



Retail Property For Lease



CATON COMMERCIAL REAL ESTATE GROUP

LAKESIDE RETAIL CENTER

2460 S. EOLA RD, AURORA, IL 60503

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OFFERING SUMMARY

Available SF:	1,365 - 1,400 SF
Lease Rate:	$12.00 SF/yr (NNN)
Zoning:	B-2, General Retail
Building Size:	15,250 SF

PROPERTY HIGHLIGHTS

- Neighborhood center with 2 units available
- Monument signage available
- Co-tenants include: Maciano's Pizza, Thai Orchid, Quality Care Chiropractic, Total Health Dental and B.A. Beauty Lounge
- Great demos: Nearly 69,000 people living within 3 miles of the site
- Direct right-in/right-out access on Eola, full access on Shiloh Dr.
- 84 Feet of frontage on busy Eola Road just south of Haffenrichter

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,533	21,629	65,961
Total Population	11,004	68,978	211,624
Average HH Income	$105,553	$108,919	$97,164

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LEASE TYPE | NNN **TOTAL SPACE** | 1,365 - 1,400 SF **LEASE TERM** | Negotiable **LEASE RATE** | $12.00 SF/yr



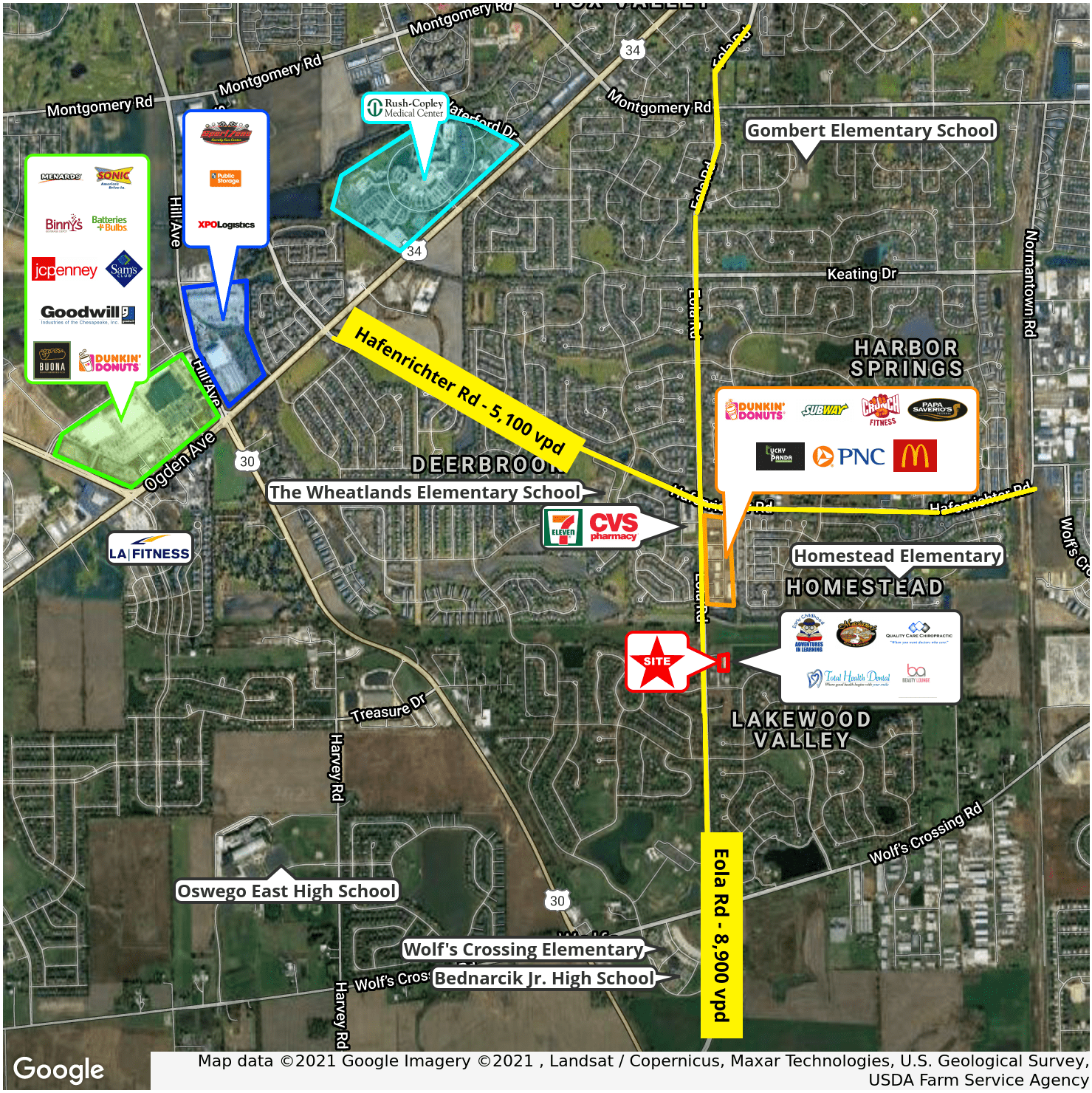
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
D	Available	1,400 SF	NNN	$12.00 SF/yr
I	Available	1,365 SF	NNN	$12.00 SF/yr

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