



KVR Square

4151 McCoy Drive, Aurora, IL 60504

Kevin J. O'Donnell
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Meredith L. Klug
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KVR Square

4151 McCoy Drive, Aurora, IL 60504

Retail/Office/Medical Property For
Lease



OFFERING SUMMARY

Available SF: 1,388 - 12,250 SF

Lease Rate: \$14.50 SF/yr (NNN)

Operating Expenses: Est. \$4.33 PSF

Year Built: 2008

Building Size: 43,989 SF

Zoning: B2-PDD

PROPERTY HIGHLIGHTS

- Retail, professional, medical space in the second largest city in Illinois
- Private entrances to your own suite for your peace of mind
- Adjacent to Fox Valley Mall, Advocate Medical Clinic, and national retailers
- Near Rush Copley Medical Center, Edward-Elmhurst Hospital (Naperville), and Provena Mercy Hospital
- Join Cosmic Montessori School, Eye Level Learning, Fit Your Dreams Dance Boutique, Salon B, Delta Sport, Extend Your Styles, Healthy Nut, and Porto's Peri Peri

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	3,920	32,499	78,489
Total Population:	9,607	87,892	224,892
Average HH Income:	\$79,528	\$104,951	\$108,269

for more information contact:

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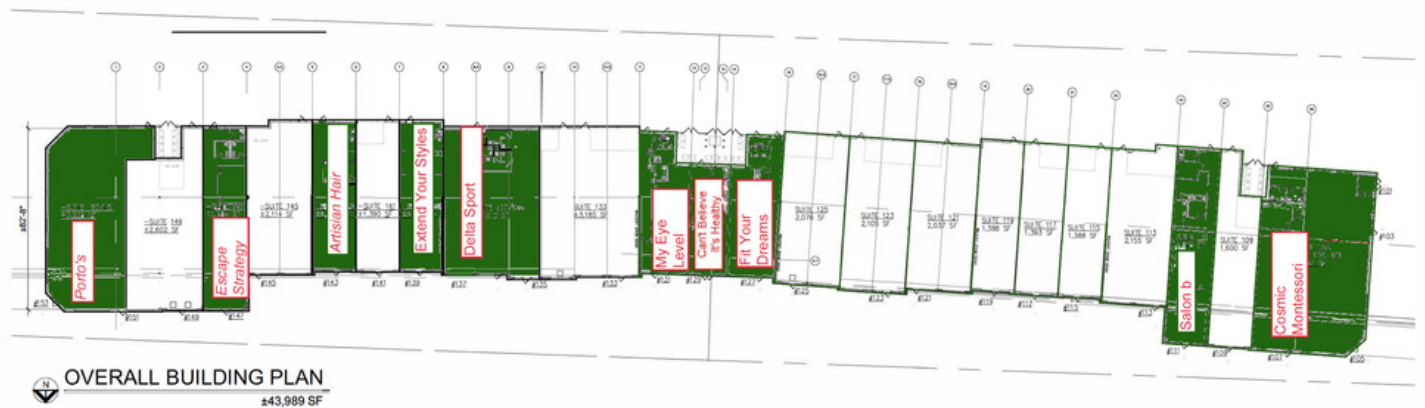
AVAILABLE
SPACES

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LEASE TYPE	NNN
TOTAL SPACE	1,388 - 12,250 SF
LEASE TERM	Negotiable
LEASE RATE	\$14.50 SF/yr



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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
109	Available	1,600 SF	NNN	\$14.50 SF/yr	Between Cosmic Montessori & Salon B
113	Available	2,155 - 12,250 SF	NNN	\$14.50 SF/yr	Adjacent to Salon B
115	Available	1,388 - 12,250 SF	NNN	\$14.50 SF/yr	Raw space
117	Available	1,393 - 12,250 SF	NNN	\$14.50 SF/yr	Raw space
119	Available	1,388 - 12,250 SF	NNN	\$14.50 SF/yr	Raw space
121	Available	2,037 - 12,250 SF	NNN	\$14.50 SF/yr	Raw space
123	Available	2,105 - 12,250 SF	NNN	\$14.50 SF/yr	Raw space
125	Available	2,076 - 12,250 SF	NNN	\$14.50 SF/yr	Adjacent to Fit Your Dreams
133	Available	3,185 SF	NNN	\$14.50 SF/yr	Adjacent to Eye Level Learning
141	Available	1,390 SF	NNN	\$14.50 SF/yr	Between Extend Your Styles & Artisan Hair
145	Available	2,114 SF	NNN	\$14.50 SF/yr	Between Artisan Hair Care & Escape Strategy
147	Available	1,662 SF	NNN	\$14.50 SF/yr	Built out with three offices
149	Available	2,602 SF	NNN	\$14.50 SF/yr	Between Porto's Peri Peri and Escape Strategy

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ADDITIONAL
PHOTOS

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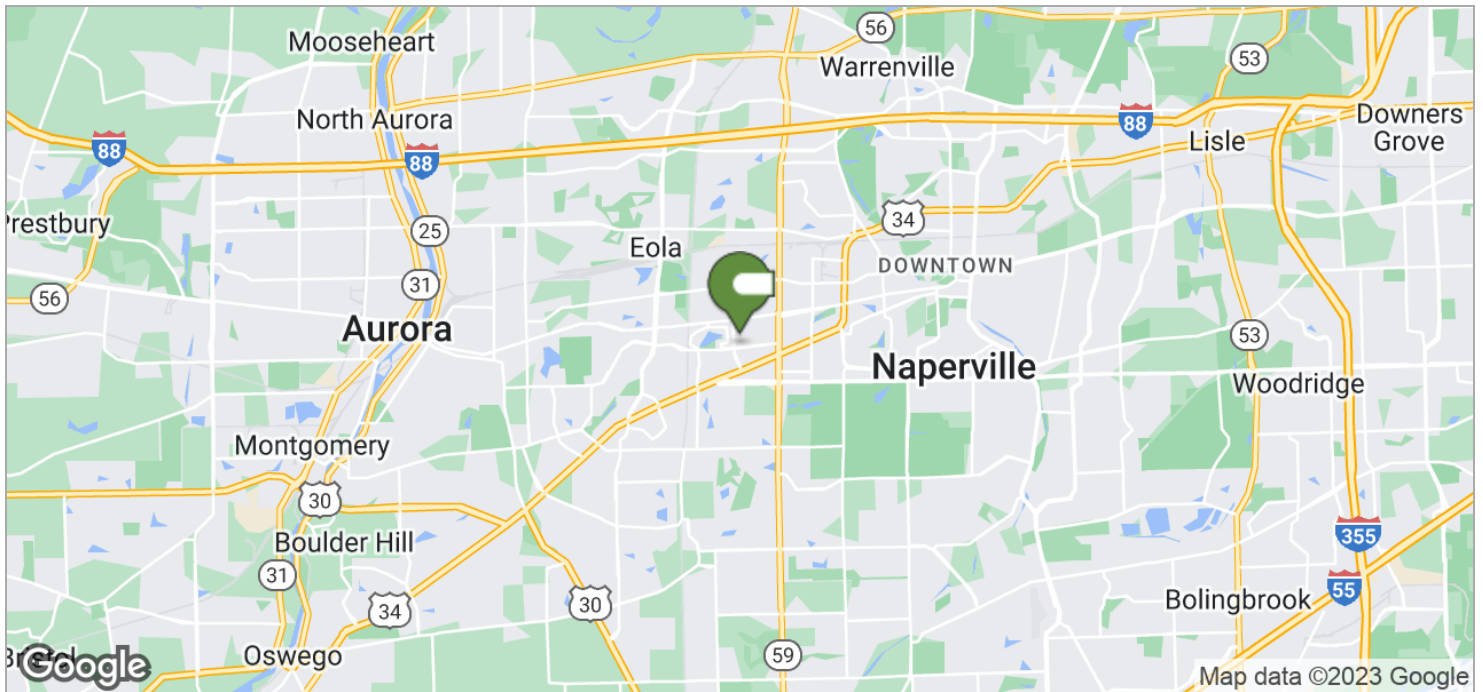
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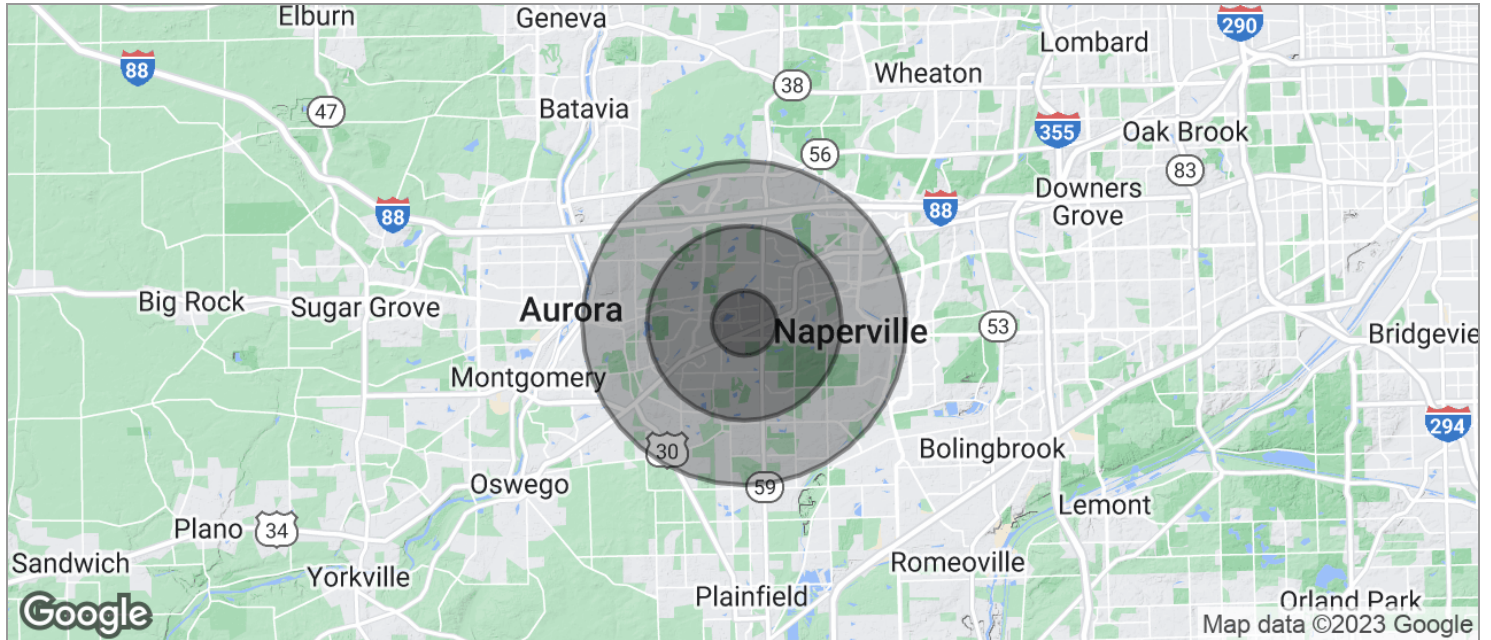
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,607	87,892	224,892
MEDIAN AGE	30.1	32.6	33.9
MEDIAN AGE (MALE)	30.3	31.9	33.0
MEDIAN AGE (FEMALE)	30.2	33.4	34.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,920	32,499	78,489
# OF PERSONS PER HH	2.5	2.7	2.9
AVERAGE HH INCOME	\$79,528	\$104,951	\$108,269
AVERAGE HOUSE VALUE	\$328,771	\$387,607	\$406,087

* Demographic data derived from 2020 ACS - US Census

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Total persons per hh	2.5	2.7	2.9
Average hh income	\$79,528	\$104,951	\$108,269
Average house value	\$328,771	\$387,607	\$406,087

	1 MILE	3 MILES	5 MILES
Total population	9,607	87,892	224,892
Median age	30.1	32.6	33.9
Median age (male)	30.3	31.9	33.0
Median age (female)	30.2	33.4	34.7

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