

Retail Space For Lease



1515 BUTTERFIELD VILLAGE CENTER

1515 BUTTERFIELD ROAD, AURORA, IL 60502

CATON COMMERCIAL REAL ESTATE GROUP // 1296 RICKERT DR, SUITE 200, NAPERVILLE, IL 60540 // CATONCOMMERCIAL.COM

1515 BUTTERFIELD VILLAGE CENTER



OFFERING SUMMARY

Available SF: 1,300 SF

Lease Rate: Contact Broker

Pass-Thrus: \$7.50/SF

Building Size: 14,883 SF

PROPERTY HIGHLIGHTS

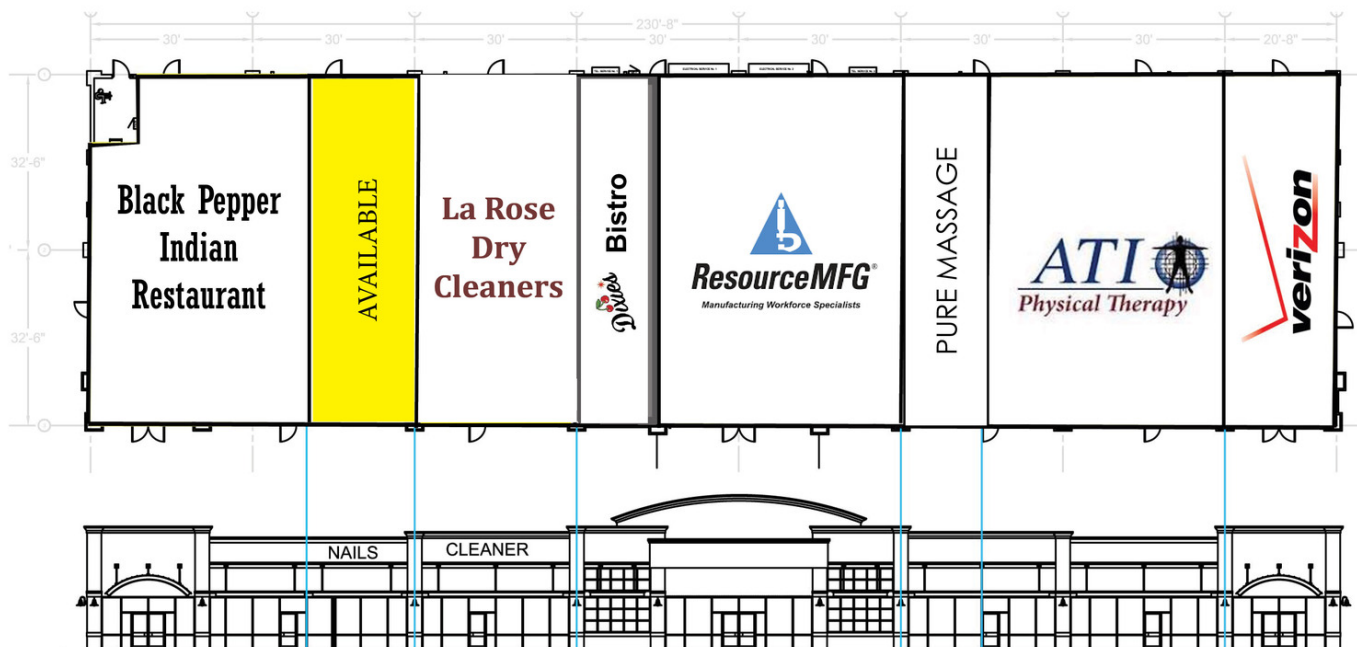
- Fully built-out nail salon available
- Existing equipment available for purchase
- Join current tenants: Verizon, ATI Physical Therapy, Dixie's Bistro and more

LOCATION OVERVIEW

Property ideally located at the hard-corner, stop-lighted intersection of Kirk Road and Butterfield Road. Surrounded by many retailers including: WalMart, Starbucks, Panera, WalGreens, Dunkin Donuts, T-Mobile, Sprint and Subway.

Convenient to Chicago Premium Outlets, located 1/2 mile south of property. The Premium Outlets were recently expanded, and is the largest outlet center in the Chicago market and ninth largest outdoor center in North America making it a top destination that attracts tens of thousands of shoppers each year.

1515 BUTTERFIELD VILLAGE CENTER



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
117	1,300 SF	NNN	Contact Broker	Nail Salon

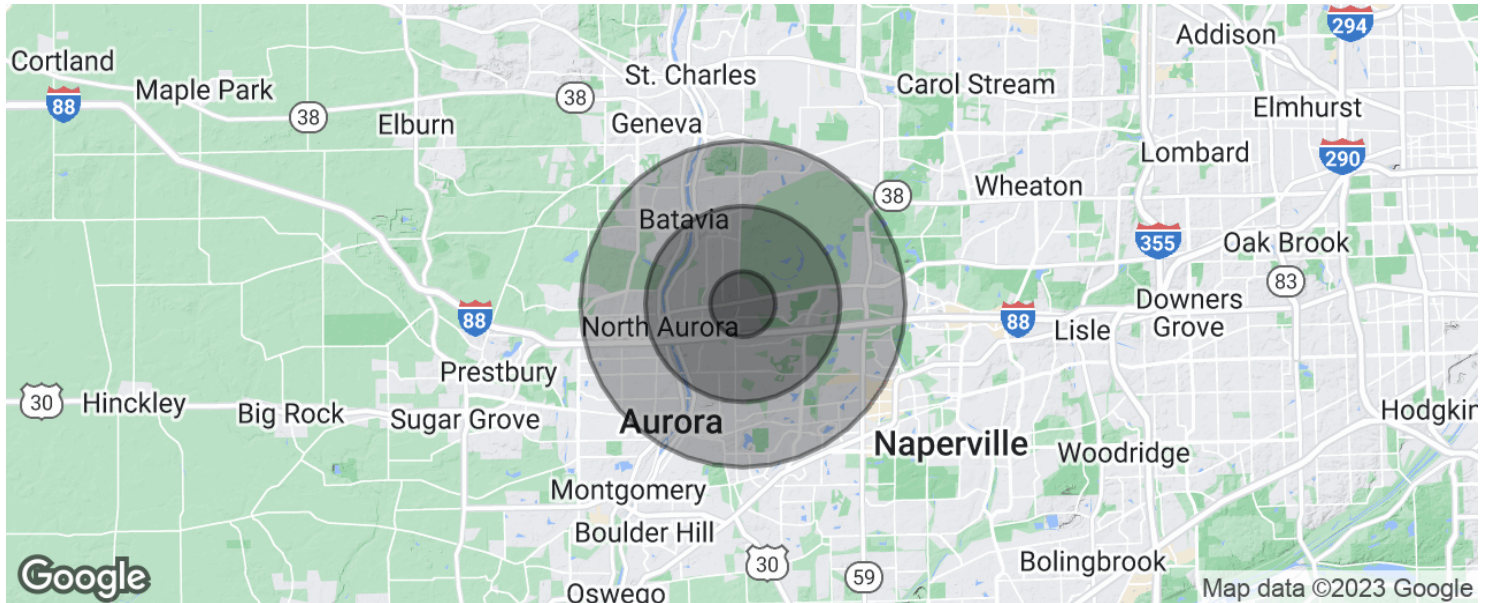
1515 BUTTERFIELD VILLAGE CENTER





1515 BUTTERFIELD ROAD, AURORA, IL 60502

1515 BUTTERFIELD VILLAGE CENTER



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,666	50,422	201,194
Median age	36.6	35.8	32.8
Median age (Male)	36.8	36.5	32.7
Median age (Female)	36.3	35.6	32.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,034	17,748	68,098
# of persons per HH	2.8	2.8	3.0
Average HH income	\$96,088	\$92,545	\$79,625
Average house value	\$381,589	\$311,525	\$278,433

* Demographic data derived from 2020 ACS - US Census

CATON COMMERCIAL REAL ESTATE GROUP // 1296 RICKERT DR, SUITE 200, NAPERVILLE, IL 60540 // CATONCOMMERCIAL.COM

RICH BOWDEN
815.252.7963
RICH@CATONCOMMERCIAL.COM

CHRISTINA CATON KITCHEL
815.436.5700
CHRISTINA@CATONCOMMERCIAL.COM