

HIGH-VISIBILITY OUTLOT ON BUSY ROUTE 59 | 2,020 SF AVAILABLE

FOX VALLEY WALK

4430 FOX VALLEY CENTER DR., AURORA, IL

FOR LEASE

METRO
COMMERCIAL REAL ESTATE

CONTACT: **CHELSEA HENDERSON** chenderson@metrocre.com 847.337.5287

PROPERTY HIGHLIGHTS

- 2,020 SF Prime Retail Outlot Space Available.
- Monument Signage on Rt 59 (57,475 VPD)
- Join co-tenants Naf Naf, Potbelly, & T-Mobile.
- Be part of the Redeveloped Fox Valley Mall Outlots!

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,419	95,005	261,753
DAYTIME POPULATION	20,465	90,285	200,781
HOUSEHOLDS	4,735	36,749	95,167
AVG HH INCOME	$142,772	$174,901	$185,252

TRAFFIC COUNTS

AURORA ST	20,774 VPD
IL ROUTE 59	57,475 VPD
W OGDEN AVE	36,769 VPD

AREA TENANTS INCLUDE

KOHL'S · macy's · SKY ZONE · IKEA · L.L.Bean · ALDI · THE FRESH MARKET · WHOLE FOODS MARKET · ULTA BEAUTY · planet fitness · CRUNCH



FOX VALLEY MALL | REDEVELOPMENT & GROWTH

- **New $100M+ residential and mixed-use development** underway at Fox Valley Mall.
- **841 Residential & Senior Living Units:** 627 completed luxury apartments plus 214 senior living units under construction at Fox Valley Mall.
- **288,000 SF Senior Living Community** under construction.
- **Expanding Entertainment & Dining:** Open-air expansion of experiential and dining concepts complement the mall's exisiting shopping and entertainment offerings.
- **Continued Mixed-Use Transformation:** Ongoing investments is repositioning Fox Valley Mall as a regional **live-work-shop-play destination.**

4430 FOX VALLEY CENTER DR., AURORA, IL

FOR LEASE



CONTACT INFORMATION:

CHELSEA HENDERSON
chenderson@metrocre.com
847.337.5287

56 Skokie Valley Rd.
Highland Park, Illinois 60035

www.MetroCRE.com

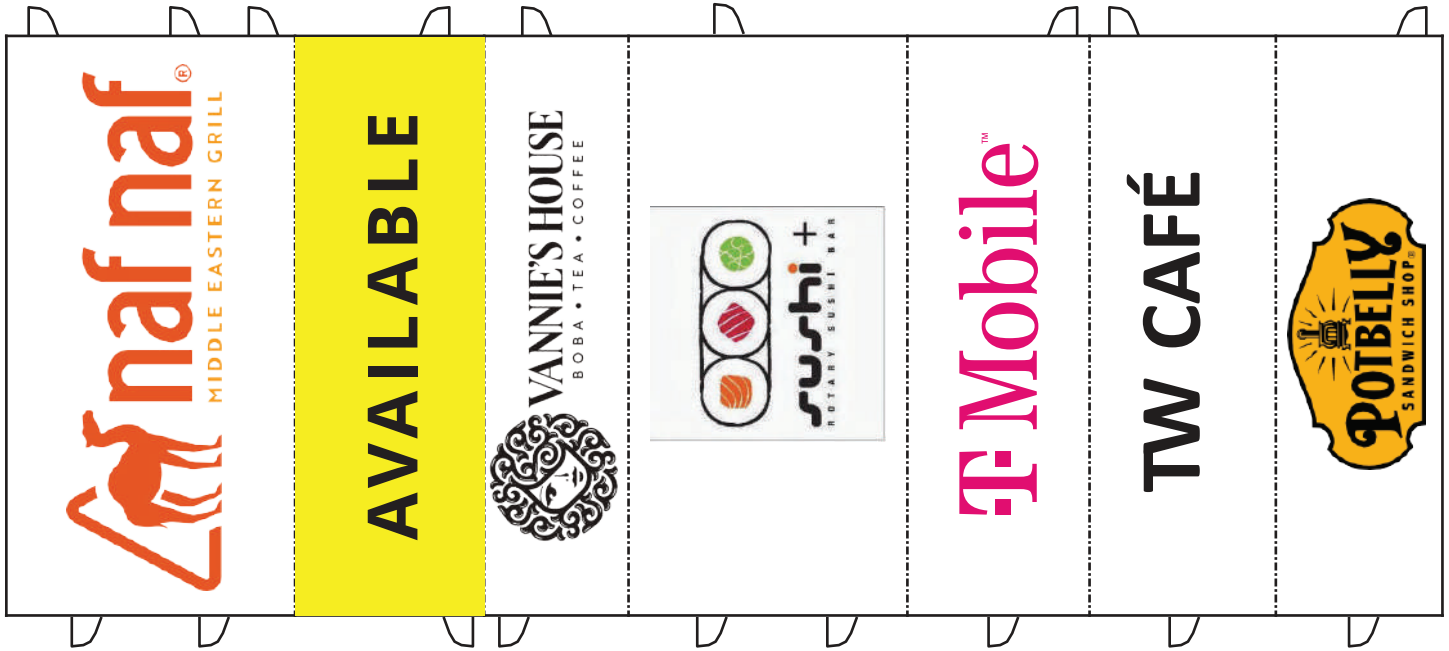
METRO COMMERCIAL REAL ESTATE

SITE PLAN
4430 FOX VALLEY CENTER DR., AURORA, IL

FOR LEASE

#	TENANT	SF
101 &102	Naf Naf Grill	3,095
103	AVAILABLE	2,020
104	Vannie's House	1,615
105 &106	Sushi +	3,025
107	T-Mobile	2,020
108	TW Café	2,020
109	Potbelly	1,860

Route 59 **57,475 VPD**



CONTACT INFORMATION:

CHELSEA HENDERSON
chenderson@metrocre.com
847.337.5287

56 Skokie Valley Rd.
Highland Park, Illinois 60035
www.MetroCRE.com

METRO COMMERCIAL REAL ESTATE