

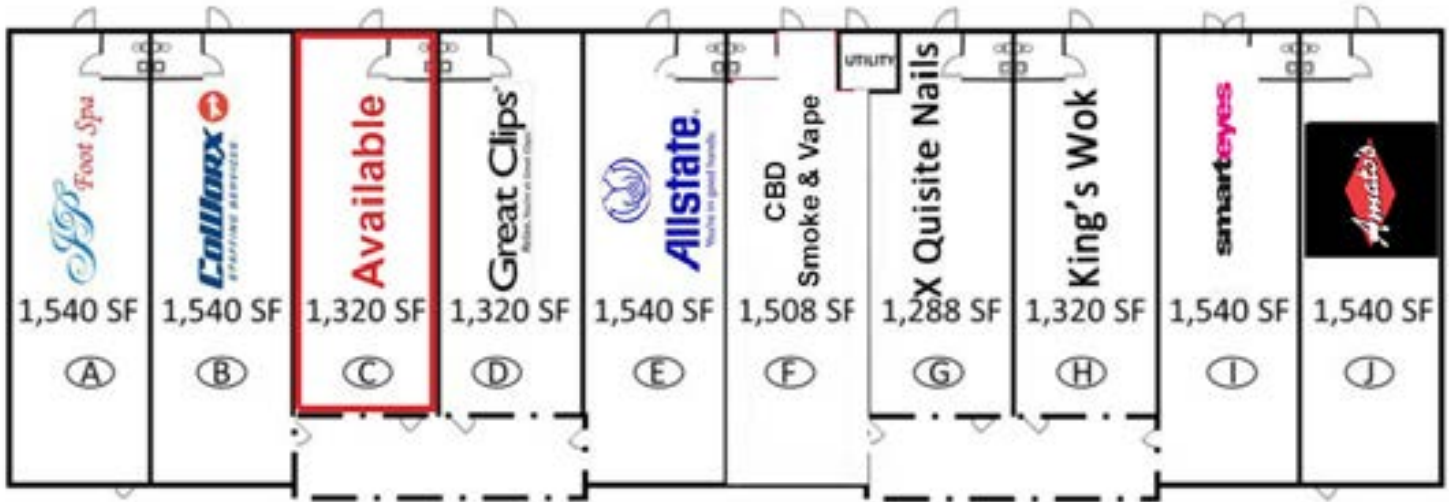


Retail Space For Lease



NORTH EOLA PLAZA

3150 N. AURORA, AURORA, IL 60502



OFFERING SUMMARY

Available SF: 1,320 SF

Lease Rate: Contact Broker

Building Size: 14,456 SF

Vehicles Per Day: 48,800 N. Eola
18,800 N. Aurora

PROPERTY OVERVIEW

Excellent high-visibility location on N. Aurora Road. Just east of N. Eola Road in Aurora.

- Pylon signage available
- Existing tenants include: Amato's Pizza, AllState, CoWorx Staffing, Smart Eyes, Great Clips, X Quisite Nails, King's Wok, and more

LOCATION OVERVIEW

- Neighborhood retail center directly across from Jewel Osco
- 90% occupied with local, regional and national tenants
- Strong rooftops and demographics
- Heavily populated area
- Located 1.5 miles south of I-88
- All Seasons Regional Ice Rink less than a mile away

Strong local traffic generators all within 1 mile of location:

- Metea Valley High School (2,878 Enrolled)
- Granger Middle School (967 Enrolled)
- Brooks Elementary School (738 Enrolled)

*site is Cloverleaf owned and managed





POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,907	71,224	215,987
MEDIAN AGE	33.6	32.5	32.2
MEDIAN AGE (MALE)	34.7	32.4	31.6
MEDIAN 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 2010 US Census