

JAMESON.

# FOR LEASE

## RETAIL

160 S. River Street | Aurora, IL 60506

\$10.00 - 22.00 SF/yr

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## LEASE OVERVIEW

LEASE PRICE:	\$10 - \$22.00 SF/yr
LOT SIZE:	1.72 AC
UNIT 110:	4,400 SF
UNIT 112:	5,500 SF
YEAR BUILT:	2008
ZONING:	RETAIL
MARKET:	Downtown Aurora
BUILDING CLASS:	A

## AREA TENANTS

- Wyckwood House Aurora
- McDonald's
- Society 57
- Tredwell Coffee

## PROPERTY DESCRIPTION

Beautiful retail space located on first floor of busy River Street Plaza. Unit 112 is a raw vacant space with high ceilings, perfect for a restaurant with plenty of outdoor seating. Can also be utilized for retail and office space! Unit 110 is currently built out for a law firm with 10+ private offices, a conference room and a breakroom. Tons of natural light in both spaces with abundant parking. Located on busy River-walk in Aurora.

Let's set up a tour today!

## PROPERTY HIGHLIGHTS

- Private Entrance/Exits
- Prime location on S. River Street in Downtown Aurora
- Expansive outdoor patio overlooking the Fox River
- Three blocks from the Hollywood Casino, Paramount Theatre, and much more.
- One mile from the Aurora Metra Station

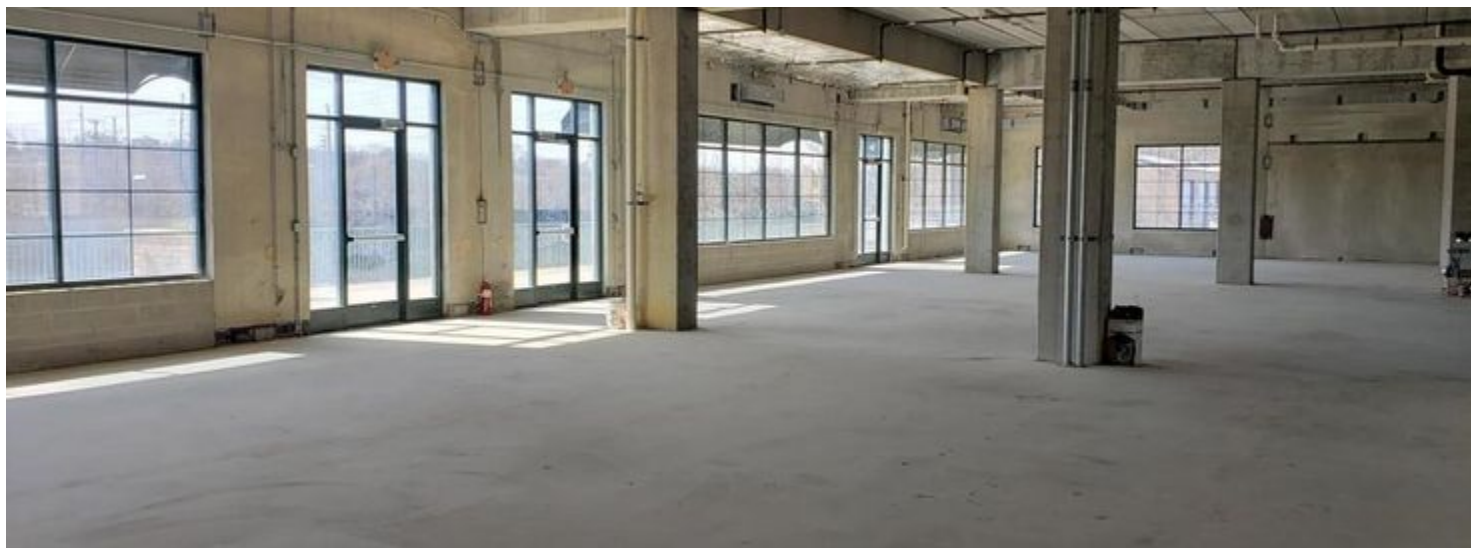
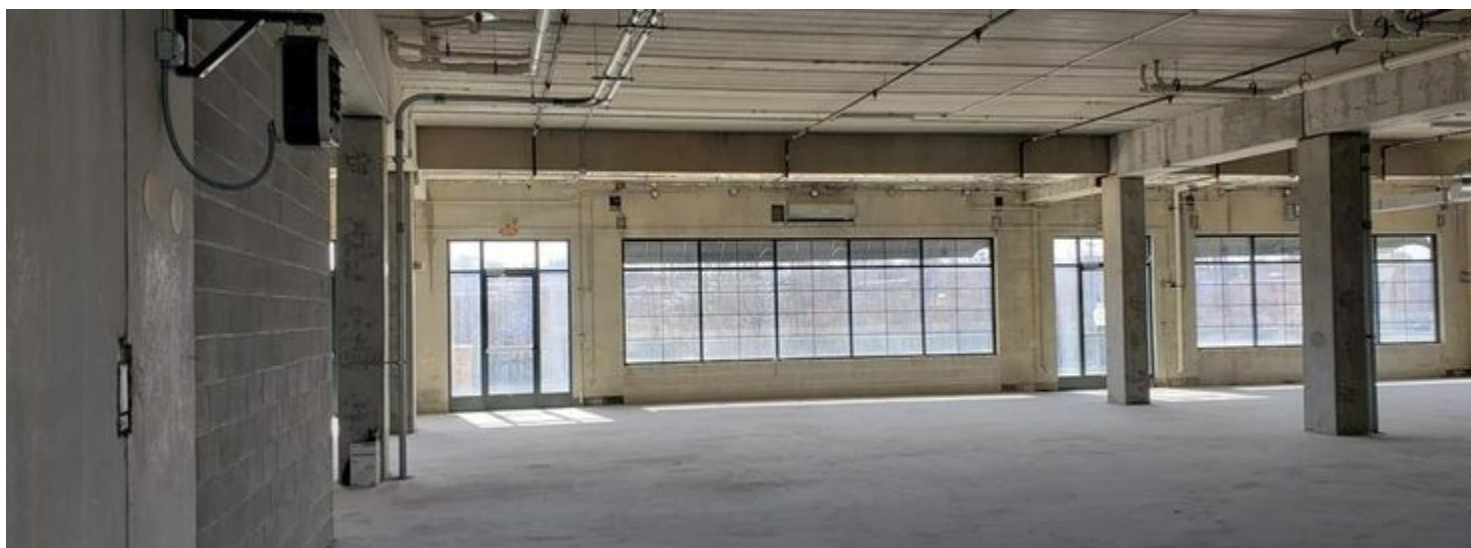


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## UNIT 112 PHOTOS

160 S. River Street, Aurora, IL 60506

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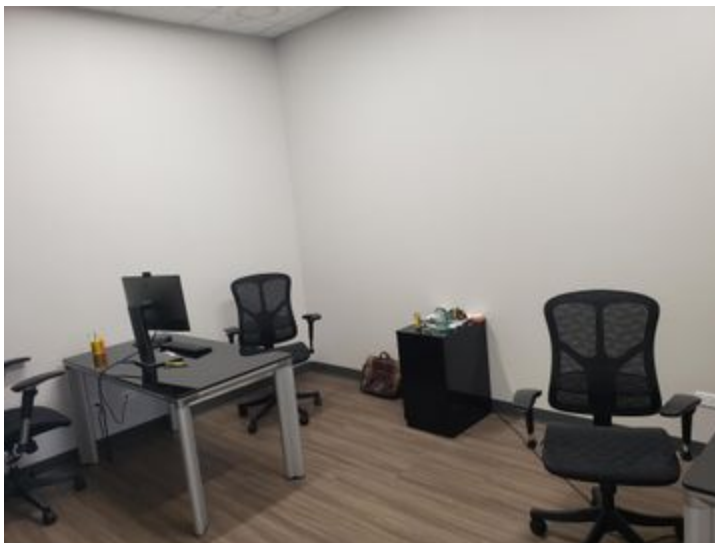
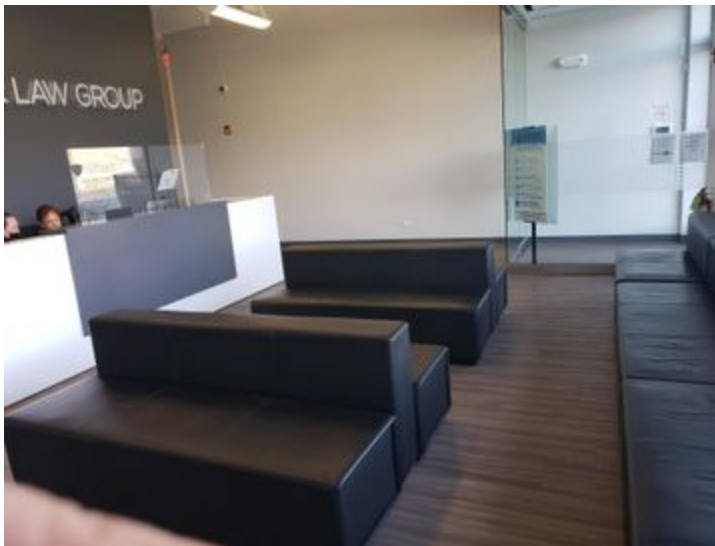
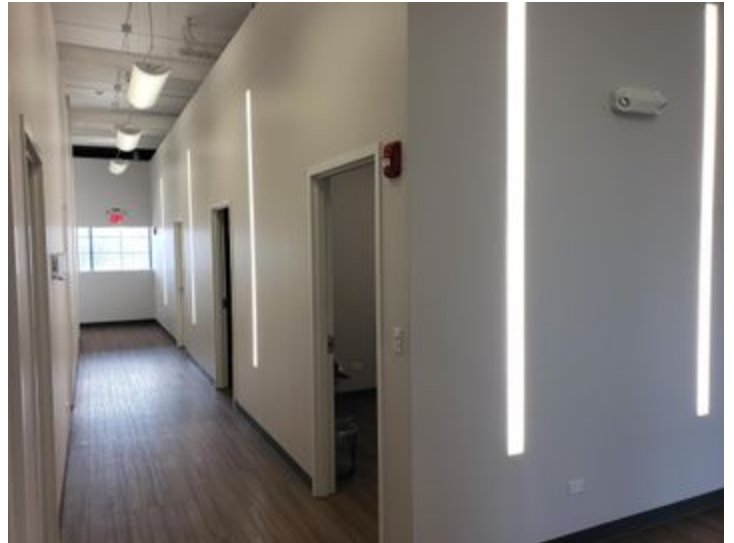


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## UNIT 110 PHOTOS

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## PROPERTY PHOTOS

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## AERIAL &amp; STREET DETAIL

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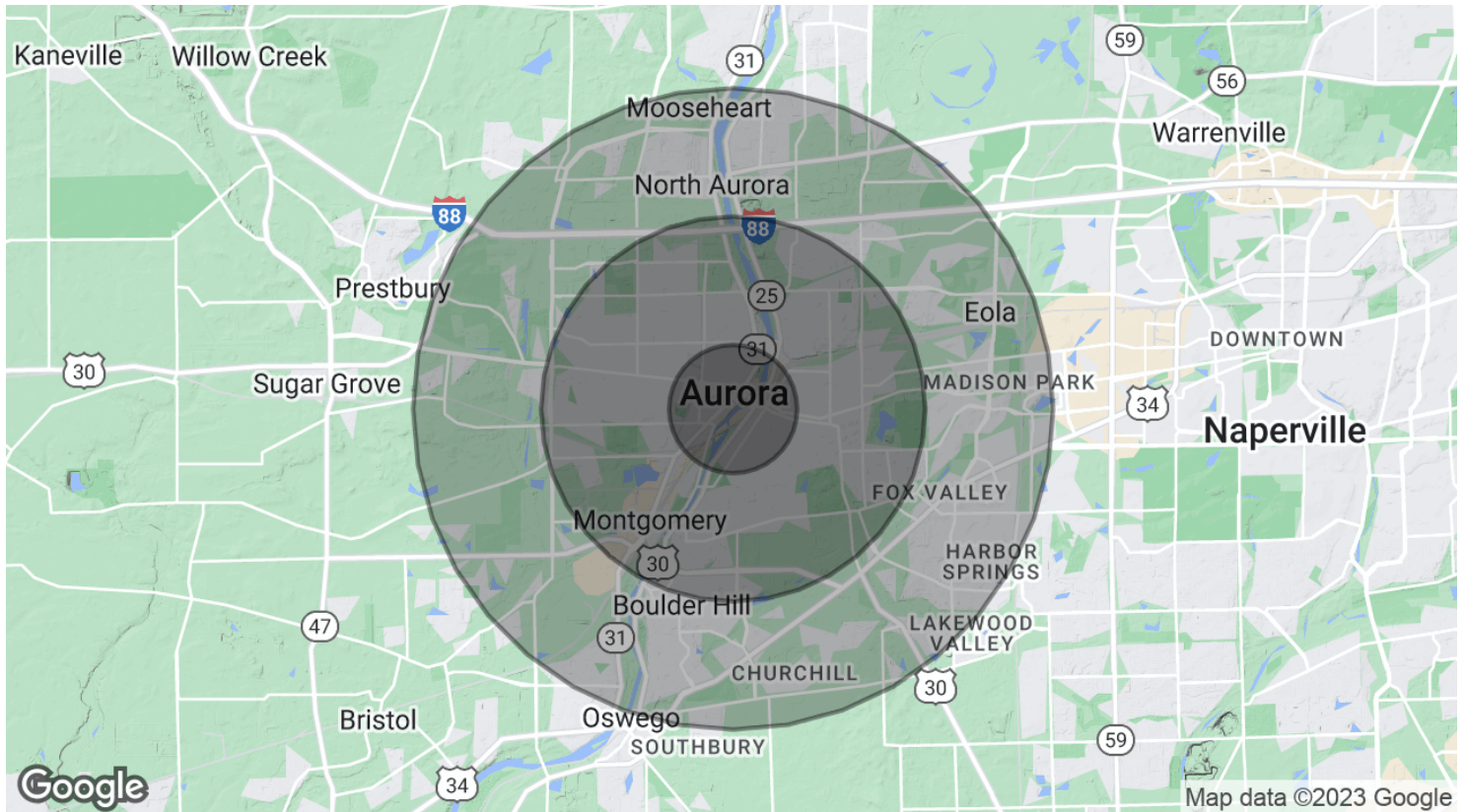




## DEMOGRAPHICS MAP &amp; REPORT

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	24,728	148,733	250,723
Average Age	28.5	30.1	31.8
Average Age (Male)	28.0	29.3	31.0
Average Age (Female)	29.0	30.7	32.4

## HOUSEHOLDS &amp; INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,610	46,113	82,113
# of Persons per HH	3.2	3.2	3.1
Average HH Income	\$51,917	\$57,856	\$68,341
Average House Value	\$167,467	\$180,925	\$222,481

\* Demographic data derived from 2020 ACS - US Census