

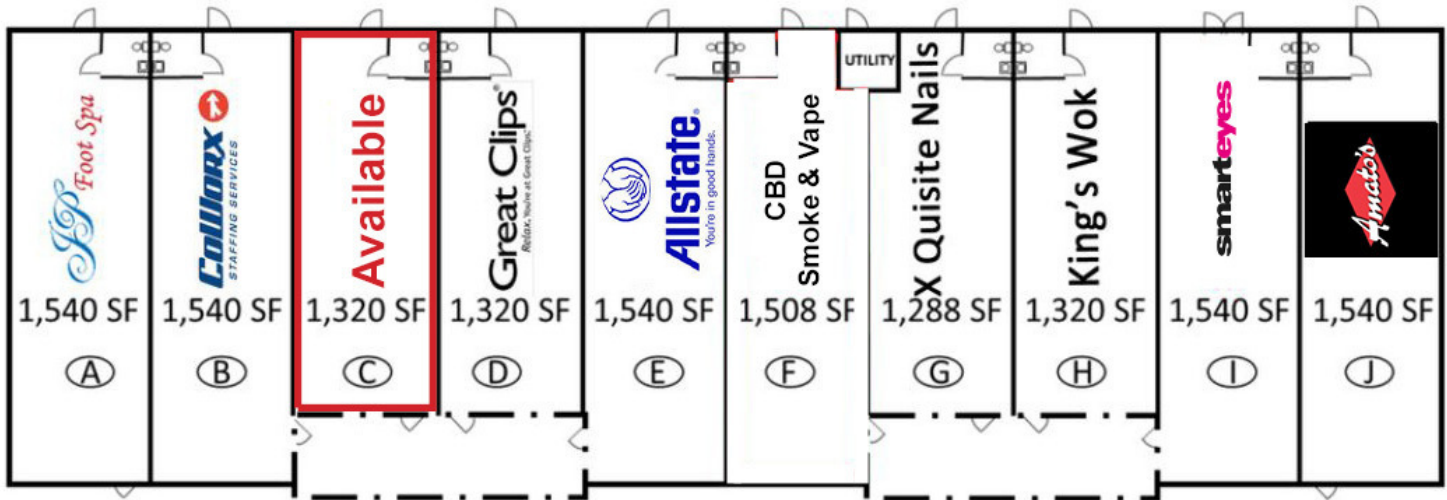


**CATON**  
COMMERCIAL  
REAL ESTATE GROUP

# NORTH EOLA PLAZA

3150 N. AURORA, AURORA, IL 60502

## PROPERTY HIGHLIGHTS



### OFFERING SUMMARY

**Available SF:** 1,320 SF

**Lease Rate:** Contact Broker

**Building Size:** 14,456 SF

**Vehicles Per Day:** 48,800 N. Eola  
18,800 N. Aurora

### PROPERTY OVERVIEW

Excellent high-visibility location on N. Aurora Road. Just east of N. Eola Road in Aurora.

- Pylon signage available
- Existing tenants include: Amato's Pizza, AllState, CoWorx Staffing, Smart Eyes, Great Clips, X Quisite Nails, King's Wok, and more

### LOCATION OVERVIEW

- Neighborhood retail center directly across from Jewel Osco
- 90% occupied with local, regional and national tenants
- Strong rooftops and demographics
- Heavily populated area
- Located 1.5 miles south of I-88
- All Seasons Regional Ice Rink less than a mile away

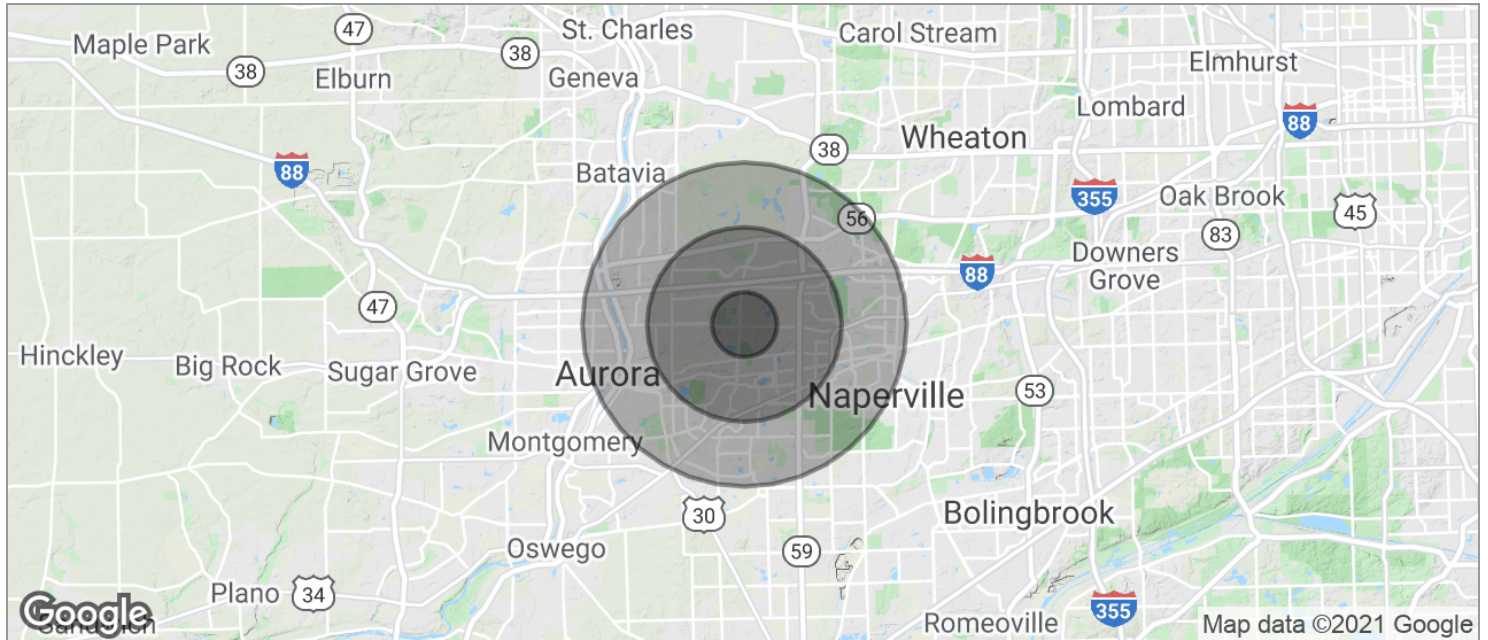
Strong local traffic generators all within 1 mile of location:

- Metea Valley High School (2,878 Enrolled)
- Granger Middle School (967 Enrolled)
- Brooks Elementary School (738 Enrolled)

\*site is Cloverleaf owned and managed



## DEMOGRAPHIC DATA



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	6,907	71,224	215,987
MEDIAN AGE	33.6	32.5	32.2
MEDIAN AGE (MALE)	34.7	32.4	31.6
MEDIAN AGE (FEMALE)	32.5	32.5	32.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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 2010 US Census