

Land For Sale



**CATON**  
COMMERCIAL  
REAL ESTATE GROUP

Farnsworth Ave - 23,500 vpd

N Farnsworth Ave

Illinois Prairie Path Trail

Illinois Prairie Path Trail



# FARNSWORTH COMMERCIAL LAND

1441 N. FARNSWORTH AVE., AURORA, IL 60505

## FARNSWORTH COMMERCIAL LAND



### OFFERING SUMMARY

Sale Price:	\$1,800,000
Lot Size:	6.12 Acres
County:	Kane
Zoning:	B-2 Business District - General Retail
PIN:	15-12-301-008 15-12-301-009
Coop Broker Commission:	2%

### PROPERTY HIGHLIGHTS

- Commercial site next to highest grossing Jet Brite Car Wash
- 23,500 cars pass the site per day on Farnsworth Ave
- Less than a mile from I-88 interchange
- Chicago Premium Outlet Mall is approximately one mile from the site

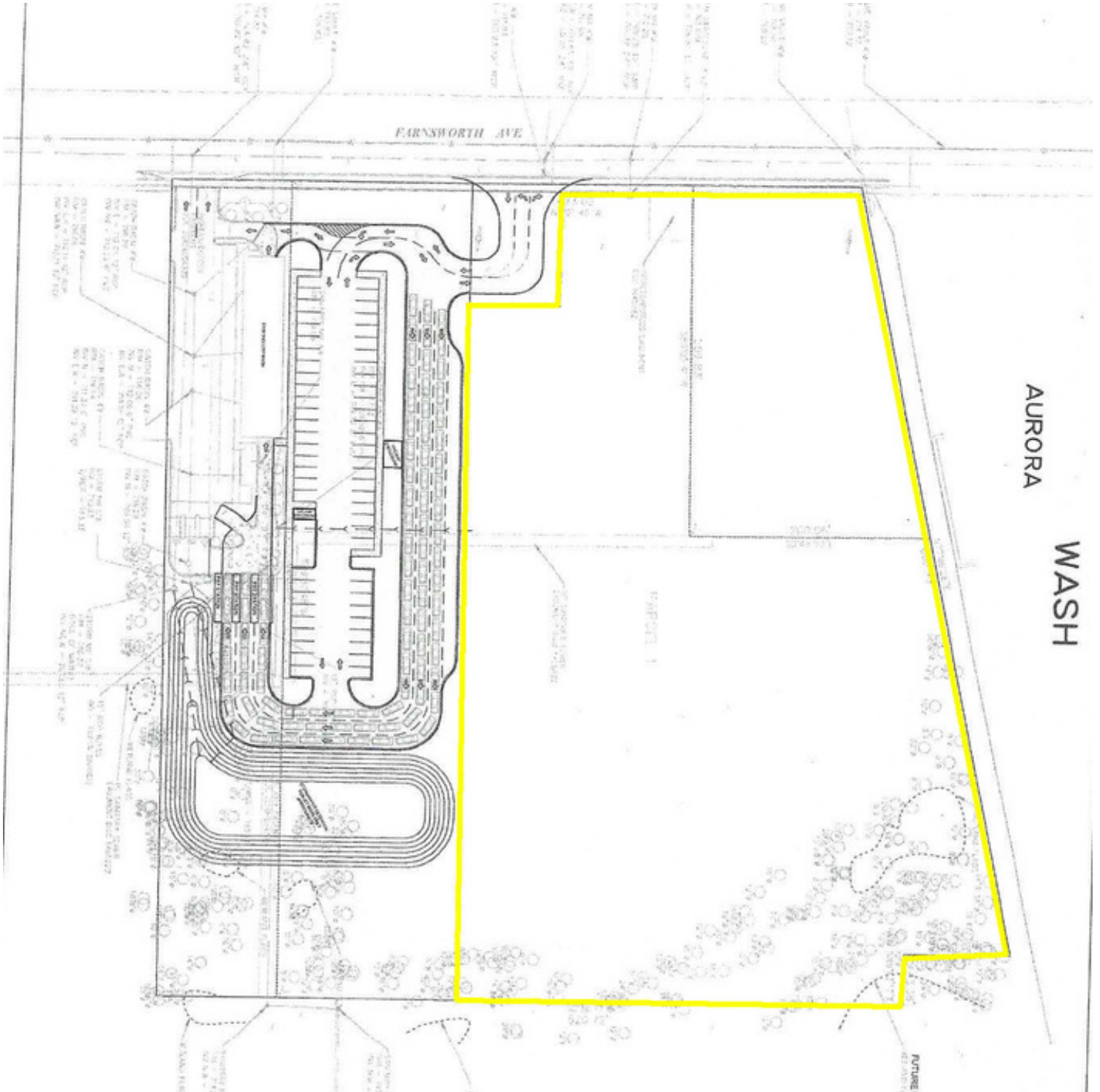
### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,880	30,017	85,175
Total Population	7,839	95,496	256,673
Average HH Income	\$64,292	\$72,797	\$74,576



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