

ORCHARD ROAD BUSINESS PARK: IMPROVED LOTS FOR SALE



PEAK GROUP

SWQ Orchard Road & I-88 | Aurora, IL

AVAILABLE FOR SALE

- 4 fully improved lots.
- 1.1 acres to 1.5 acres.
- Highly Motivated Seller.

BUSINESS PARK RETAILERS:

Discount Tire, Hampton Inn & Suites, I-Hop, Jiffy Lube, Lou Malnetti's Pizza, First Centennial Mortgage, La Petite Academy, Potbelly Sandwich Shop.

AREA RETAILERS: Buffalo Wild Wings, Chipotle, Starbuck's, Candlewood Suites, Chili's, Comfort Inn & Suites, Home Depot, Office Depot, Panera Bread, and Wendy's.

PROPERTY HIGHLIGHTS:

Major established north-south corridor including multiple business campuses, retail, service, educational institutions and lodging with easy access to the I-88 full interchange.

DAYTIME POPULATION:

22,000 employees within trade area: Exel, Kraft Logistics, Farmers Group of Insurance and Toyota.



Demo's	2 Mile	3 Mile	4 Mile
Population	23,571	52,537	83,873
Average HH Income	\$78,205	\$82,773	\$82,372
Traffic	33,200 VPD on Orchard Rd 62,000 VPD on I-88		

For More Information Contact:

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ORCHARD ROAD

Lot	Tenant	Lot	Tenant	Lot	Tenant	Lot	Tenant
1	7-Eleven	5	1.25 acres	8	First Centennial Mortgage	11	Multi-Tenant Retail
2	1.5 acres	6	La Petite Academy	9	Discount Tire	12	Shine Bright Car Wash
3	Jiffy Lube	7	1.10 acres	10	I-Hop	13	Hampton Inn & Suites
4	1.5 acres						

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