



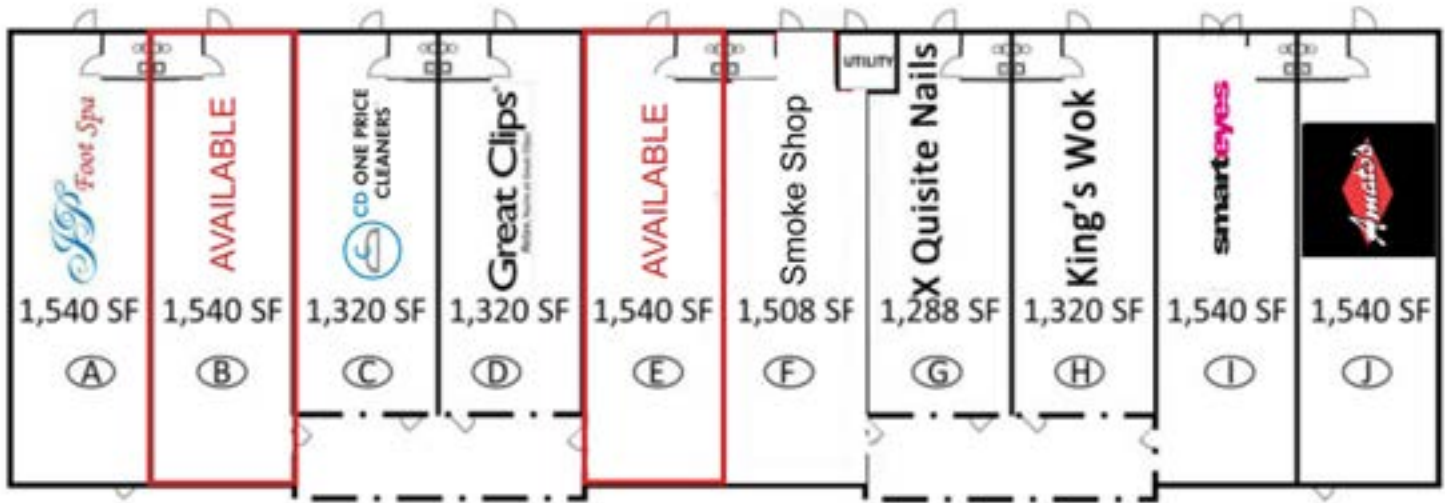
Retail Property For Lease



# NORTH EOLA PLAZA

3150 N. AURORA ROAD, AURORA, IL 60502

## NORTH EOLA PLAZA



### OFFERING SUMMARY

Available SF: 2 - 1,540 SF

Lease Rate: Contact Broker

Building Size: 14,456 SF

### PROPERTY HIGHLIGHTS

- Excellent high-visibility location just east of busy lighted intersection of Eola & N. Aurora
- Pylon signage available
- 48,800 vehicles per day on N. Eola Road
- 18,800 vehicles per day on N. Aurora Road
- Existing tenants include: Amato's Pizza, Smart Eyes, Great Clips, X Quisite Nails, King's Wok, CD One Price Cleaners, and more
- Other area retailers include Starbucks, Dairy Queen, Chipotle, Anytime Fitness, Jersey Mike's, Poke Bros, and more

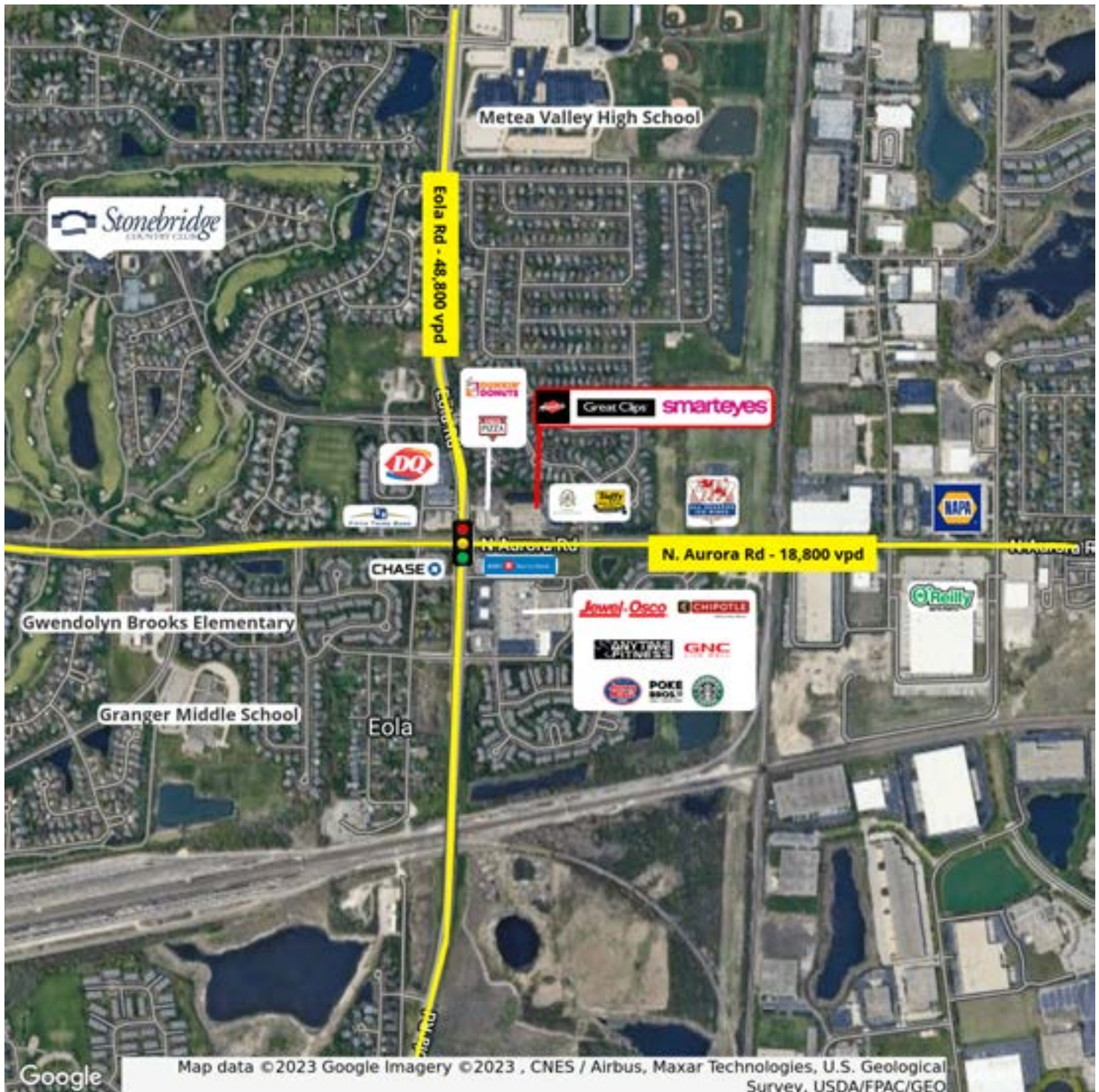
### LOCATION OVERVIEW

Neighborhood retail center directly across from Jewel Osco. Strong rooftops and demographics. Heavily populated area.  
1.5 miles south of I-88  
3 miles north of Fox Valley Mall  
0.3 miles from All Seasons Regional Ice Rink

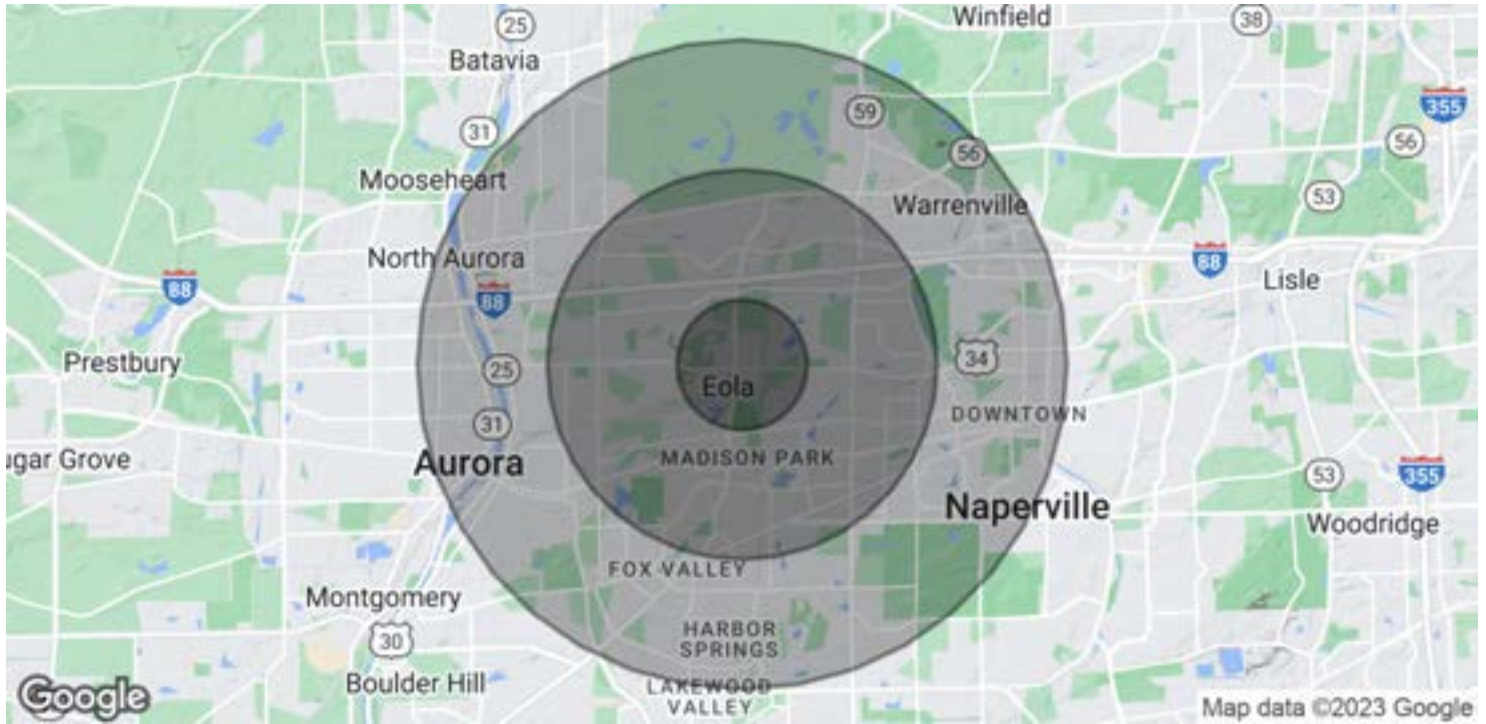
Strong local traffic generators: Metea Valley High School (2,878 Enrolled), Granger Middle School (967 Enrolled), Brooks Elementary School (738 Enrolled)



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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,907	71,224	215,987
Average Age	33.6	32.5	32.2
Average Age (Male)	34.7	32.4	31.6
Average Age (Female)	32.5	32.5	32.8

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,702	27,800	74,745
# of Persons per HH	2.6	2.6	2.9
Average HH Income	\$120,716	\$92,912	\$89,396
Average House Value	\$316,315	\$322,380	\$324,394

\* Demographic data derived from 2020 ACS - US Census