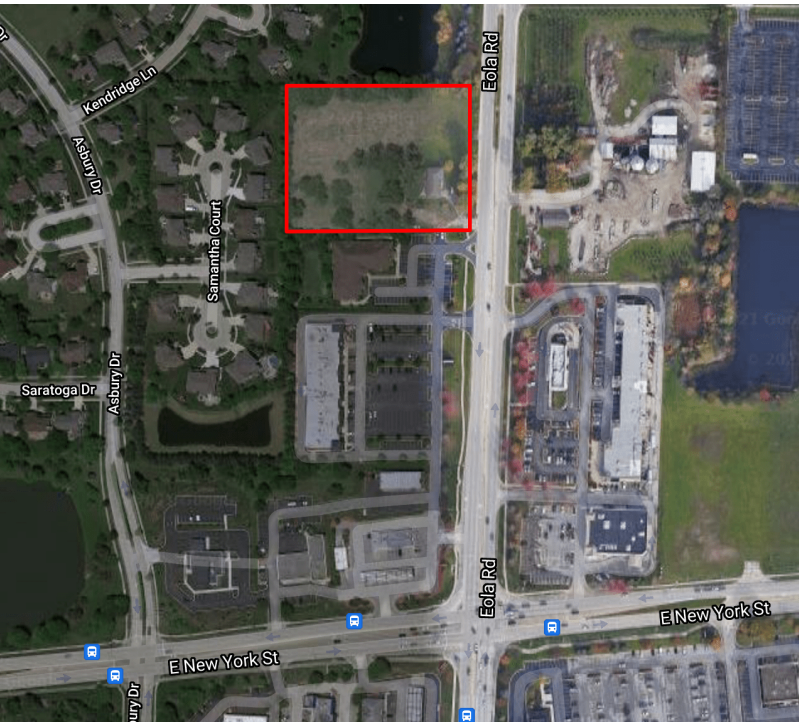




OF
CATON
COMMERCIAL
REAL ESTATE GROUP

7S330 EOLA RD , AURORA, IL 60502

3.16 ACRES FOR SALE IN HIGH TRAFFIC AREA



OFFERING SUMMARY

Sale Price: \$1,238,846

Lot Size: 3.16 Acres

Price / SF: \$9.00

Parcels: 07-20-102-015
07-20-102-016

County: DuPage

PROPERTY OVERVIEW

Two parcels including the current house for sale. House can be removed for office/medical building.

PROPERTY HIGHLIGHTS

- Excellent visibility on Eola Rd.
- Ideal for Medical and Office
- Zoning: O (Office)
- Near a popular strip center located south of site
- In the vicinity of Oakhurst and Oakhurst North subdivisions
- Taxes (2020): \$18,809.48

LOCATION OVERVIEW

Located north of the N Eola Rd. and E New York St. intersection. Approximately 2 miles from the Fox Valley Mall. Approximately 16,000 VPD on E New York St and 27,300 VPD on N Eola Rd.



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7S330 EOLA RD , AURORA, IL 60502

3.16 ACRES FOR SALE IN HIGH TRAFFIC AREA



DOLAN & MURPHY TEAM OF CATON COMMERCIAL REAL ESTATE // 765 ORCHARD AVENUE, AURORA, IL 60506 // CATONCOMMERCIAL.COM

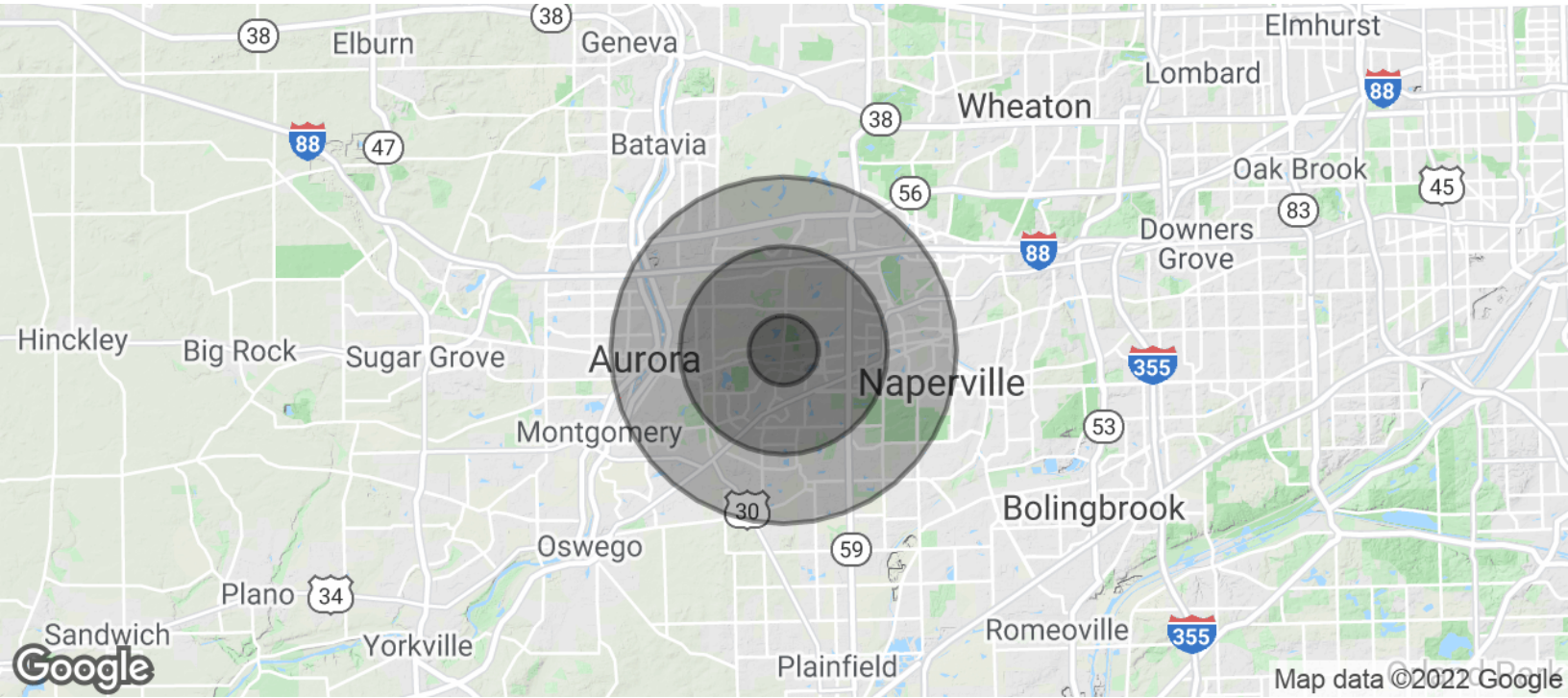
BRIAN DOLAN
630.801.8800 X102
BK.DOLANMURPHYTEAM@CATONCOMMERCIAL.COM



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3.16 ACRES FOR SALE IN HIGH TRAFFIC AREA



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 10,231 | 91,966 | 238,161 |
| Average Age | 32.7 | 31.3 | 31.7 |
| Average Age (Male) | 32.8 | 30.9 | 31.1 |
| Average Age (Female) | 32.6 | 31.7 | 32.3 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,898 | 32,891 | 80,619 |
| # of Persons per HH | 2.6 | 2.8 | 3.0 |
| Average HH Income | \$109,305 | \$91,318 | \$90,091 |
| Average House Value | \$295,622 | \$335,308 | \$332,989 |

* Demographic data derived from 2010 US Census