



Property Profile

Site Available	181,240 SF on +/- 8.5 AC parcel
Area Retailers	Planet Fitness, Family Dollar, Harbor Freight Tools, Ace Hardware, Cermak Produce
Traffic Counts	17,770 VPD (Lake Street)

Demographics

	1 mile	3 mile	5 mile
Population	15,747	136,405	244,890
Average HHI	\$65,011	\$72,543	\$95,236
Households	4,610	41,611	79,620
Employment	9,387	48,433	90,099

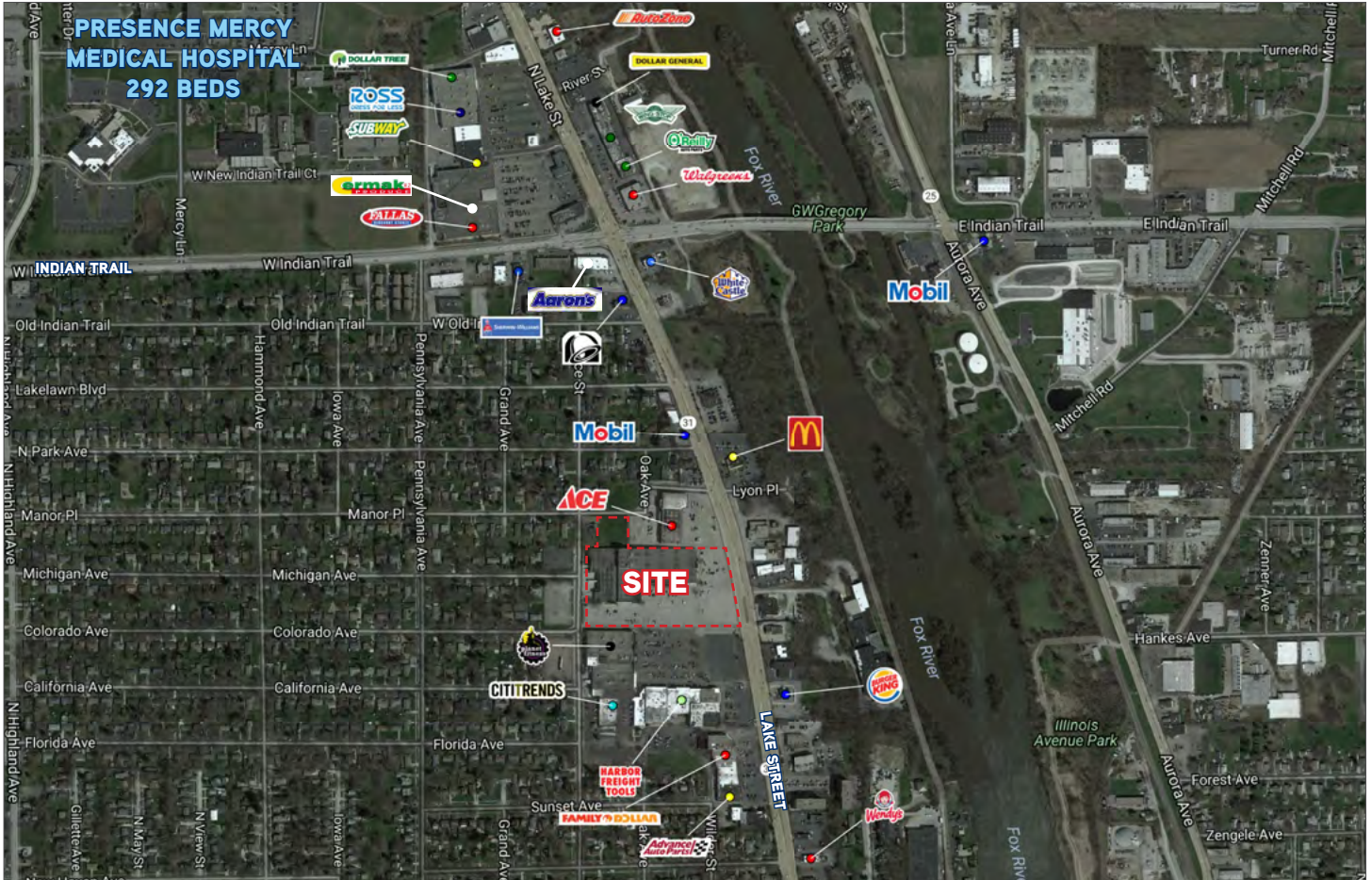
Property Highlights

- Existing big-box retail building available for redevelopment on large site in densely-populated downtown Aurora
- 181,240 SF retail building could be reused as retail or adaptively repurposed to warehouse / self-storage
- +/- 8.5 acre development site in dense, urban area
- Strong daily needs traffic drivers nearby

Contact

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Aerial (Market)



Aerial (Site)

