



**8,917 SQUARE FOOT BUILDING ON 1.40 ACRES OF LAND**

## **FREESTANDING AUTO SERVICE BUILDING**

4389 FOX VALLEY CENTER DR., AURORA, IL

**FOR LEASE**



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## PROPERTY HIGHLIGHTS

- Opportunity to Brand Single-Tenant Building
- Ideal for Auto, Medical, Daycare, Restaurant
- Sits along Rt 59 Premier Retail Corridor
- Ground Lease Deal Structure Available

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,166	96,944	258,669
DAYTIME POPULATION	16,425	86,824	181,761
HOUSEHOLDS	4,516	36,825	91,772
AVG HH INCOME	\$144,855	\$161,175	\$171,712

## TRAFFIC COUNTS

McCOY DR	8,581 VPD
IL ROUTE 59	54,457 VPD
W OGDEN AVE	24,069 VPD

## AREA TENANTS INCLUDE





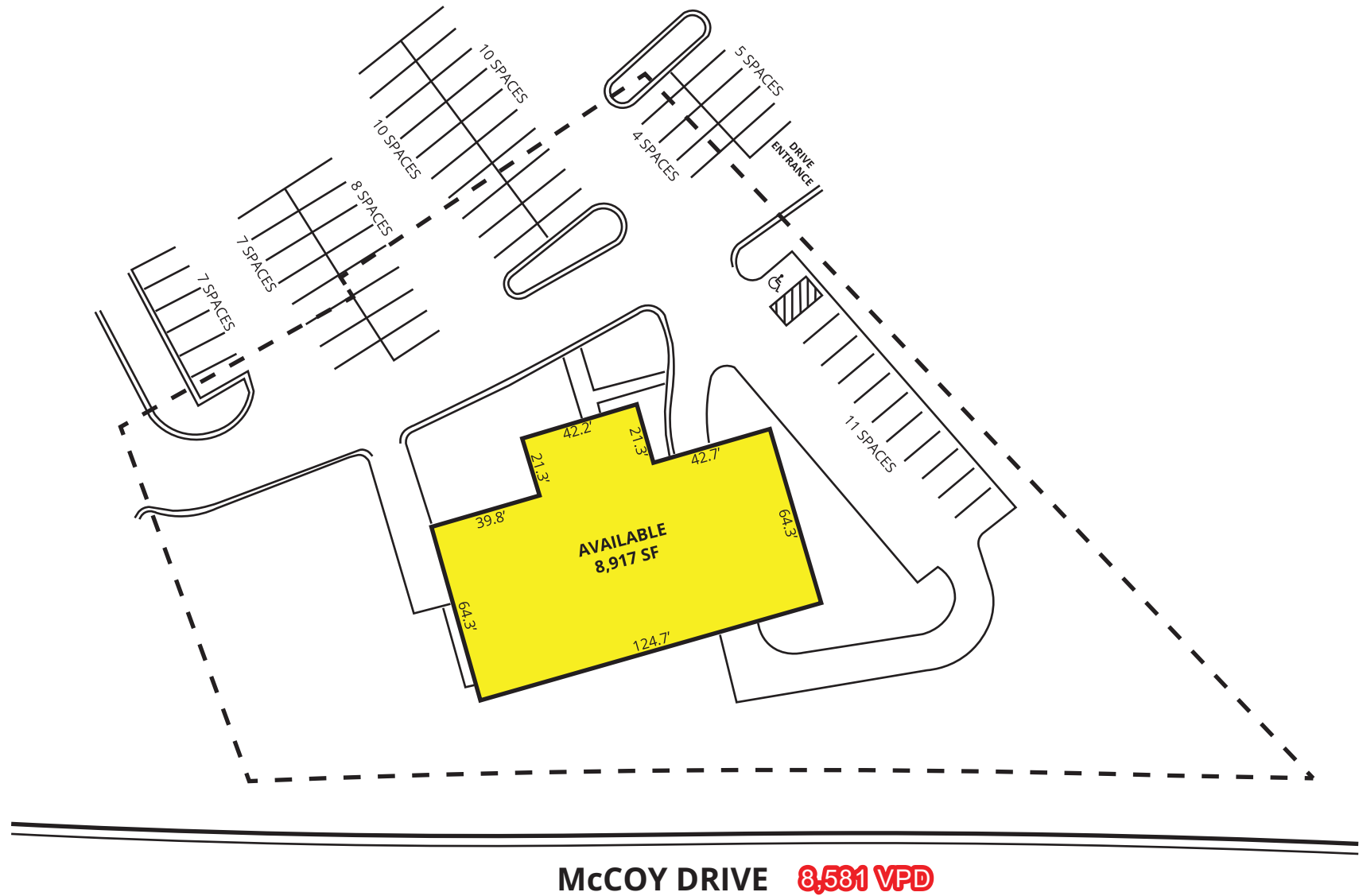




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FOR LEASE



McCOY DRIVE 8,581 VPD

CONTACT  
INFORMATION:

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