



For Lease

1,159 Sf Out Lot Space

2948 Kirk Road, Aurora, IL 60502

\$29.00 SF/yr (NNN)

For Lease 1,159 SF in-line space. Property is shadow-anchored by Walmart Supercenter and surrounded by national and local tenants in a strong retail corridor in one of Illinois' largest cities. The demographic profile boasts approximately 198,895 residents with an average HH income of almost \$80,000 within 5 miles. Median SFH values of approx. \$282,000.

Contact us:

Brad Belden

Senior Vice President

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$29.00 SF/yr (NNN)
Building Size:	7,376 SF
Available SF:	1,159 SF
Lot Size:	0.88 Acres
Zoning:	B-2
Market:	Greater Chicago
Traffic Count:	51,000

PROPERTY OVERVIEW

The property benefits from its position directly in front of a Walmart Supercenter. The site is situated along one of the busiest commercial thoroughfares in the market providing excellent access and visibility to the shopping center.

PROPERTY HIGHLIGHTS

- Shadow-anchored by Walmart Supercenter
- Space suitable for Retail, Office or Medical use
- Can accommodate 1,159 SF
- Rent abatement available to credit tenants
- Newer, high-quality construction
- Excellent mix of National and local co-tenants including: Starbucks, Chipotle, Jersey Mike's, AT&T, T-Mobile, Great Clips, UPS, H&R Block
- Area retailers include; Walgreens, Sonic, Wendy's, Advance Auto Parts, Popeye's, Burger King, Panera, Subway, Dunkin' among others

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SITE PLAN



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ADDITIONAL PHOTOS



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AREA RETAIL



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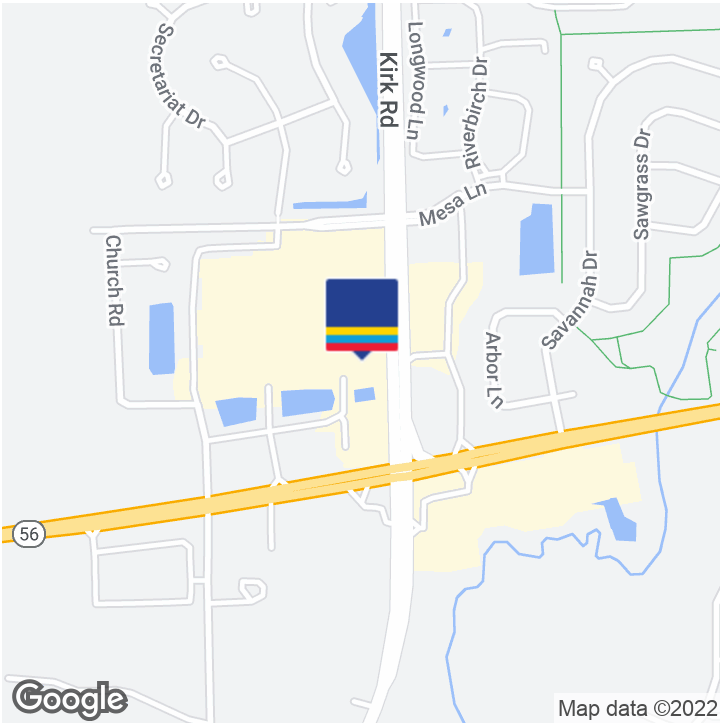
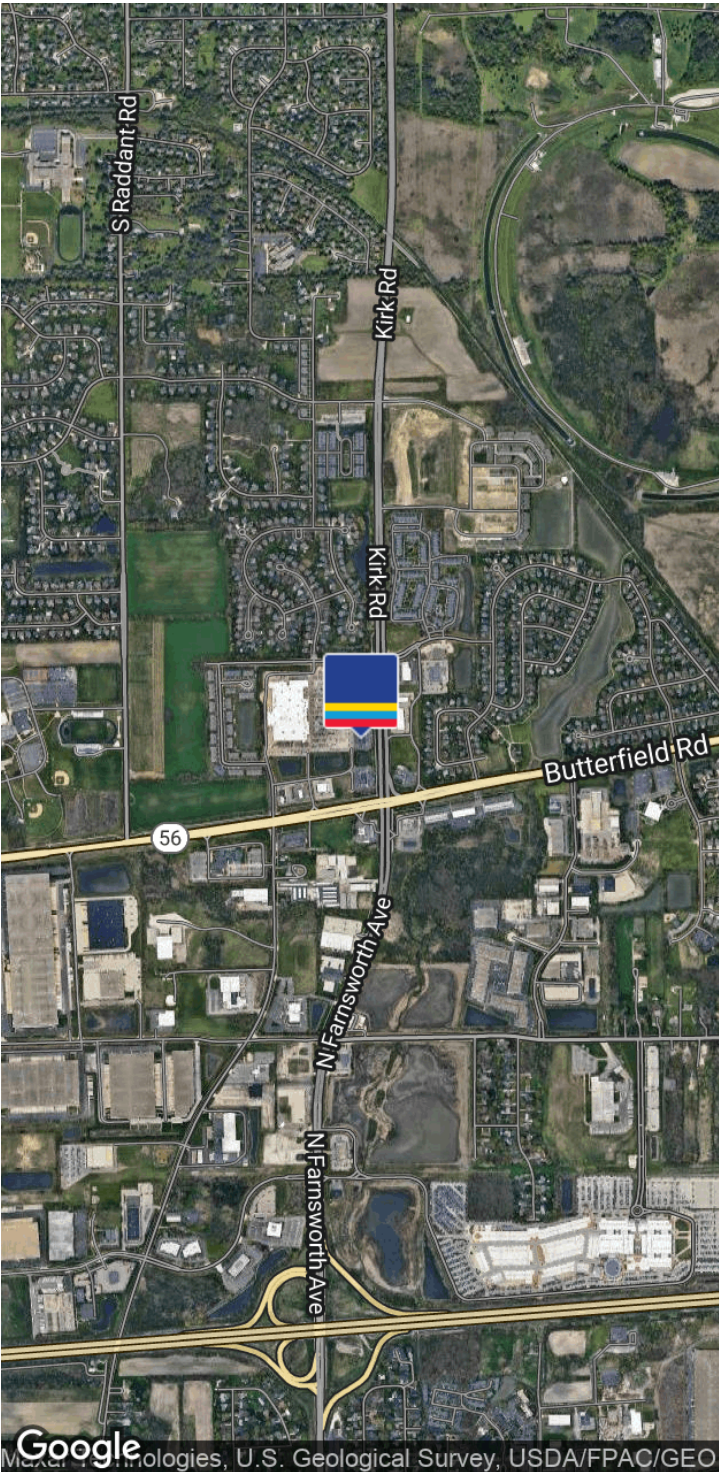
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LOCATION MAP



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	5,592	50,514	198,895
Median age	36.6	36.1	32.9
Median age (Male)	37.1	36.8	32.8
Median age (Female)	35.8	36.0	33.0
Total households	1,952	17,881	67,042
Total persons per HH	2.9	2.8	3.0
Average HH income	\$101,575	\$91,466	\$79,831
Average house value	\$381,212	\$312,839	\$282,067

LOCATION OVERVIEW

Aurora is a city in DuPage, Kane, Kendall and Will counties in Illinois. The second most populous city in the state, it is the 19th largest city in the Midwest and the 112th largest city in the country! The population sits around 197,900 +/- at the 2019 census, and is located in the outer region of Greater Chicago

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