

3909 75th St. Lot 5- McCarty Center | Aurora, IL

**\$60,000**



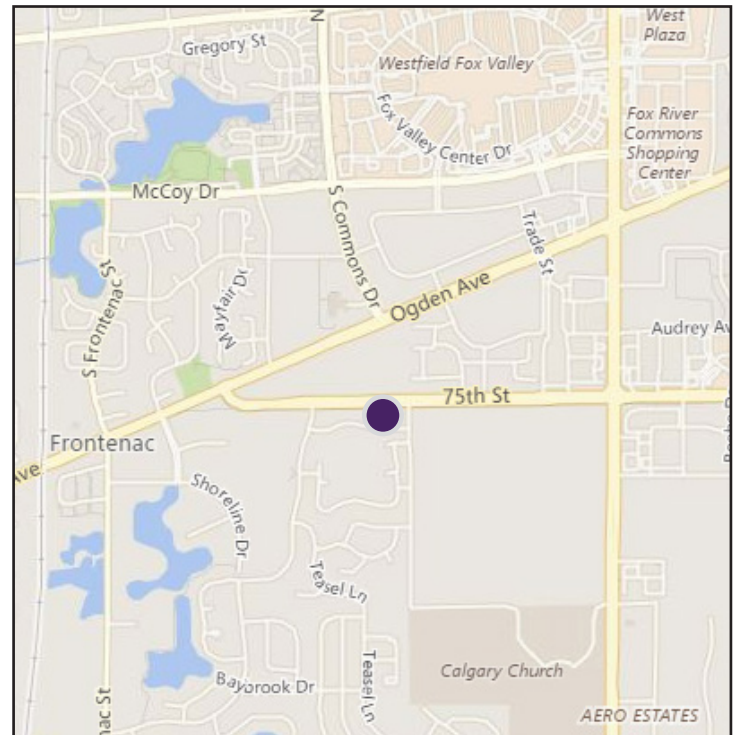
## Property Highlights

- 13,200 SF development site
- Part of the McCarty Center, an office and medical office complex
- Plans for up to a 10,000 SF commercial building
- Some visibility from 75th St.
- Graded & ready for development
- All utilities delivered to the site
- Near corner of Ogden and 75th
- Opportunity for user, investor or developer looking to add value
- Zoning: B-2 (S)
- Monthly association dues: \$1,035
- Very low taxes

## Property Overview

The 13,200 square foot development site is located within the McCarty Center, at the corner of Meadowridge and 75th St. With the ability to develop a 10,000 square foot single-story building, this site is a great location for a variety of businesses including a pharmacy or medical office. The site is graded and ready for development with all utilities available to the site. Great opportunity for user, investor or a developer looking to add value.

Near the border with Naperville, the McCarty Center is located in the second largest city in Illinois and in one of the fast-growing sections of the city. More than 269,000 residents live within five miles of this office park. Additionally, the property is a short distance from one of the largest commercial corridors in the area.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	10,952	100,491	275,654
Households	3,952	35,810	92,175
Median Income	\$88,657	\$100,196	\$91,099

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