



Retail Property For Lease



CATON
COMMERCIAL
REAL ESTATE GROUP

LAKE SIDE RETAIL CENTER

2460 S. EOLA RD, AURORA, IL 60503

LAKESIDE RETAIL CENTER



OFFERING SUMMARY

Available SF: 1,365 - 1,400 SF

Lease Rate: \$14.00 SF/yr (NNN)

Zoning: B-2, General Retail

Building Size: 15,250 SF

PROPERTY HIGHLIGHTS

- Neighborhood center with space available
- Monument signage available
- Co-tenants include: Maciano's Pizza, Thai Orchid, Quality Care Chiropractic, Total Health Dental and B.A. Beauty Lounge
- Great demos: Nearly 69,000 people living within 3 miles of the site
- Direct right-in/right-out access on Eola, full access on Shiloh Dr.
- 84 Feet of frontage on busy Eola Road just south of Haffenrichter

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,533	21,629	65,961
Total Population	11,004	68,978	211,624
Average HH Income	\$105,553	\$108,919	\$97,164

LAKE SIDE RETAIL CENTER

LEASE TYPE | NNN **TOTAL SPACE** | 1,365 - 1,400 SF **LEASE TERM** | Negotiable **LEASE RATE** | \$14.00 SF/yr

	Sun Massage	Unit D 1,400 SF	Thai Orchid Restaurant	 Woolridge Grab N GO	 QUALITY CARE CHIROPRACTIC "When you want doctors who care."	 ba BEAUTY LOUNGE	Unit I 1,365 SF	 Total Health Dental Where good health begins with your smile
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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
D	Available	1,400 SF	NNN	\$14.00 SF/yr
I	Available	1,365 SF	NNN	\$14.00 SF/yr

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