

Retail Space Across from Westfield Fox Valley

McCoy Dr and Argent Ln • Aurora, IL 60504



Availability Overview

Space Available	1,211 - 14,291 SF
Lease Rate	Varies by Unit
Lease Type	
Space Type	
Building Size	23,403 SF
Year Built	2008
Zoning	B2-PDD
Market	Chicago
Sub Market	Naperville / Aurora
Cross Streets	IL Rt 59

Property Overview

Property Retail space in newly constructed strip center across from Westfield Fox Valley Mall in the heart of the Rt 59 retail corridor. Join Edible Arrangements and I Love Kickboxing. Excellent visibility at SE entrance to Westfield Fox Valley with drive-thru endcap visible from Rt 59. Spaces to be delivered in modified vanilla box condition. Units can be demised as needed.

Location Property is located just one building west of Rt 59 on McCoy Dr, adjacent to the signaled southeast entrance to Westfield Fox Valley Mall in Aurora IL. Property is in the heart of of the Rt 59 retail corridor surrounded by national retailers including Macy's, JC Penny's, Carson Pirie Scott, Sam's Club, Costco, Whole Foods, Home Depot, Menards, and Meijer.

The property is on the signaled hard corner of McCoy & Venuti - the south-east entrance to Westfield Fox Valley Mall.

Presented by

JOEL MILLER, CCIM
630.938.4950
joel.miller@svn.com

JOHN GUILL
630.938.4950
john.guill@svn.com

Summary
0 Spaces

Lease Rate	N/A	Space Available	Acres
Lease Type		Term	

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Additional Photos



Unit 224 - Drive Thru Endcap



Pylon Sign at NE Corner of Site



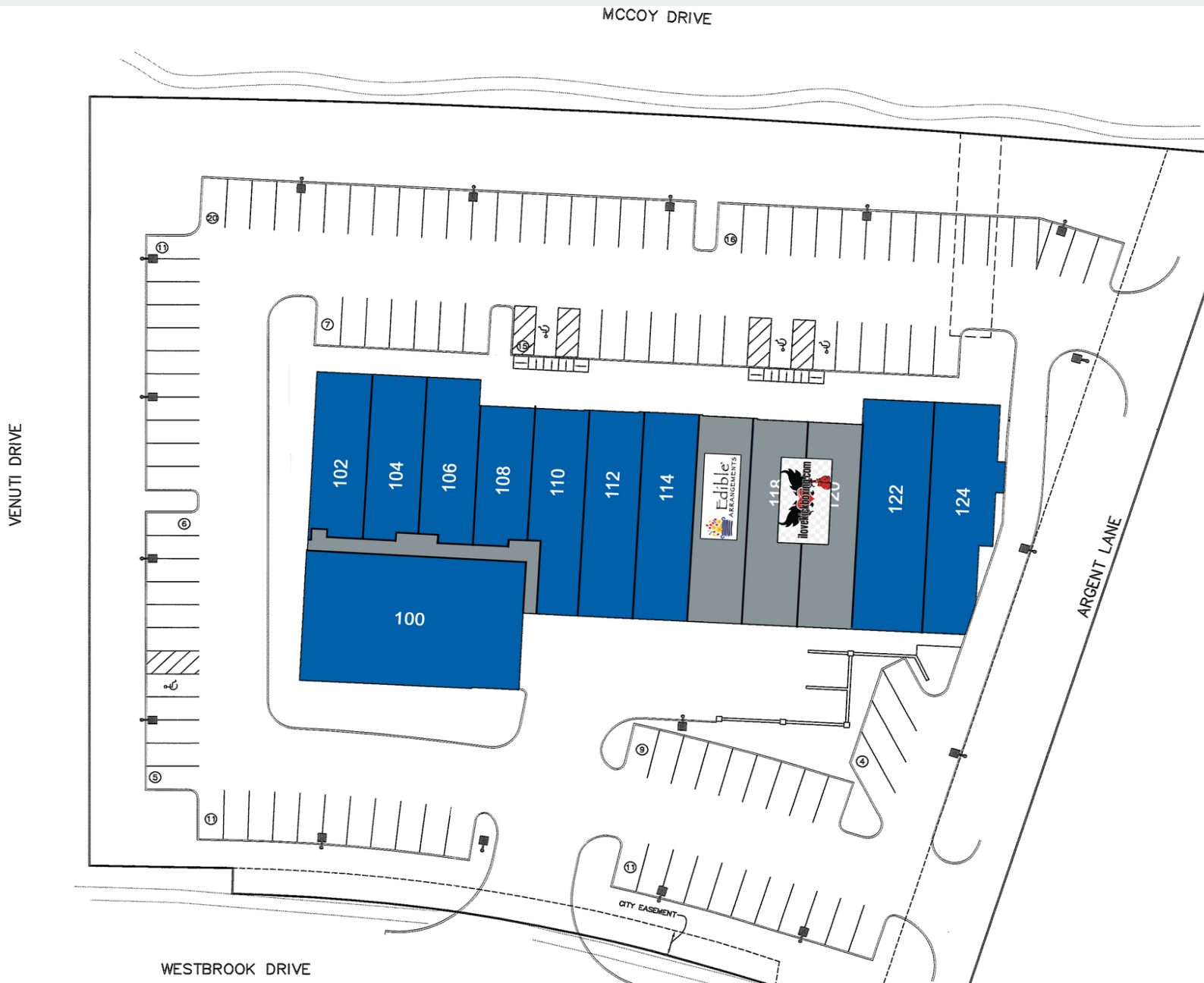
Caption 1



Unit 100 - Restaurant / Retail / Office Space with Patio



At signaled SE entrance to Westfield Fox Valley Mall - Across from high volume Steak & Shake and JCPenney



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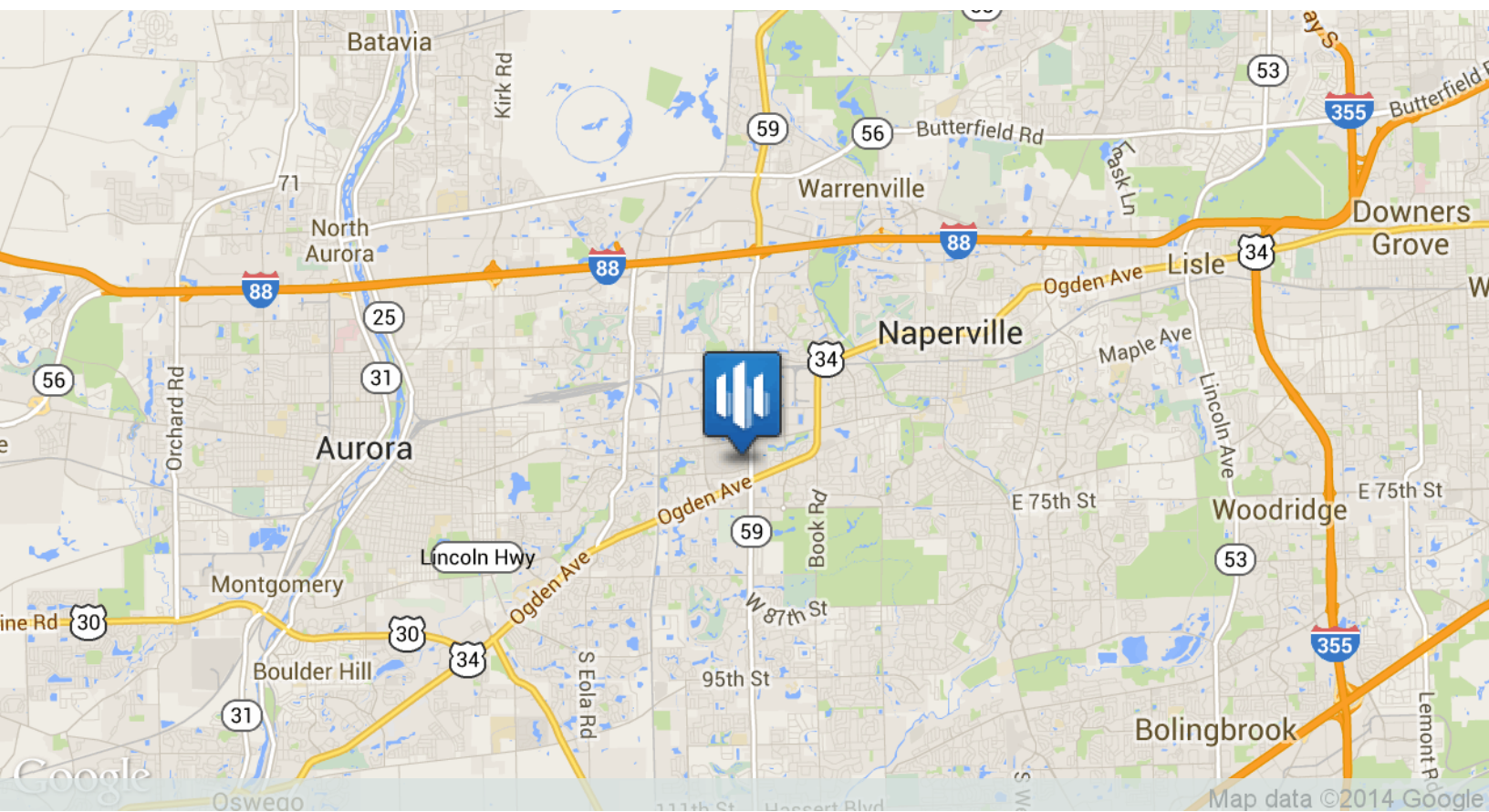
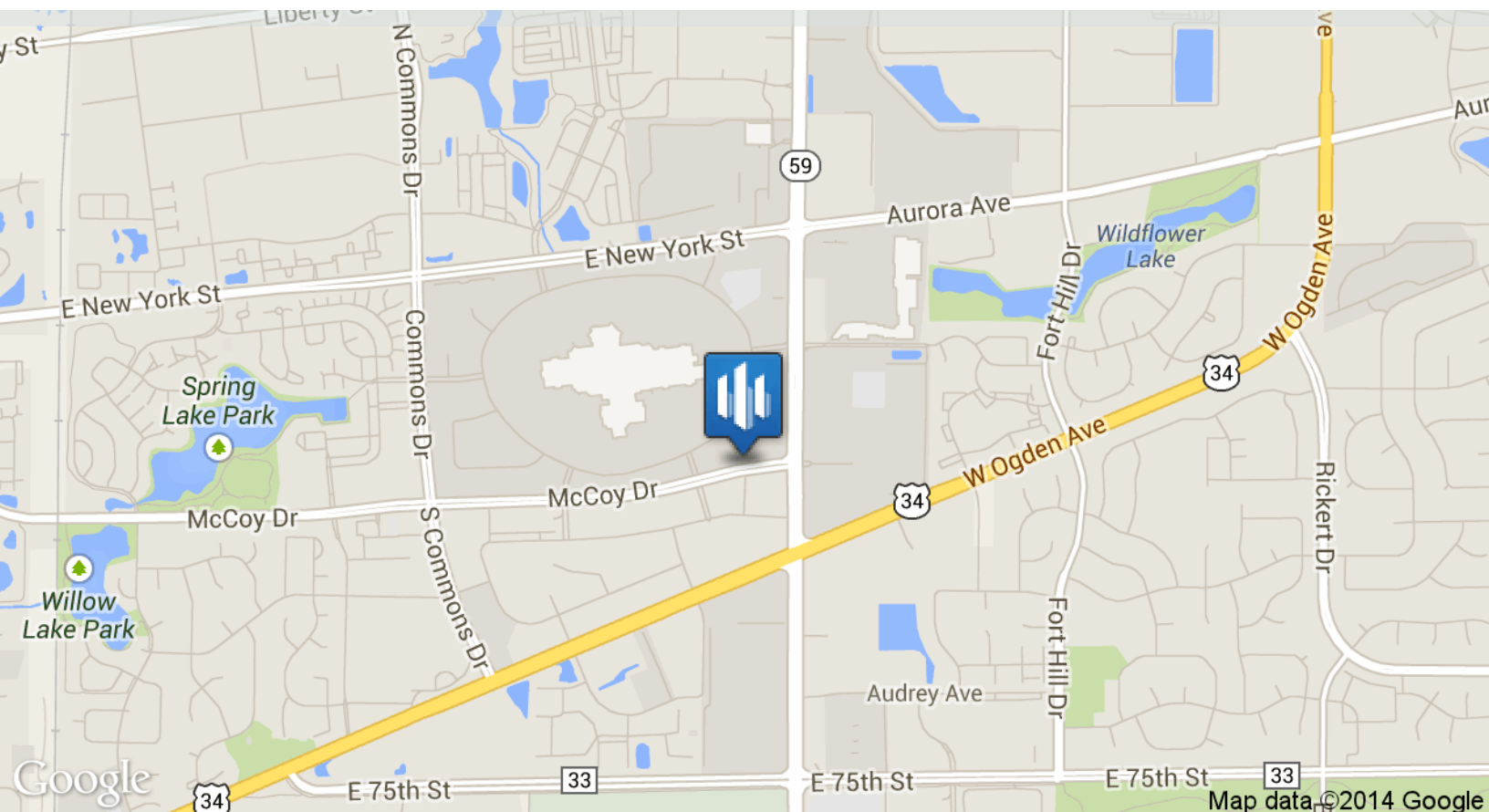
Aerial Image of Site

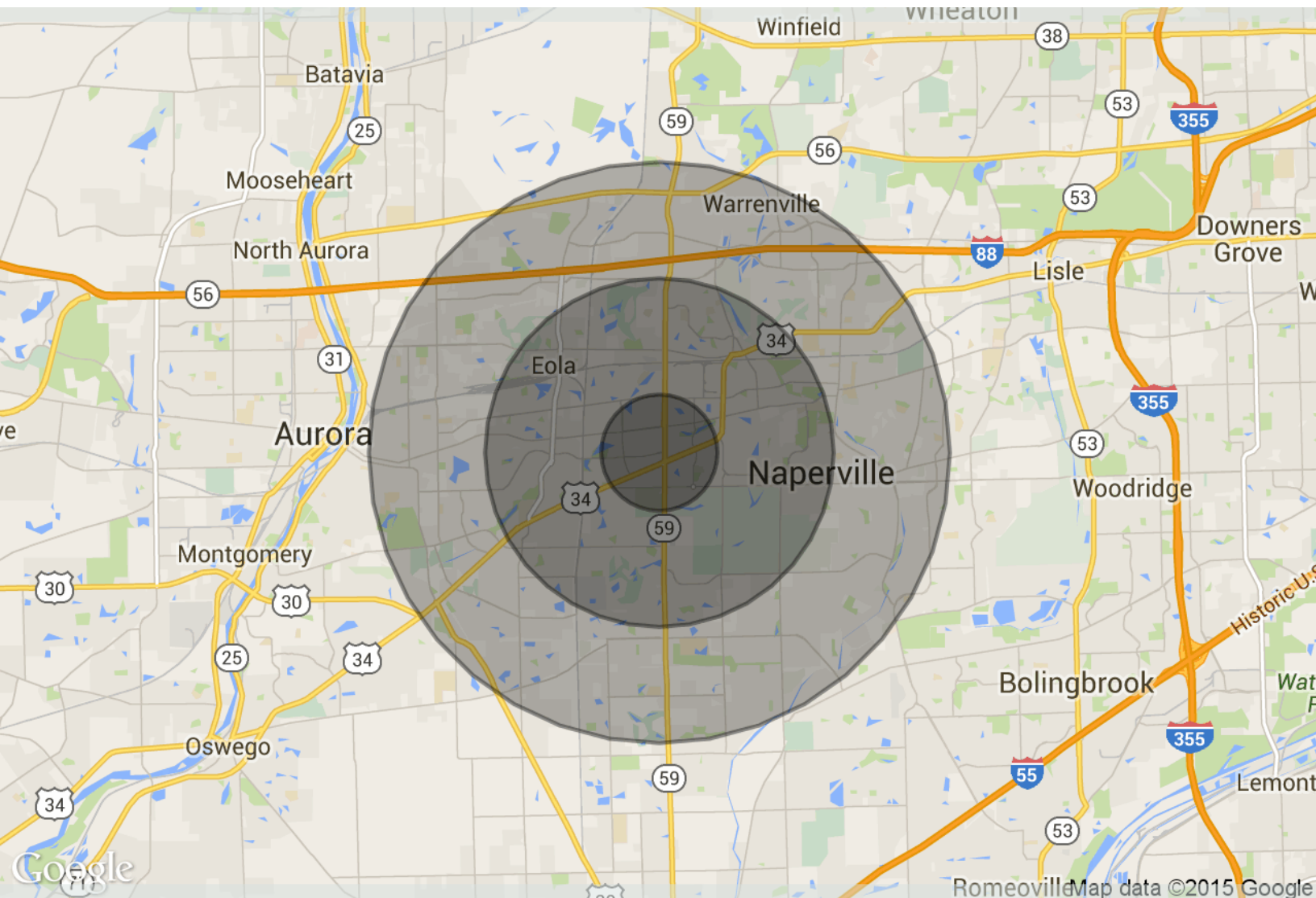




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Location Maps





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Radius Map

	1 Mile	3 Miles	5 Miles
Total Population	8,729	84,850	226,974
Total Number of Households	3,453	32,066	80,091
Average Household Income	\$86,722	\$105,496	\$112,598
Median Age	30.9	33.6	34.7

* Demographic information provided by BuildOut, LLC

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Demographics Report

	1 Mile	3 Miles	5 Miles
Total Population	8,729	84,850	226,974
Total Number of Households	3,453	32,066	80,091
Total Number of Persons per Household	2.5	2.6	2.8
Average House Value	\$327,874	\$392,848	\$414,582
Average Household Income	\$86,722	\$105,496	\$112,598
Median Age	30.9	33.6	34.7
Median Age - Male	30.8	32.6	33.7
Median Age - Female	31.3	34.4	35.6
Total Population - White	5,264	57,234	163,573
Total Percent - White	60.3%	67.5%	72.1%
Total Population - Black	945	7,137	16,308
Total Percent - Black	10.8%	8.4%	7.2%
Total Population - Asian	1,718	14,787	29,883
Total Percent - Asian	19.7%	17.4%	13.2%
Total Population - Hawaiian	33	82	217
Total Percent - Hawaiian	0.4%	0.1%	0.1%
Total Population - Indian	32	200	579
Total Percent - Indian	0.4%	0.2%	0.3%
Total Population - Other	148	2,606	10,571
Total Percent - Other	1.7%	3.1%	4.7%
Total Population - Hispanic	1,005	7,629	26,520
Total Percent - Hispanic	11.5%	9.0%	11.7%

* Demographic information provided by BuildOut, LLC



Joel Miller, CCIM

Senior Advisor, Retail Services

SVN Landmark

Joel Miller serves as an Advisor for Sperry Van Ness / Landmark Commercial Real Estate, specializing in the sale and leasing of retail and restaurant properties in the western suburbs of Chicago. Joel has been a licensed real estate broker in the state of Illinois since 2009 and has focused on representing investors in acquisition, disposition, and leasing of their retail properties.

Joel has more than 10 years of experience in real estate brokerage, marketing, market analysis and client services. He has participated in the sale or leasing of more than 1,000,000 sf of retail space, and his 2012-2014 transaction volume exceeded \$20 million.

Prior to joining Sperry Van Ness in 2005, Joel served as director of marketing and client management for Telesis Realty in Chicago.

Joel is board vice chair and treasurer at Bright Community Services, and is an active member of Covenant Presbyterian Church.

Joel is a licensed real estate broker in the states of Illinois and Indiana, and is a Certified Commercial Investment Member (CCIM) and a current member of the International Council of Shopping Centers (ICSC).

Memberships & Affiliations

Certified Commercial Investment Member (CCIM)
International Council of Shopping Centers (ICSC)
National Association of Realtors (NAR)

Joel Miller, CCIM

Senior Advisor, Retail Services

Phone: 630.938.4950

Fax: 630.938.4960

Cell: 630.270.6949

Email: joel.miller@svn.com

Address: 25 N Third Street, Suite 200
Geneva, IL 60134



John Guill

Advisor

SVN Landmark

John Guill serves as an advisor at Sperry Van Ness. He has a background in the leasing of retail and office property in the western suburbs of Chicago. John has over 10 years of commercial real estate experience working with owners, investors, developers, tenants, real estate brokers and other professionals.

His career in real estate started in 2004 working with a mixed use property (retail, restaurant and office) in a central business district. As an in house landlord representative, John increased occupancy from approximately 80% to 99% between 2004 and early 2005. He moved onto a leasing associate position with GK Development of Barrington, IL. John handled the leasing of vacant space and lease renewals on seven of GK's Chicago area properties totaling approximately 259,000 square feet.

In 2007 he joined a boutique brokerage where he represented buyers, sellers and tenants. John has a passion for entrepreneurship and enjoys helping business owners, investors and start-up businesses with their real estate planning and transactions. In 2015 John joined Sperry Van Ness in order to better serve his commercial clients.

John Guill

Advisor

Phone: 630.938.4950

Fax: 630.938.4960

Cell: 630.699.4914

Email: john.guill@svn.com

Address: 25 N Third Street, Suite 200
Geneva, IL 60134