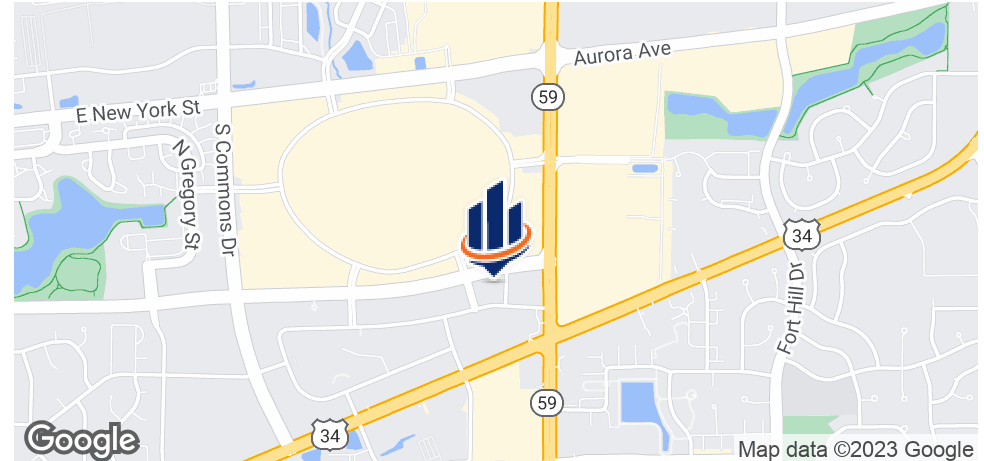


RETAIL SPACE ACROSS FROM FOX VALLEY MALL

4400 MCCOY DR
AURORA, IL 60504

Joel Miller, CCIM
Senior Advisor, Retail Services
O: 630.270.6949
joel.miller@svn.com

Property Summary



OFFERING SUMMARY

Available SF:	1,412 - 16,500 SF
Lease Rate:	\$22.00 SF/yr (NNN)
Pass Thru	\$5.75
Year Built:	2008
Building Size:	23,403 SF
Zoning:	B2-PDD
Market:	Chicago
Submarket:	Naperville / Aurora

PROPERTY OVERVIEW

Join Hanger Clinic, Midwest Orthopaedics at Rush, Yemeni Coffee Co, Pink Door Salon, and Edible in this upscale medtail center across from Fox Valley Mall.

Property is across from the Fox Valley Mall which is undergoing extensive reinvention including recently completed Lumen Fox Valley with 304 Luxury Residential units, Co-working space, extensive amenities, and expansive green spaces. Additional 600+ residential units in development with deliveries in 2024 and 2025.

LOCATION OVERVIEW

Property is located just one building west of Rt 59 on McCoy Dr, adjacent to the signaled southeast entrance to Fox Valley Mall in Aurora IL. Property is in the heart of the Rt 59 retail corridor surrounded by national retailers including Macy's, Costco, Whole Foods, Home Depot, Menards, Meijer, and Mall of India.

The property is on the signaled hard corner of McCoy & Venuti - the south-east entrance to Westfield Fox Valley Mall.

Available Spaces

LEASE TYPE | NNN

LEASE SPACE | 1,894 - 5,264 SF

LEASE TERM | Negotiable

LEASE RATE | \$22.00 SF/yr

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 118-120	3,370 - 5,264 SF	NNN	\$22.00 SF/yr	Turn-key fitness center ideal for class-based fitness, ma
Unit 122	1,894 - 5,264 SF	NNN	\$22.00 SF/yr	Space to be delivered in as-is condition with HVAC unit s



Additional Photos



RETAIL SPACE ACROSS FROM FOX VALLEY MALL | 4400 MCCOY DR AURORA, IL 60504

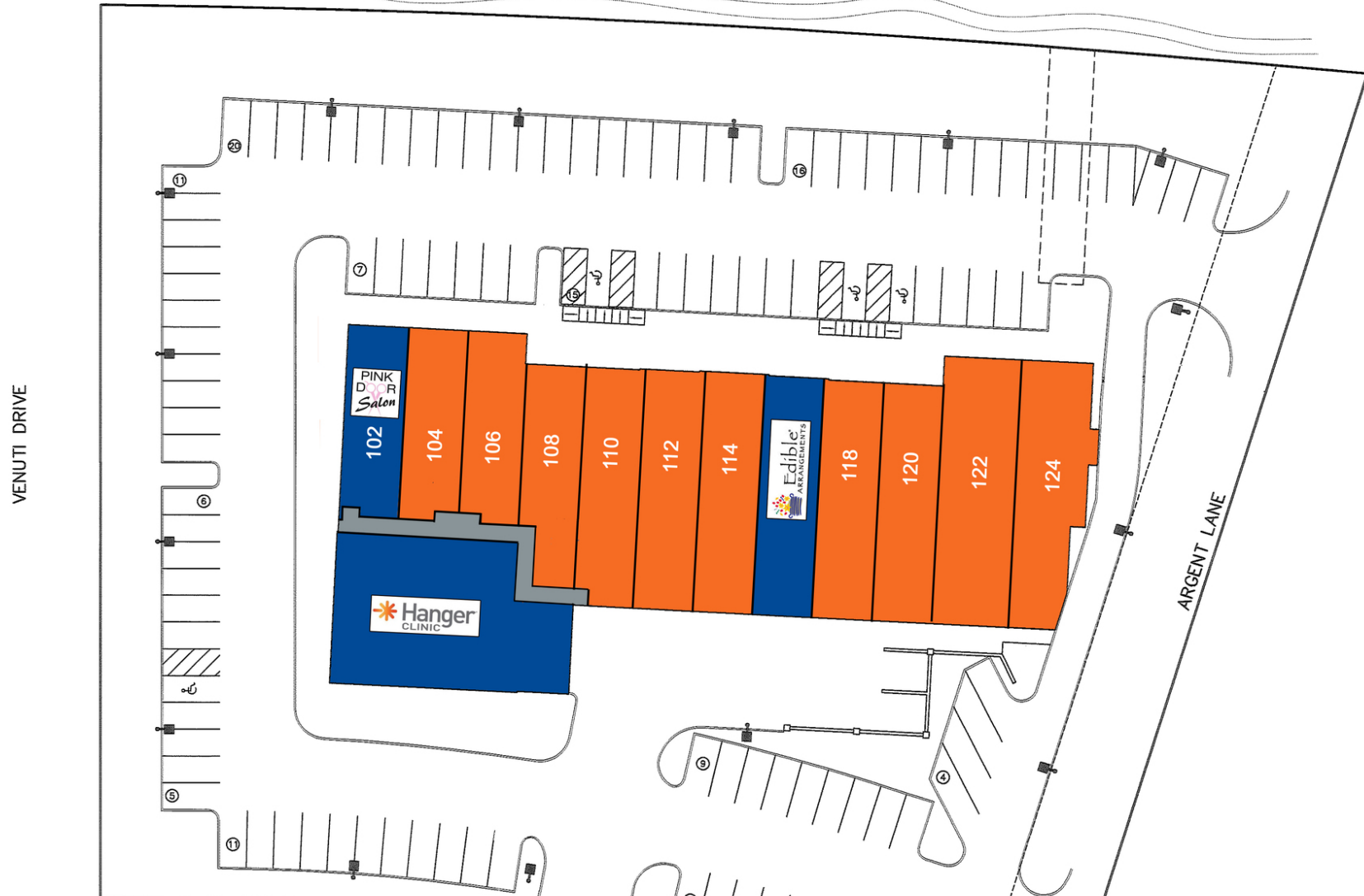
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SVN | Landmark Commercial Real Estate | Page 4

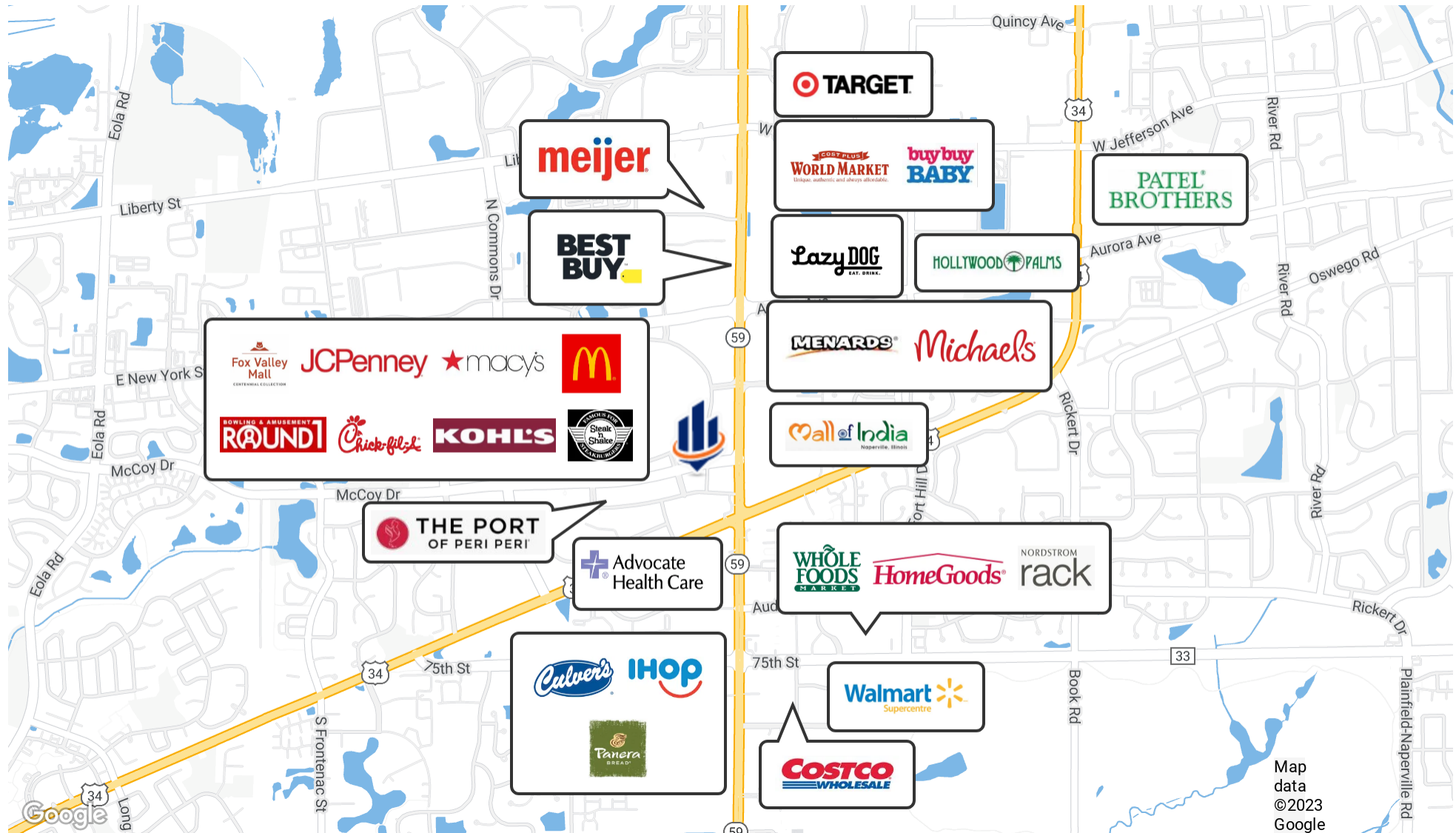
LUMEN Fox Valley - 304 Luxury Apartments



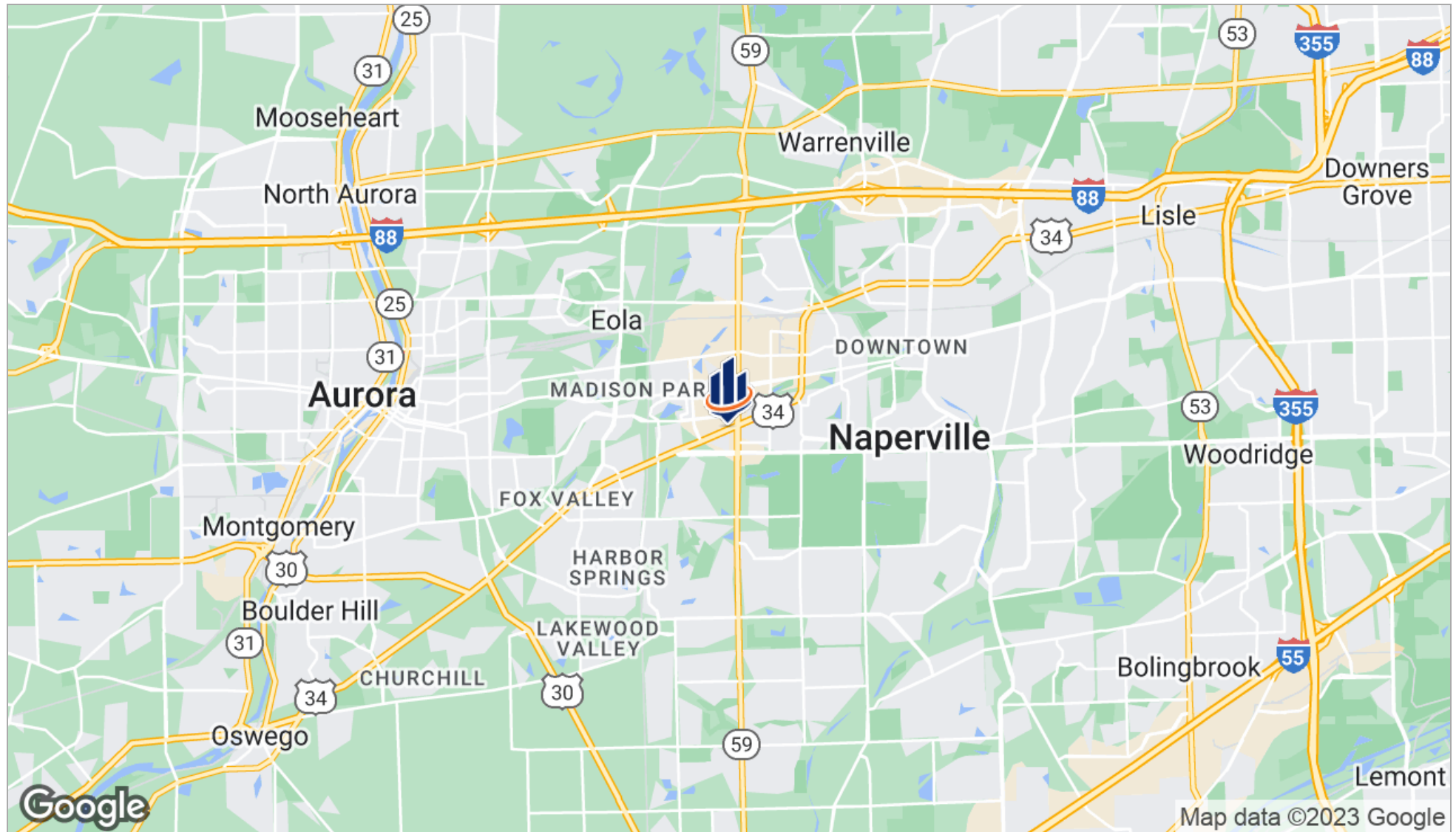
Site Plan



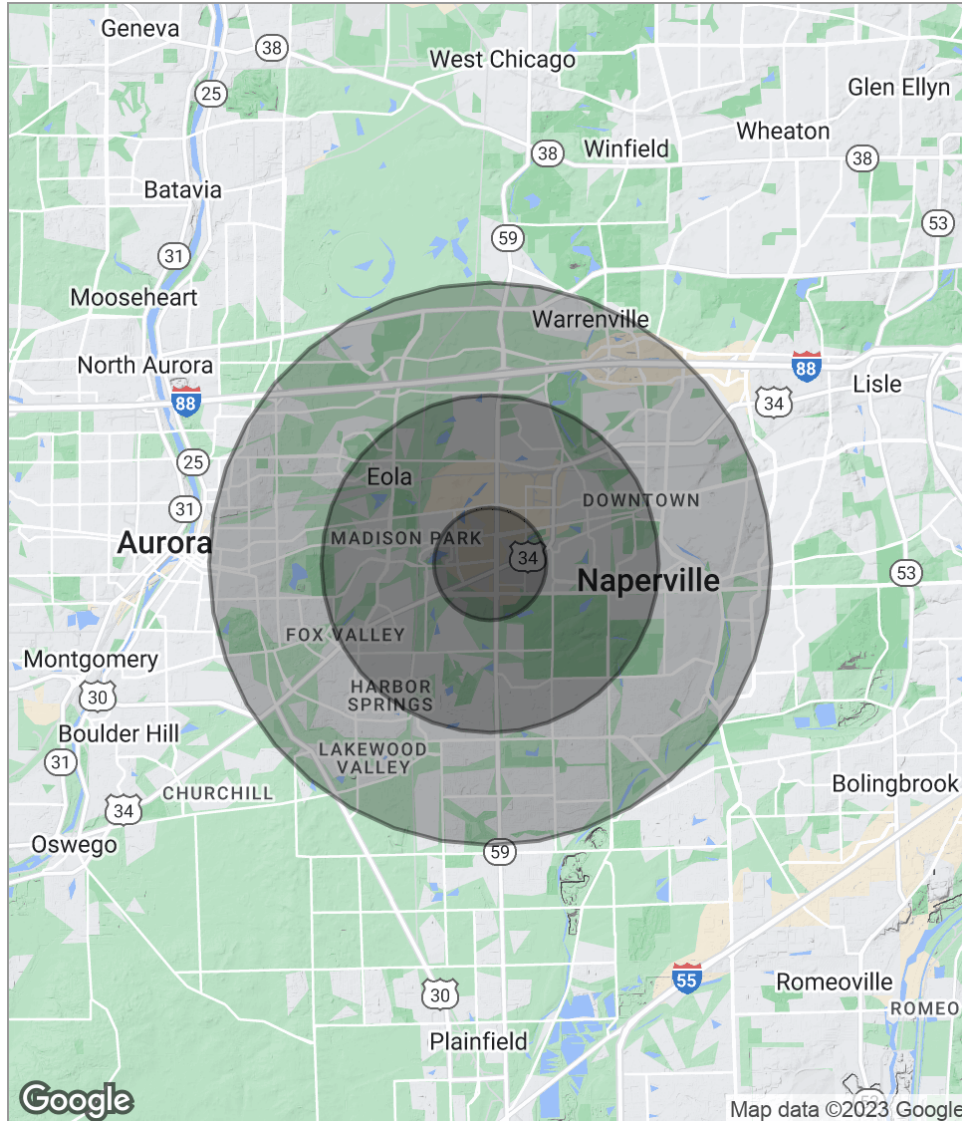
Retailer Map



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,729	84,850	226,974
Median age	30.9	33.6	34.7
Median age [Male]	30.8	32.6	33.7
Median age [Female]	31.3	34.4	35.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,453	32,066	80,091
# of persons per HH	2.5	2.6	2.8
Average HH income	\$86,722	\$105,496	\$112,598
Average house value	\$327,874	\$392,848	\$414,582
ETHNICITY [%]	1 MILE	3 MILES	5 MILES
Hispanic	11.5%	9.0%	11.7%
RACE [%]	1 MILE	3 MILES	5 MILES
White	60.3%	67.5%	72.1%
Black	10.8%	8.4%	7.2%
Asian	19.7%	17.4%	13.2%
Hawaiian	0.4%	0.1%	0.1%
American Indian	0.4%	0.2%	0.3%
Other	1.7%	3.1%	4.7%

* Demographic data derived from 2020 ACS - US Census