

SWC Route 59 & North Aurora, Naperville, IL

**NOW: \$750,000**



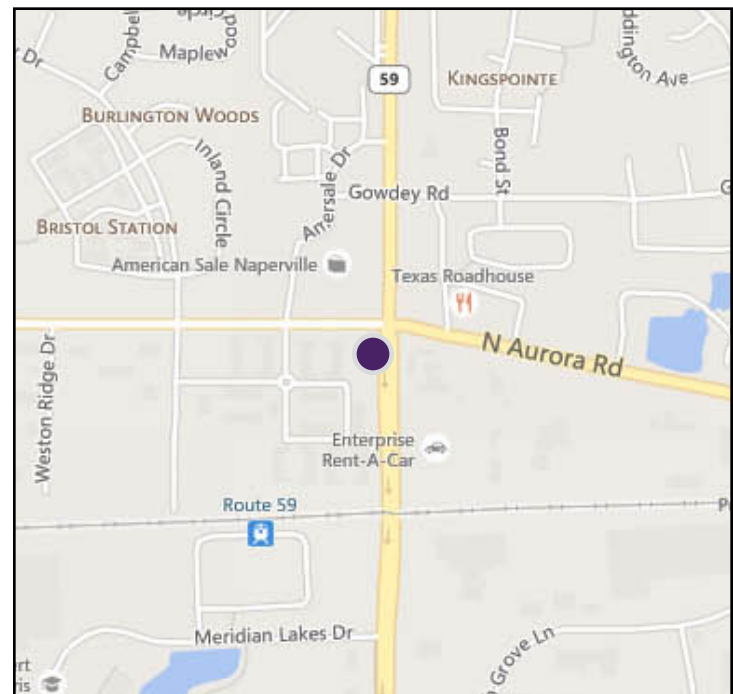
## Property Highlights

- 1.03 acre development site
- Highly visible corner location at Aurora and Rte. 59
- Prime location for development
- Close to Metra, retailers, business parks as well as several residential subdivisions
- Est. Frontage: 395' on Route 59, 155' on Aurora
- Traffic Count: 44,500 cars on Route 59, 19,500 cars on Aurora
- All utilities available to site
- Zoning: B-3, general business
- Taxes (2016): \$2,953

## Property Overview

At the southwest corner of Aurora and Route 59, this 1.03 acre development site is graded and ready for development. With 359' of frontage the parcel is highly visible and a prime location for a variety of uses. A number of national and local businesses are located nearby, drawn by the proximity to the Metra station, several residential subdivisions and the high traffic volumes. This is a great location for a store, office, restaurant or fast food franchise.

The fifth-largest city in Illinois, Naperville is a mix of a bedroom community and business hub. Retail and commercial properties are concentrated in several areas including downtown Naperville, Ogden Ave., and Route 59.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	11,981	75,928	222,955
Growth 2017-2022	1.70%	1.37%	1.38%
Households	5,127	30,043	79,113
Median Income	\$80,763	\$91,051	\$89,109

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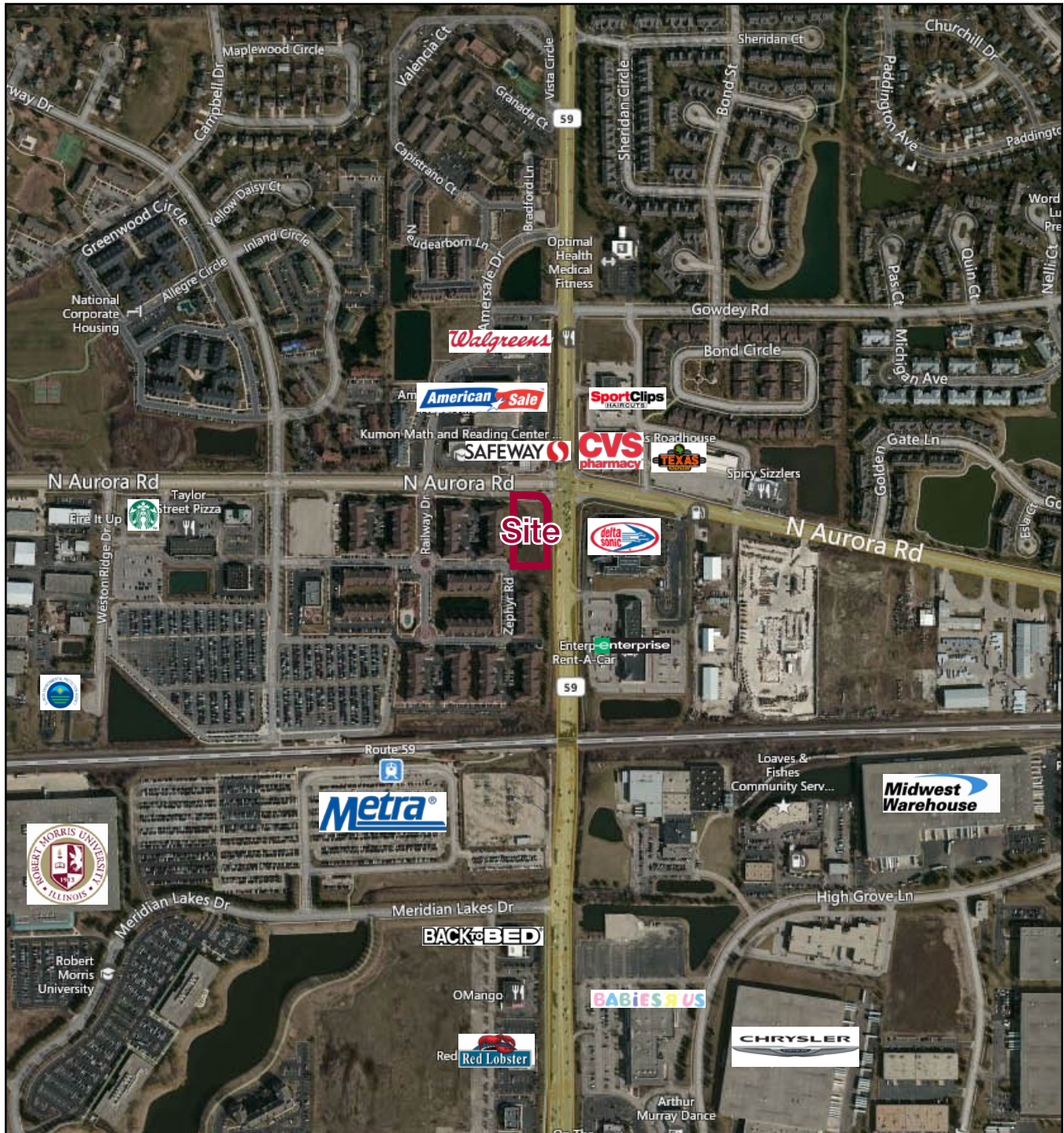
# MILLENNIUM PROPERTIES R/E

# 1.03 Acre Development Site at Busy Naperville Corner

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## Aerial



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