



LEASE

Retail Space across from Fox Valley Mall

4400 MCCOY DR

Aurora, IL 60504

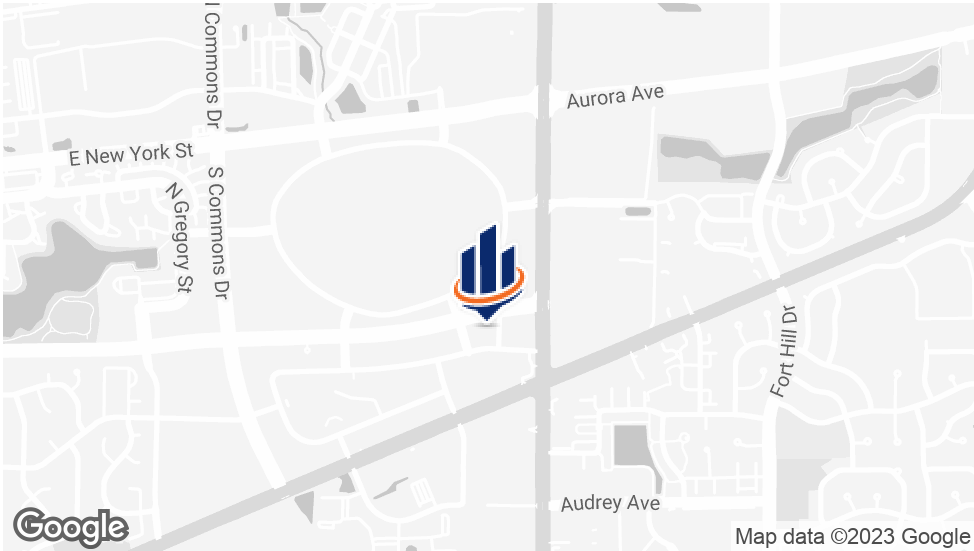
PRESENTED BY:

JOEL MILLER, CCIM

O: 630.270.6949

joel.miller@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$22.00 SF/yr (NNN)
BUILDING SIZE:	23,403 SF
AVAILABLE SF:	1,894 - 5,264 SF
YEAR BUILT:	2008
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 of the Rt 59 retail corridor surrounded by national retailers including Macy's, Costco, Whole Foods, Home Depot, Menards, Meijer, and Mall of India.

PROPERTY HIGHLIGHTS

- Upscale Retail / Professional Space Across from Fox Valley Mall
- Signaled Intersection - SE Entrance to Mall.
- Convenient Access from Rt 59 and Ogden Avenue

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,894 - 5,264 SF	LEASE RATE:	\$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 118-120	Available	3,370 - 5,264 SF	NNN	\$22.00 SF/yr	Turn-key fitness center ideal for class-based fitness, martial arts or personal training. Existing reception, retail, mats, lockers and restrooms. Combine with adjacent unit for up to 5,264 SF.
Unit 122	Available	1,894 - 5,264 SF	NNN	\$22.00 SF/yr	Space to be delivered in as-is condition with HVAC unit stubbed to space, electrical panel installed, and 2 ADA restrooms. Space can be combined with adjacent unit for up to 5,264 SF.



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ADDITIONAL PHOTOS



JOEL MILLER, CCIM

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RETAIL SPACE ACROSS FROM FOX VALLEY MALL | 4400 McCoy Dr Aurora, IL 60504

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LUMEN FOX VALLEY (ANCHOR REDEVELOPMENT) - OCCUPANCY MAY 2023

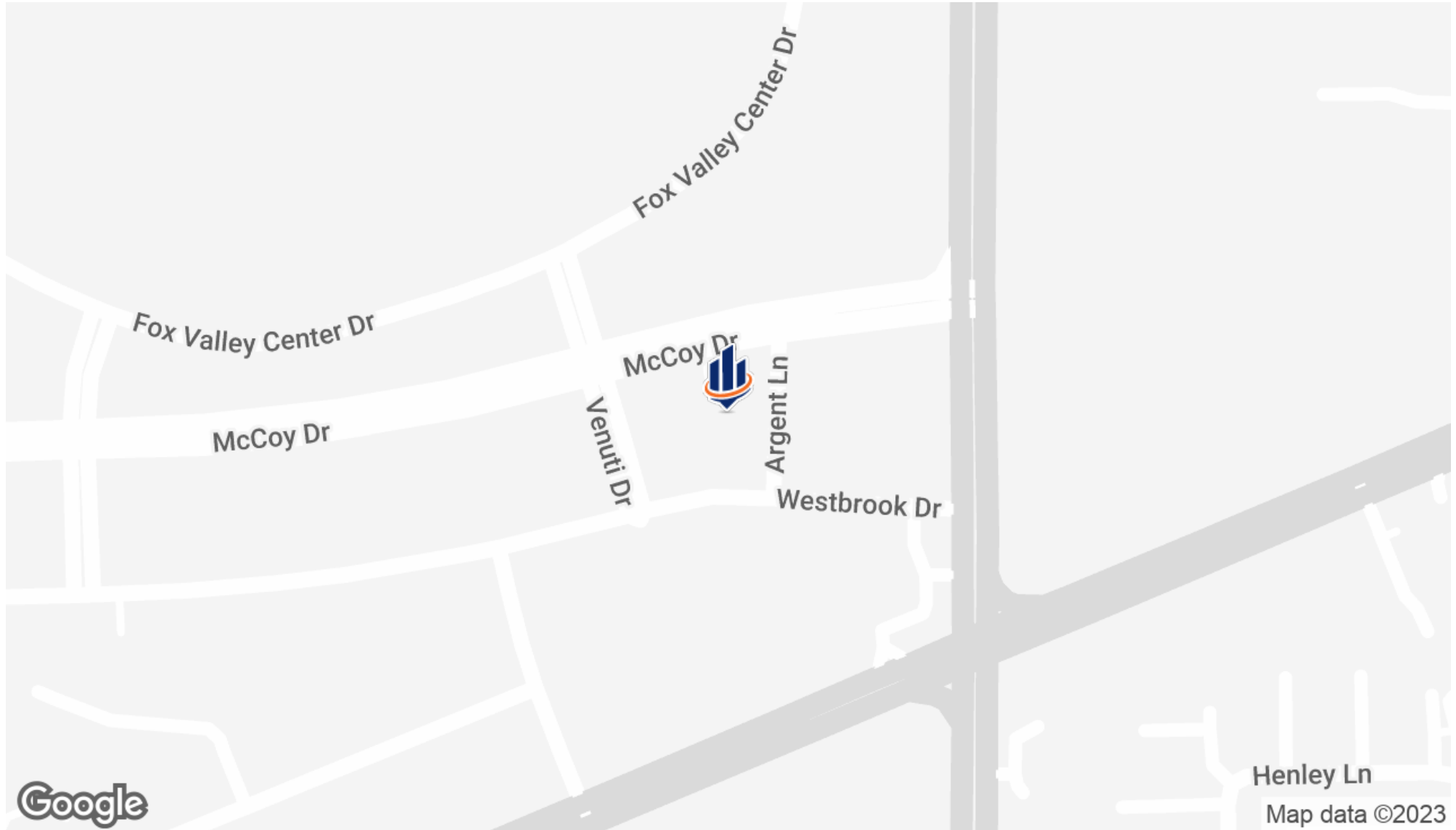


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LOCATION MAP



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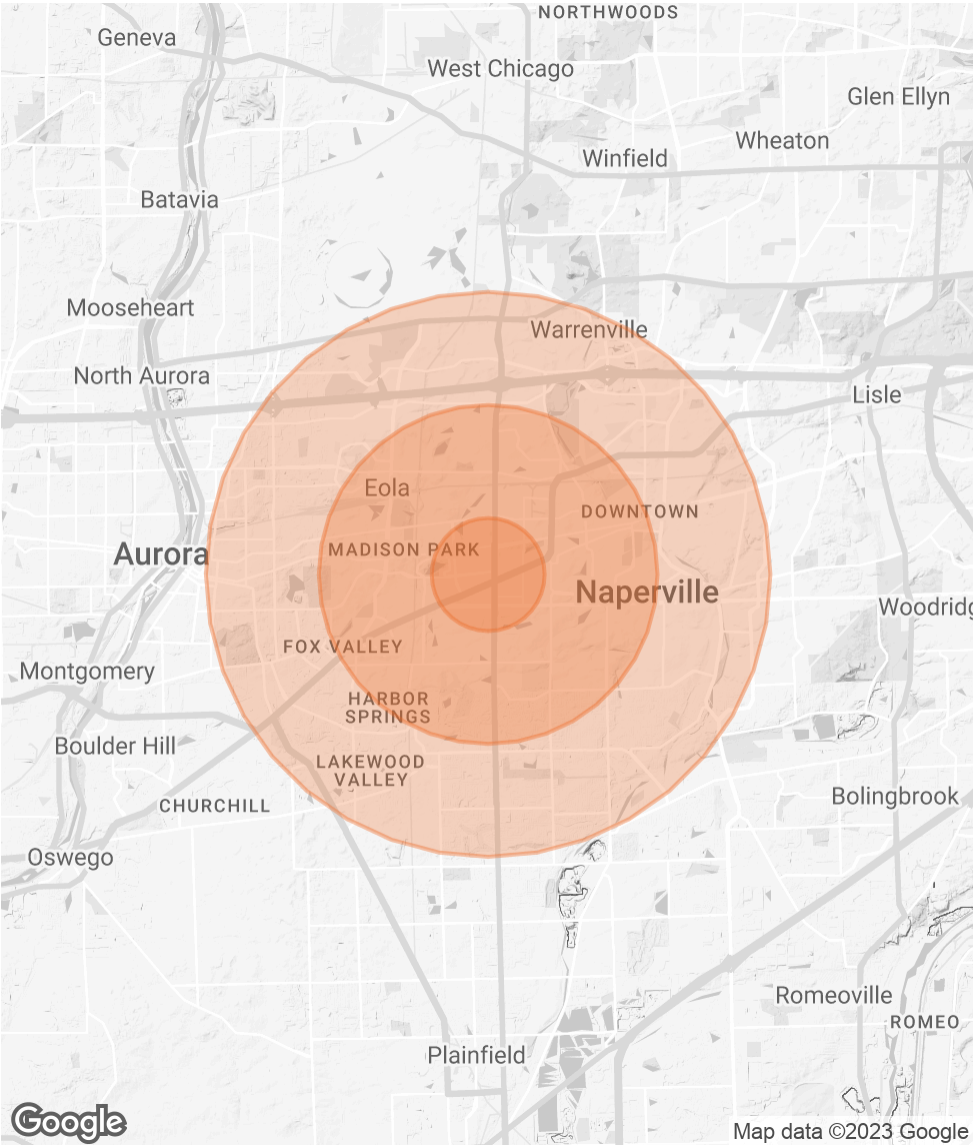
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,729	84,850	226,974
AVERAGE AGE	30.9	33.6	34.7
AVERAGE AGE (MALE)	30.8	32.6	33.7
AVERAGE 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

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO



JOEL MILLER, CCIM

Senior Advisor, Retail Services

joel.miller@svn.com
Direct: 630.270.6949 | Cell: 630.270.6949

PROFESSIONAL BACKGROUND

Joel Miller serves as Senior Advisor, Retail Services for SVN Landmark Commercial Real Estate, specializing in the sale and leasing of retail and restaurant properties throughout the Chicago market. Joel has been a licensed real estate broker in the state of Illinois since 2009 and has focused on representing investors in acquisition, disposition, and leasing of their retail properties. Joel has also spearheaded the regional and national expansion of restaurant and retail brands including The Port of Peri Peri, Beef Shack, World Finance Corporation, I Love Kickboxing, Kumon, Qahwah House, Bill Cho’s United Taekwondo, and more.

Joel has more than 15 years of experience in real estate brokerage, marketing, market analysis and client services. He has executed the sale or leasing of more than 1,350,000 sf of retail space, and his transaction volume exceeded \$125,000,000.

Joel is board chair and treasurer at Bright Community Services focusing on employment services in the Englewood neighborhood of Chicago, and a deacon at Covenant Presbyterian Church in Chicago.

Joel is a licensed real estate broker in the states of Illinois and Indiana, and is a Certified Commercial Investment Member (CCIM), a current member of the International Council of Shopping Centers (ICSC), and a Member of the National Association of Realtors.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)
International Council of Shopping Centers (ICSC)

SVN | Landmark Commercial Real Estate
25 N Third Street, Suite 200
Geneva, IL 60134
630.938.4950

JOEL MILLER, CCIM

O: 630.270.6949
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