

AVAILABLE

SEC of Orchard and Oak - North Aurora, IL

Land and Existing Small Shop Space Available



TOTAL CENTER GLA: 350,000+ SF

» Property Highlights

- The best small shop and outlot space in the trade area, plus regional draw with Woodman's anchor

» Neighborhood Highlights

- New Target and JC Penny anchored shopping center located directly south with shared entrance
- Growing residential base

» Transportation Highlights

- Located on the full I-88 Interchange with Orchard Road exposure
- Orchard Road is the market's major north-south road

STATISTICS	1 MILE	3 MILE	5 MILE	TRAFFIC COUNTS
Residential Pop.	3,180	41,149	140,934	Orchard Rd - 26,400 VPD
Daytime Pop.	1,091	10,975	52,144	Oak St - 7,600 VPD
Average HHI	\$98,228	\$92,066	\$88,863	
Retail GLA	1,109,699 sf	2,532,514 sf	6,940,928 sf	
Office GLA	149,903 sf	983,132 sf	3,098,050 sf	



retail

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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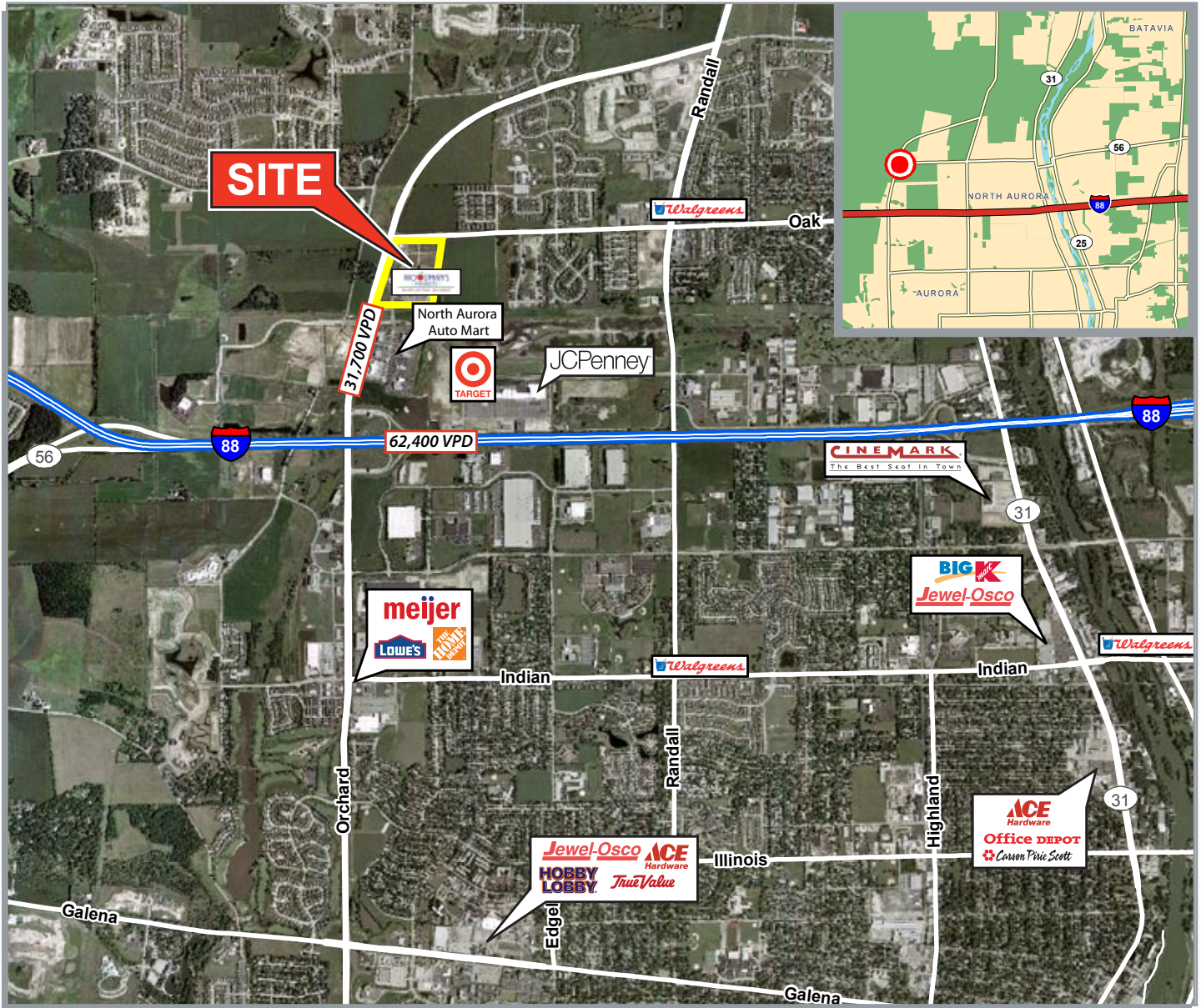
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