

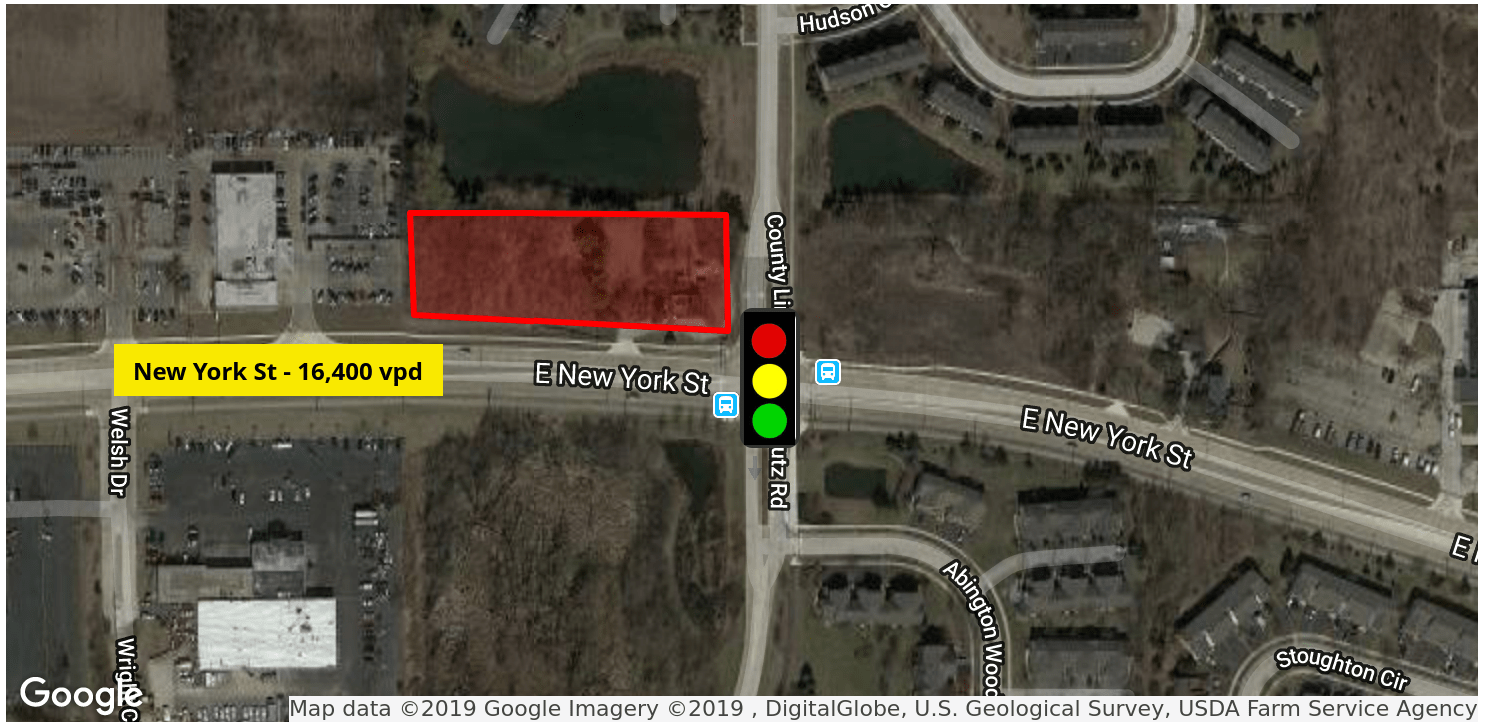
PRICE REDUCED

# 1.8 ACRES AT STOPLIGHT CORNER

2260 E. NEW YORK ST., AURORA, IL 60502

**LM**  
Lagestee-Mulder  
Commercial Real Estate

LAND FOR SALE



## PROPERTY HIGHLIGHTS

- 1.8 Acres with frontage on New York St. and County Line Rd.
- Pace bus service along New York St.
- Traffic count on New York St - 16,400 vehicles per day

## LOCATION OVERVIEW

Two miles west of Westfield Fox Valley Mall in DuPage County.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,774	37,144	82,887
Total Population	10,984	114,857	250,450
Average HH Income	\$94,798	\$79,752	\$82,435

SALE PRICE

**\$899,000**

## OFFERING SUMMARY

Lot Size: 1.8 Acres

County: DuPage

Price / SF: \$11.47

## MARTHA WINTER

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Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Martha Winter represent(s) the Seller only, and not the Buyer.

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