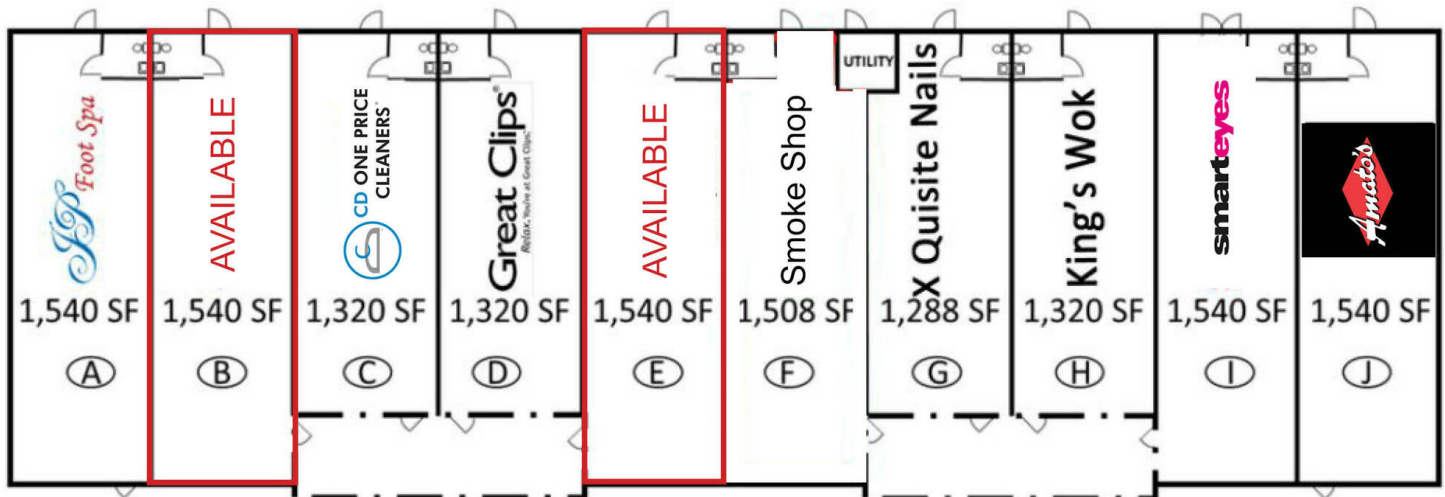




NORTH EOLA PLAZA

3150 N. AURORA ROAD, AURORA, IL 60502

NORTH EOLA PLAZA



OFFERING SUMMARY

Available SF: 2 - 1,540 SF

Lease Rate: Contact Broker

Building Size: 14,456 SF

PROPERTY HIGHLIGHTS

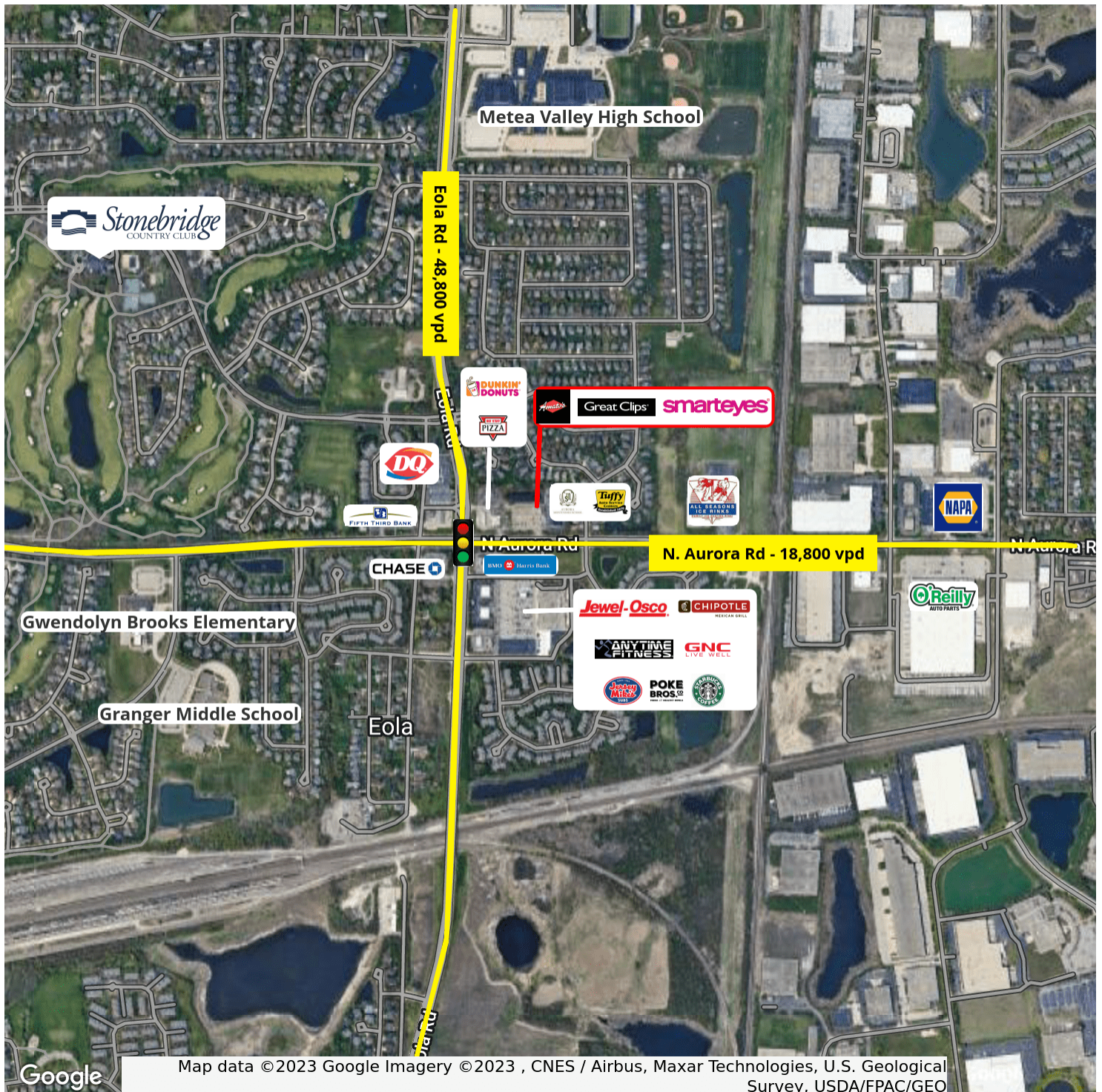
- Excellent high-visibility location just east of busy lighted intersection of Eola & N. Aurora
- Pylon signage available
- 48,800 vehicles per day on N. Eola Road
- 18,800 vehicles per day on N. Aurora Road
- Existing tenants include: Amato's Pizza, Smart Eyes, Great Clips, X Quisite Nails, King's Wok, CD One Price Cleaners, and more
- Other area retailers include Starbucks, Dairy Queen, Chipotle, Anytime Fitness, Jersey Mike's, Poke Bros, and more

LOCATION OVERVIEW

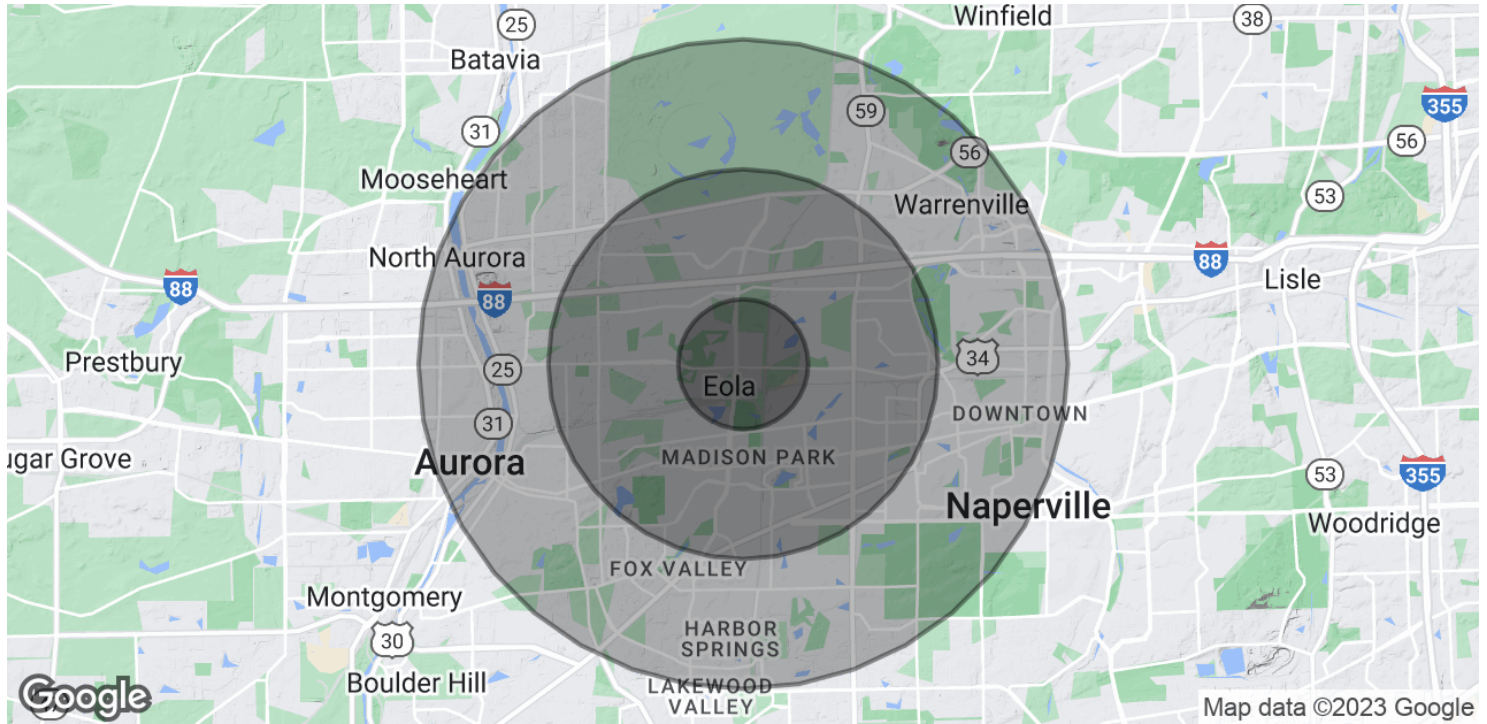
Neighborhood retail center directly across from Jewel Osco. Strong rooftops and demographics. Heavily populated area.
1.5 miles south of I-88
3 miles north of Fox Valley Mall
0.3 miles from All Seasons Regional Ice Rink

Strong local traffic generators: Metea Valley High School (2,878 Enrolled), Granger Middle School (967 Enrolled), Brooks Elementary School (738 Enrolled)

NORTH EOLA PLAZA



NORTH EOLA PLAZA



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,907	71,224	215,987
Average Age	33.6	32.5	32.2
Average Age (Male)	34.7	32.4	31.6
Average Age (Female)	32.5	32.5	32.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,702	27,800	74,745
# of Persons per HH	2.6	2.6	2.9
Average HH Income	\$120,716	\$92,912	\$89,396
Average House Value	\$316,315	\$322,380	\$324,394

* Demographic data derived from 2020 ACS - US Census