

Retail Property For Lease

AURORA  
ILLINOIS

LIGHTING THE  
FUTURE



# DOWNTOWN AURORA RETAIL SPACE

33 S. BROADWAY ST, AURORA, IL 60506

## DOWNTOWN AURORA RETAIL SPACE



### OFFERING SUMMARY

Available SF:

1,476 SF

Lease Rate:

\$15.00 SF/yr (NNN)

### PROPERTY OVERVIEW

Caton Commercial Real Estate Group has been retained by the City of Aurora in partnership with Invest Aurora to offer for lease this 1,476 SF retail space in the heart of downtown Aurora.

### PROPERTY HIGHLIGHTS

- Highly visible and great traffic on Broadway in downtown Aurora
- Hair salon buildout in broom clean condition
- Additional plumbing easily accessible within the space

### LOCATION OVERVIEW

Building is situated facing Broadway, adjacent to the pedestrian friendly Water Street Mall and the City's Municipal Center. Area retailers include Tecalitlan Restaurant, The Venue, The Neighbor Project and 5/3rd Bank. One block from Stolp Island with the Paramount Theatre, Amy Morton's Stolp Island Social, Hollywood Casino and more. Approximately a half mile to the Metra Train Station.

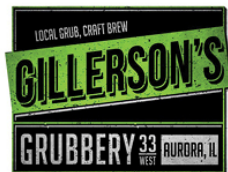
## DOWNTOWN AURORA RETAIL SPACE

### Potential Uses:

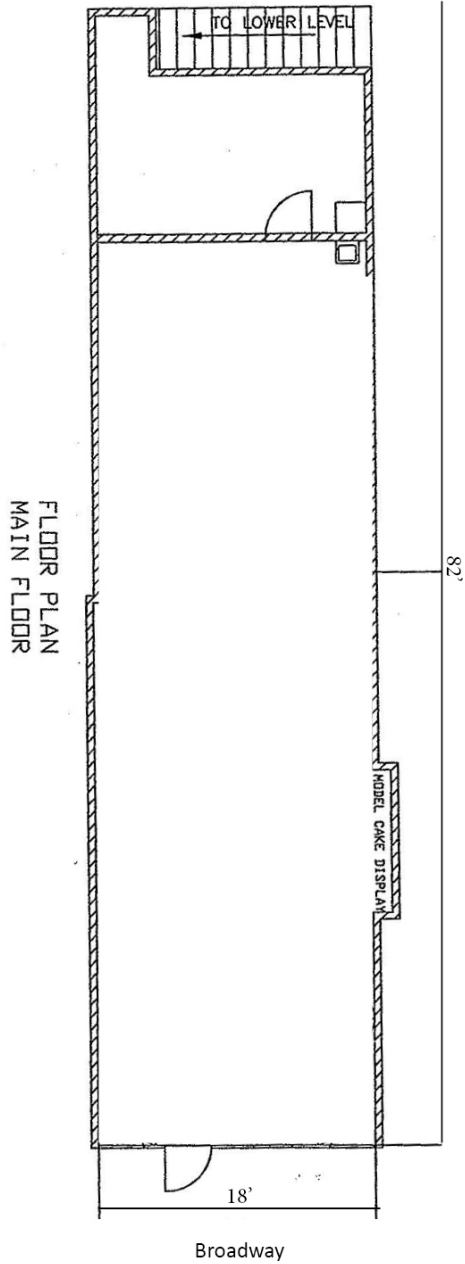
- Pet Grooming / Pet Supplies
- Yoga / Pilates Studio
- Deli / Grab and Go Food
- Bakery
- **Wine / Whiskey Bar / Tasting Room**
- Full Service Salon
- Nail Salon
- Specialty Food Use



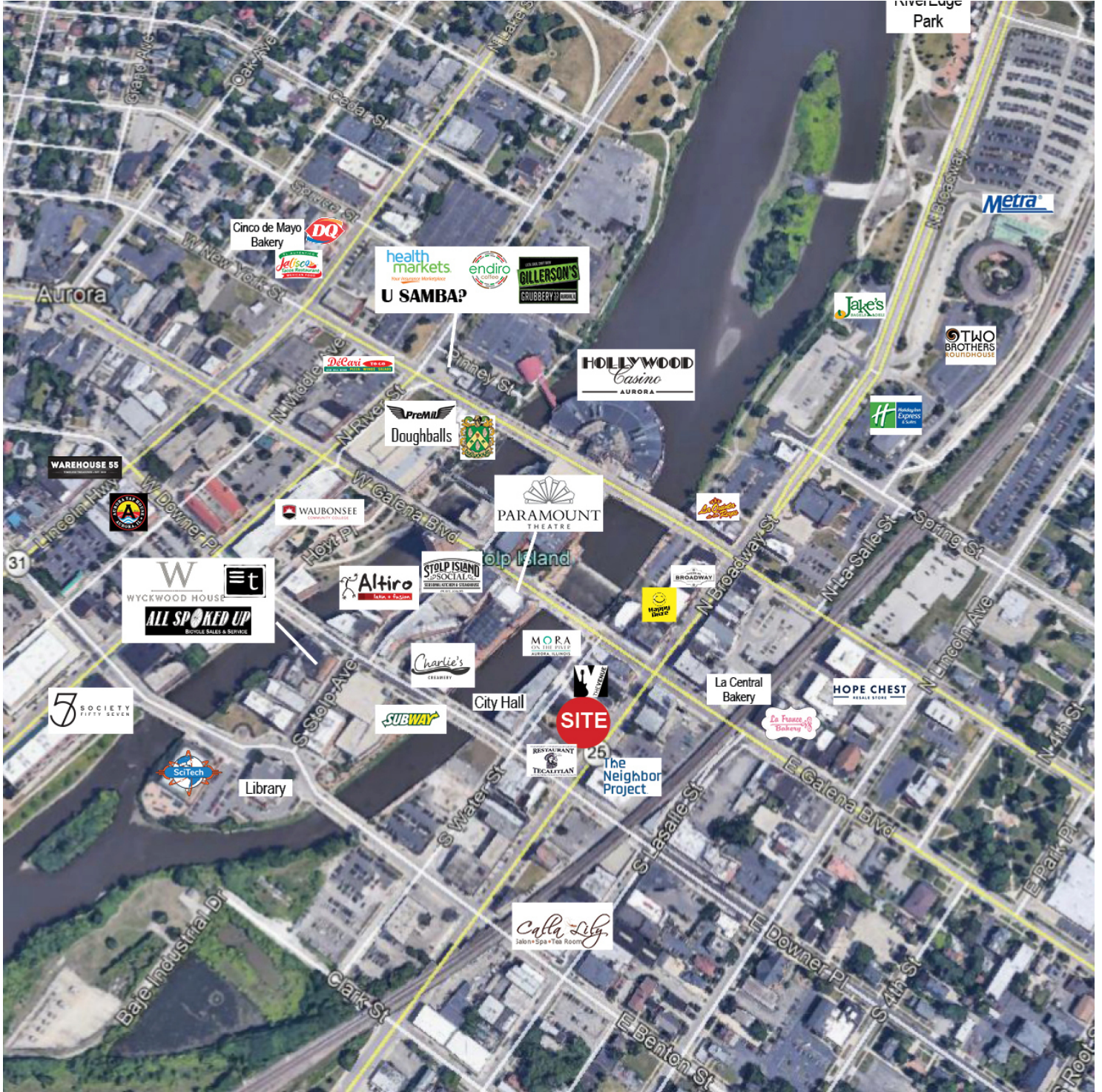
### Join Existing Downtown Shops and Restaurants:



## DOWNTOWN AURORA RETAIL SPACE



# DOWNTOWN AURORA RETAIL SPACE

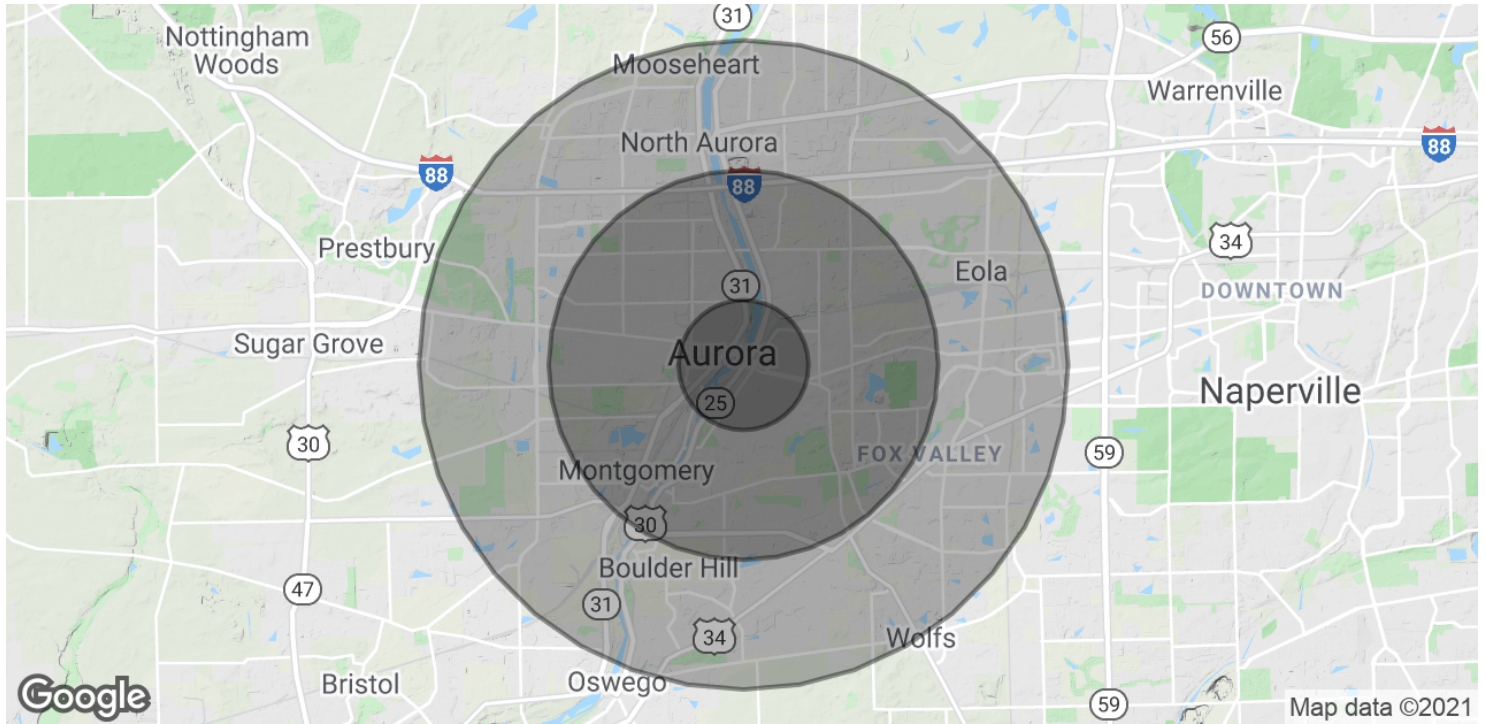


CATON COMMERCIAL REAL ESTATE GROUP // 1296 RICKERT DR, SUITE 200, NAPERVILLE, IL 60540 // CATONCOMMERCIAL.COM

CHRISTINA CATON KITCHEL  
815.436.5700  
CHRISTINA@CATONCOMMERCIAL.COM

AUTUMN PSAROS  
574.707.5434  
AUTUMN@CATONCOMMERCIAL.COM

## DOWNTOWN AURORA RETAIL SPACE



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	30,143	145,530	260,581
Average age	27.9	29.8	31.8
Average age (Male)	27.0	29.1	31.0
Average age (Female)	28.7	30.3	32.5

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	8,616	44,778	85,489
# of persons per HH	3.5	3.3	3.0
Average HH income	\$50,735	\$56,883	\$70,151
Average house value	\$160,500	\$178,688	\$228,728

\* Demographic data derived from 2010 US Census