



DOWNTOWN AURORA OFFICE ENTIRE 2ND FLOOR

78-84 S BROADWAY, AURORA, IL 60505

DOWNTOWN AURORA OFFICE - ENTIRE 2ND FLOOR



OFFERING SUMMARY

Available SF: 500 - 1,786 SF

Lease Rate: \$12.00 SF/yr (NNN)

Lot Size: 0.05 Acres

Year Built: 1924

Building Size: 3,750 SF

Zoning: DC

PROPERTY HIGHLIGHTS

- Entire 2nd floor office space available
- Private entrance
- Located at lighted intersection
- Huge windows for natural light
- Space features private offices, conference room, open work area, breakroom, two restrooms
- Take a Virtual Tour: <https://my.matterport.com/show/?m=YXW5ty9p9Fv>

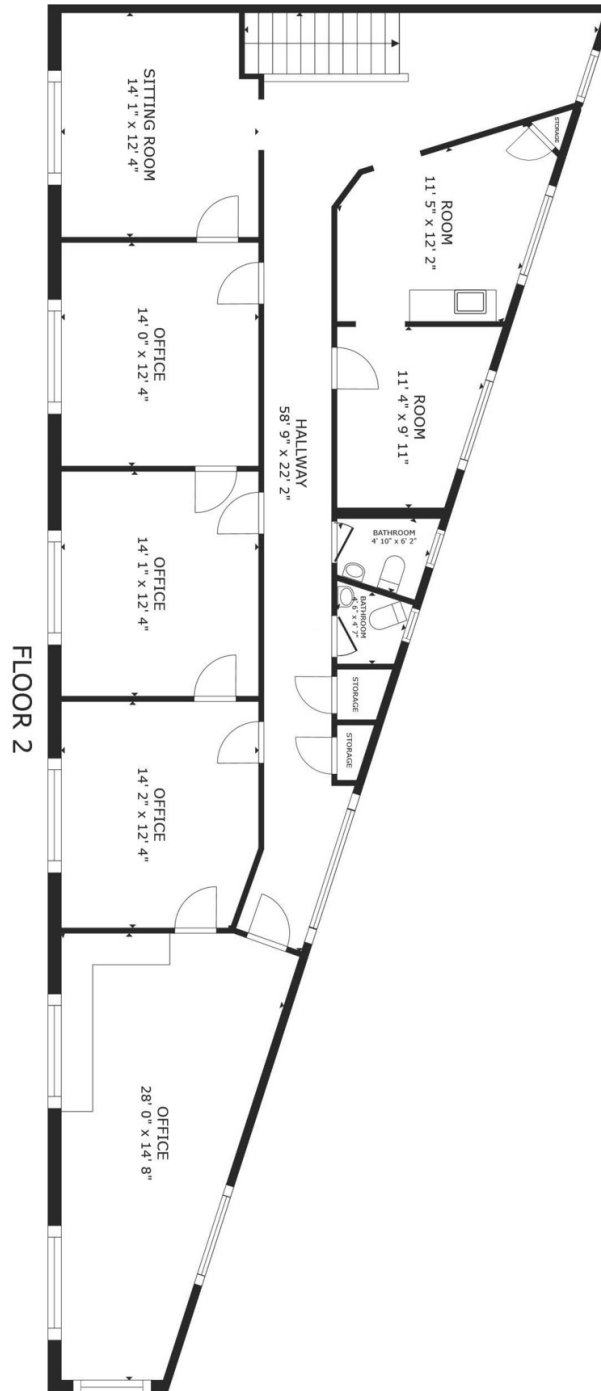
LOCATION OVERVIEW

Located in the heart of downtown Aurora, Illinois, 2nd largest city next to Chicago. Proximal to the famed Paramount Theater, Waubensee Community College, Hollywood Casino, RiverEdge Park, and more. Approximately a half mile from the Aurora Metra Train Station.

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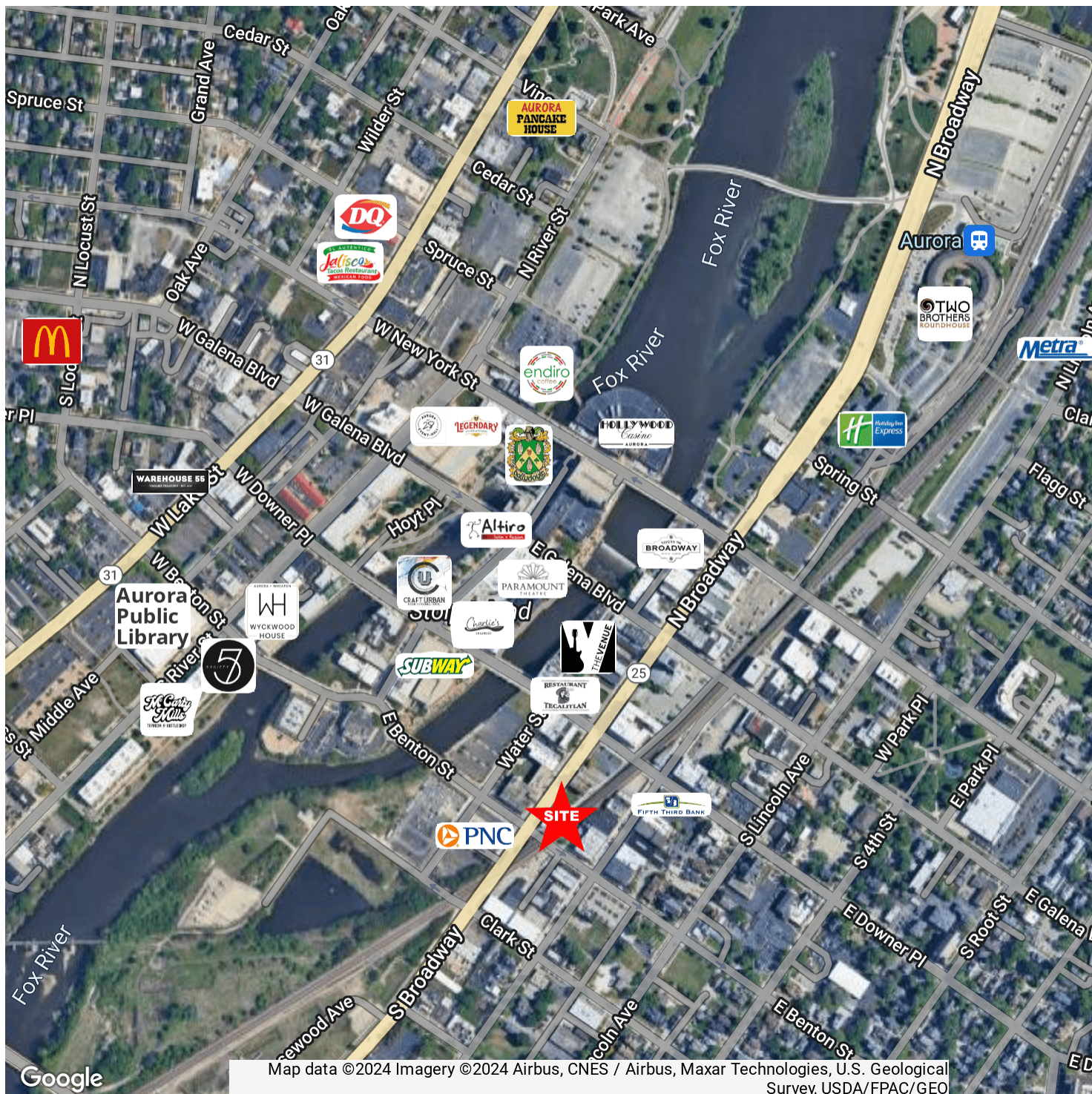


GROSS INTERNAL AREA
FLOOR 1: 58 sq.ft. FLOOR 2: 1,778 sq.ft.
EXCLUDED AREAS: 1,780 sq.ft.
TOTAL: 1,786 sq.ft.

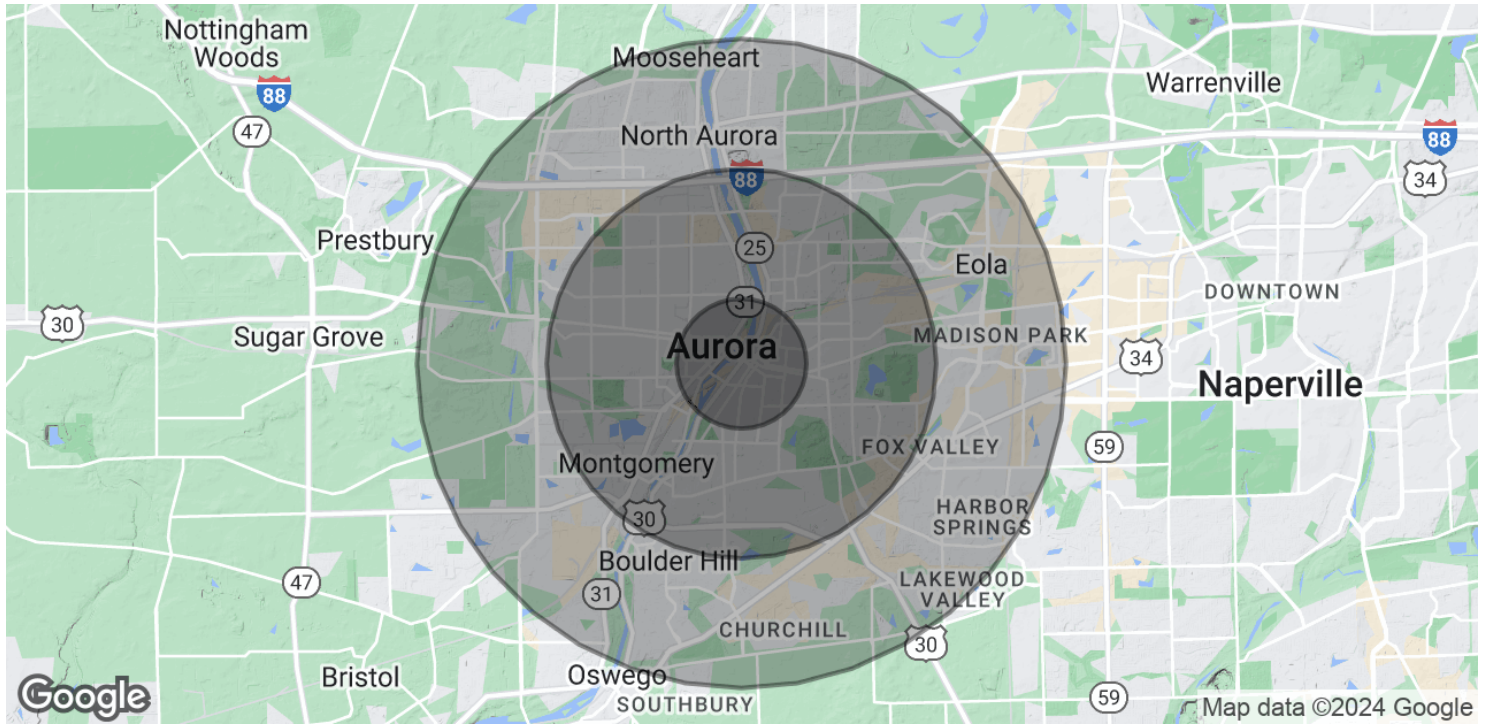
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	29,982	138,062	256,927
Average Age	30.3	33.2	34.9
Average Age (Male)	30.5	32.5	33.9
Average Age (Female)	31.1	34.2	36.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	9,563	46,055	88,510
# of Persons per HH	3.1	3.0	2.9
Average HH Income	\$65,124	\$73,308	\$91,145
Average House Value	\$134,024	\$163,123	\$201,852

2020 American Community Survey (ACS)