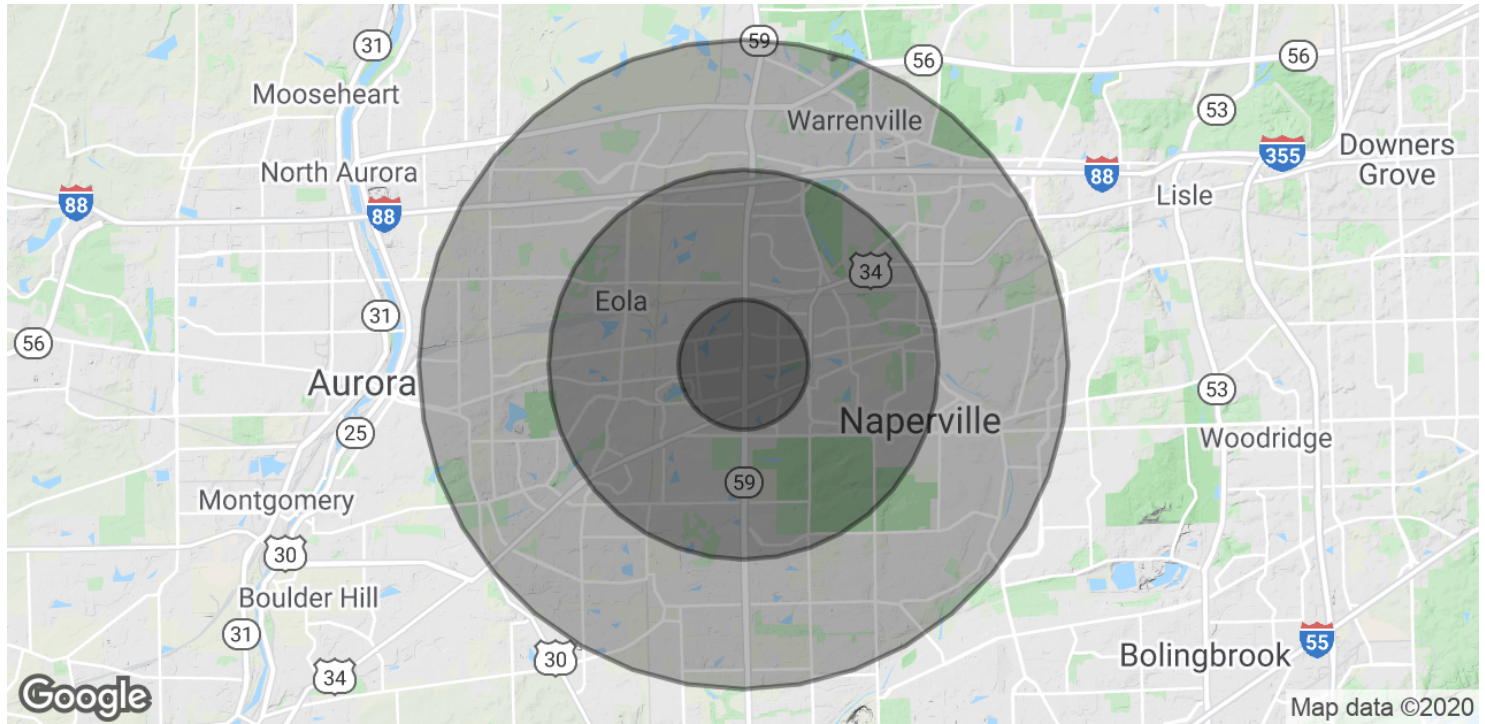
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,441	79,687	219,967
Average age	31.6	33.9	34.8
Average age (Male)	31.1	33.1	33.8
Average age (Female)	32.4	34.5	35.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,079	30,978	78,419
# of persons per HH	2.4	2.6	2.8
Average HH income	\$86,463	\$103,297	\$110,990
Average house value	\$307,708	\$382,743	\$408,079

* Demographic data derived from 2010 US Census

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