



OF  
**CATON**  
COMMERCIAL  
REAL ESTATE GROUP

## STAND-ALONE OFFICE BUILDING FOR SALE/LEASE



### OFFERING SUMMARY

Sale Price: \$599,000

Lot Size: 0.63 Acres

Building Size: 12,048 SF

Price / SF: \$49.72

### PROPERTY HIGHLIGHTS

- Easy access
- Approximately 35 onsite parking spaces plus street parking
- Two-stories
- Main level fully built out
- Second level is in shell condition
- Pass Thru's: \$2.00/SF
- Taxes (2020): \$8,773.04
- Property is Broker Owned

### LOCATION OVERVIEW

Located 1.5 miles south of the I-88 and Route 31 intersection. Located just north of Downtown Aurora

### AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
1st Floor Office Space	\$10.00 SF/yr	6,024 SF
2nd Floor Unfinished Space	Negotiable	6,024 SF



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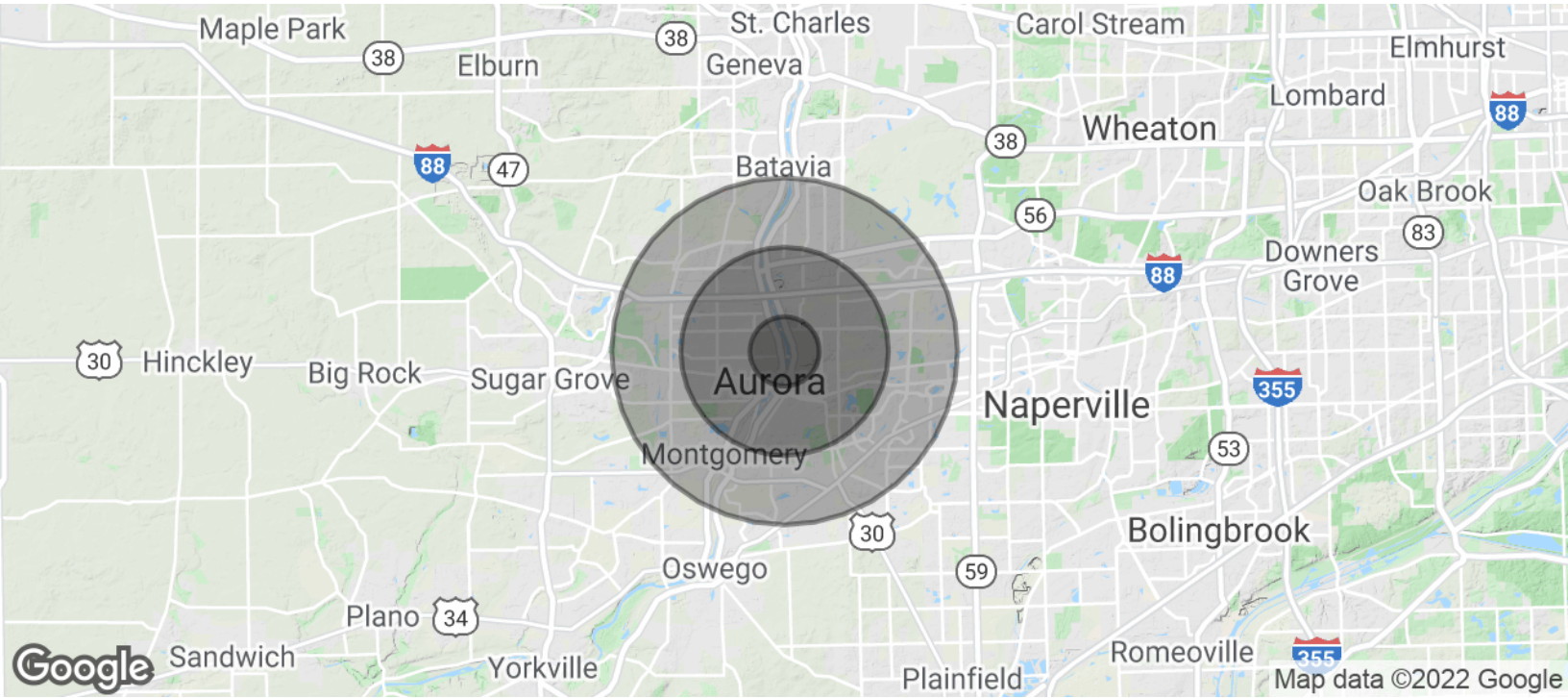
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	17,651	141,853	256,037
Average Age	28.7	30.0	32.1
Average Age (Male)	29.7	29.2	31.5
Average Age (Female)	28.2	30.5	32.7

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,491	43,894	84,074
# of Persons per HH	3.2	3.2	3.0
Average HH Income	\$48,305	\$56,597	\$72,040
Average House Value	\$172,601	\$178,936	\$249,450

\* Demographic data derived from 2010 US Census