



Land For Sale - Huge Price

+/- 1.1 acres available



Waterford and Montgomery Roads

Aurora, IL 60504

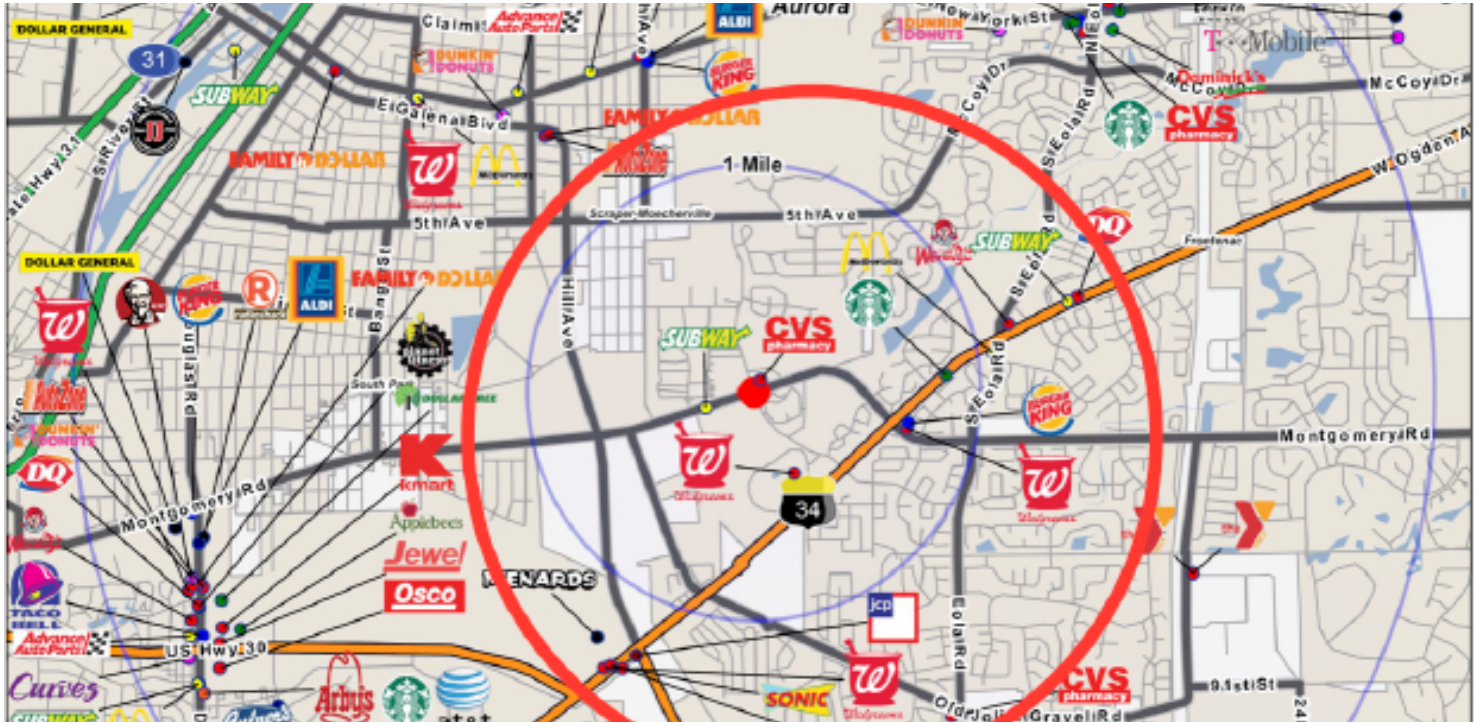
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OFFERING SUMMARY

Sale Price: \$119,790

Price / SF: \$2.50

Lot Size: 1.1 Acres

PROPERTY HIGHLIGHTS

- Adjacent to CVS Pharmacy
- 3,000+ new homes in nearby vicinity
- High visibility from Montgomery Road with 12,600 vehicles per day
- Less than 1 mile to Rush-Copley Medical Center
- Near multiple senior living centers
- Utilities all to the site

DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Households:	1,021	50,421	164,290
Total Population:	2,969	144,661	487,431
Average HH Income:	\$108,302	\$81,914	\$88,661

for more information contact:

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ADDITIONAL
PHOTOS

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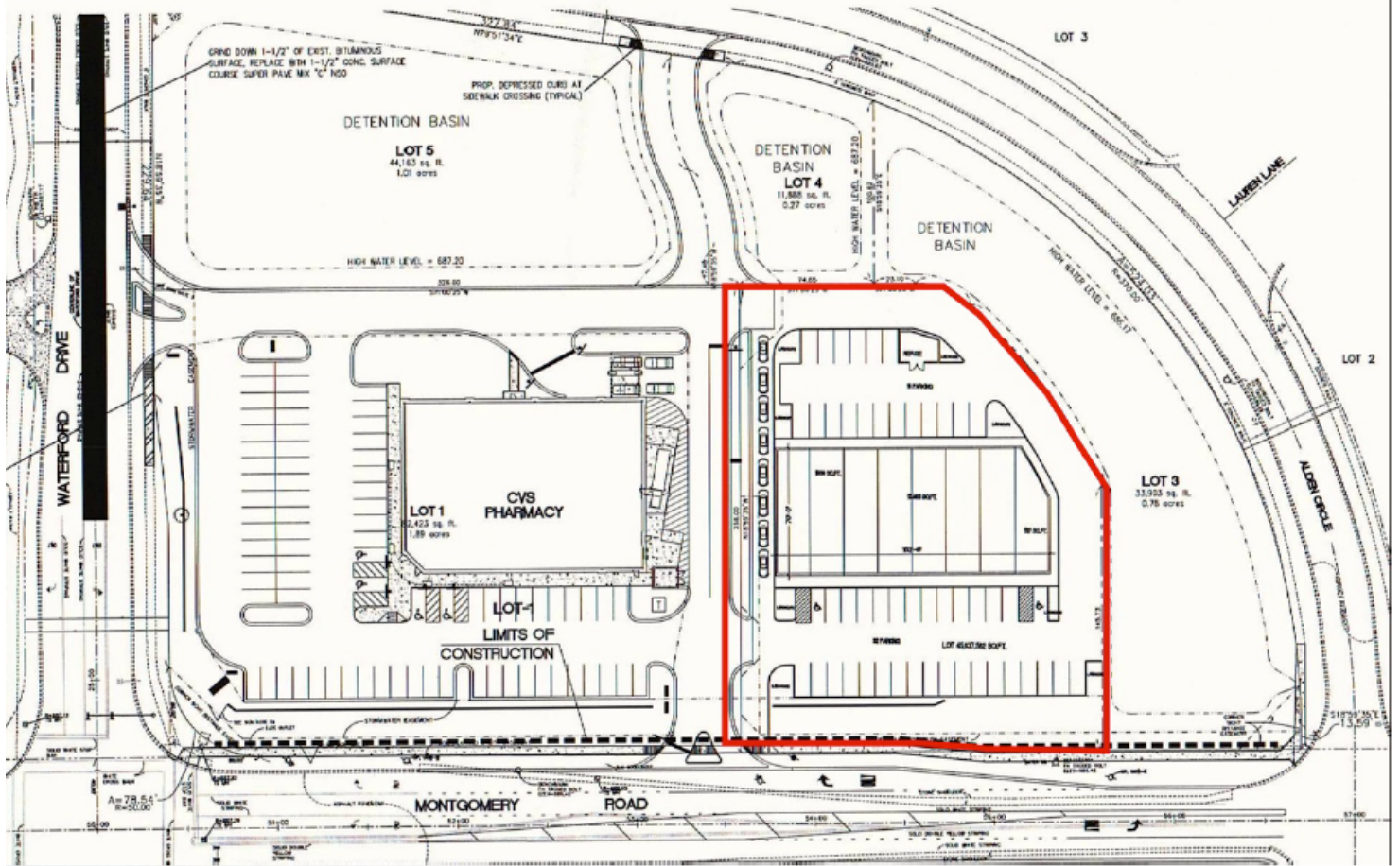
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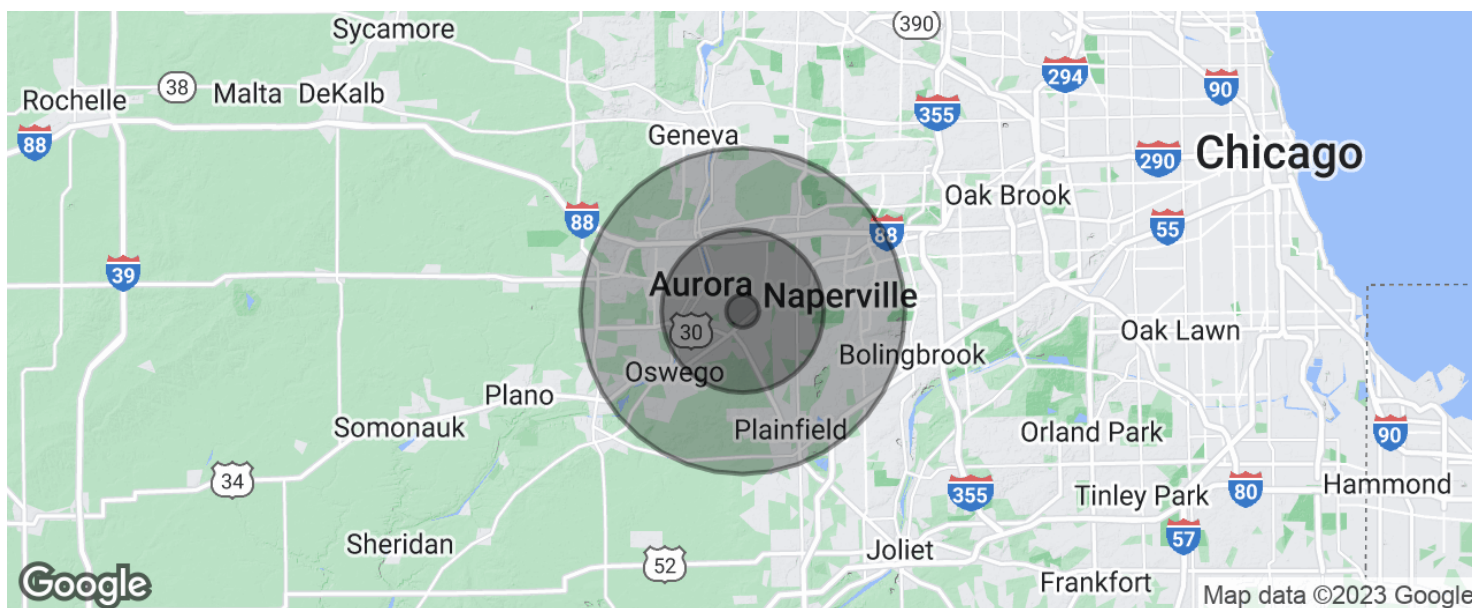
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	2,969	144,661	487,431
Median age	34.8	35.5	34.1
Median age (Male)	36.3	35.0	33.4
Median age (Female)	33.7	35.9	34.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,021	50,421	164,290
# of persons per HH	2.9	2.9	3.0
Average HH income	\$108,302	\$81,914	\$88,661
Average house value	\$484,814	\$286,830	\$303,777

* Demographic data derived from 2020 ACS - US Census

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