

MILLENNIUM PROPERTIES R/E *1.01 Acre Development Site at Busy Naperville Corner*

SWC Route 59 & North Aurora, Naperville, IL

\$995,000



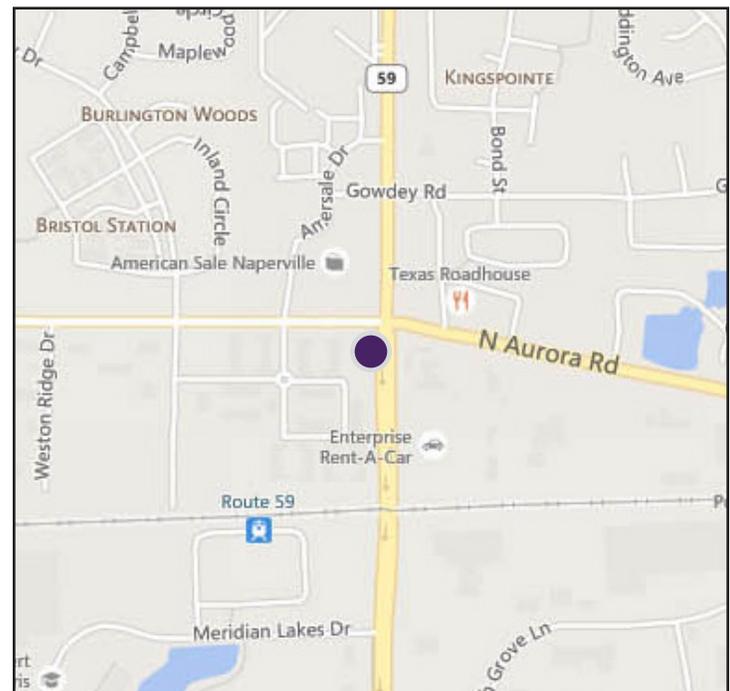
Property Highlights

- 1.01 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
- Estimated frontage: 395' on Route 59 and 155' on Aurora
- Traffic Count: 44,500 vehicles on Route 59, 19,500 vehicles on Aurora
- All utilities available to site
- Zoning: B-3, general business
- Taxes (2024): \$3,821.34

Property Overview

At the southwest corner of Aurora and Route 59, this 1.01 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	12,165	73,772	209,246
Households	5,120	29,113	74,070
Median Income	\$95,705	\$106,095	\$103,710

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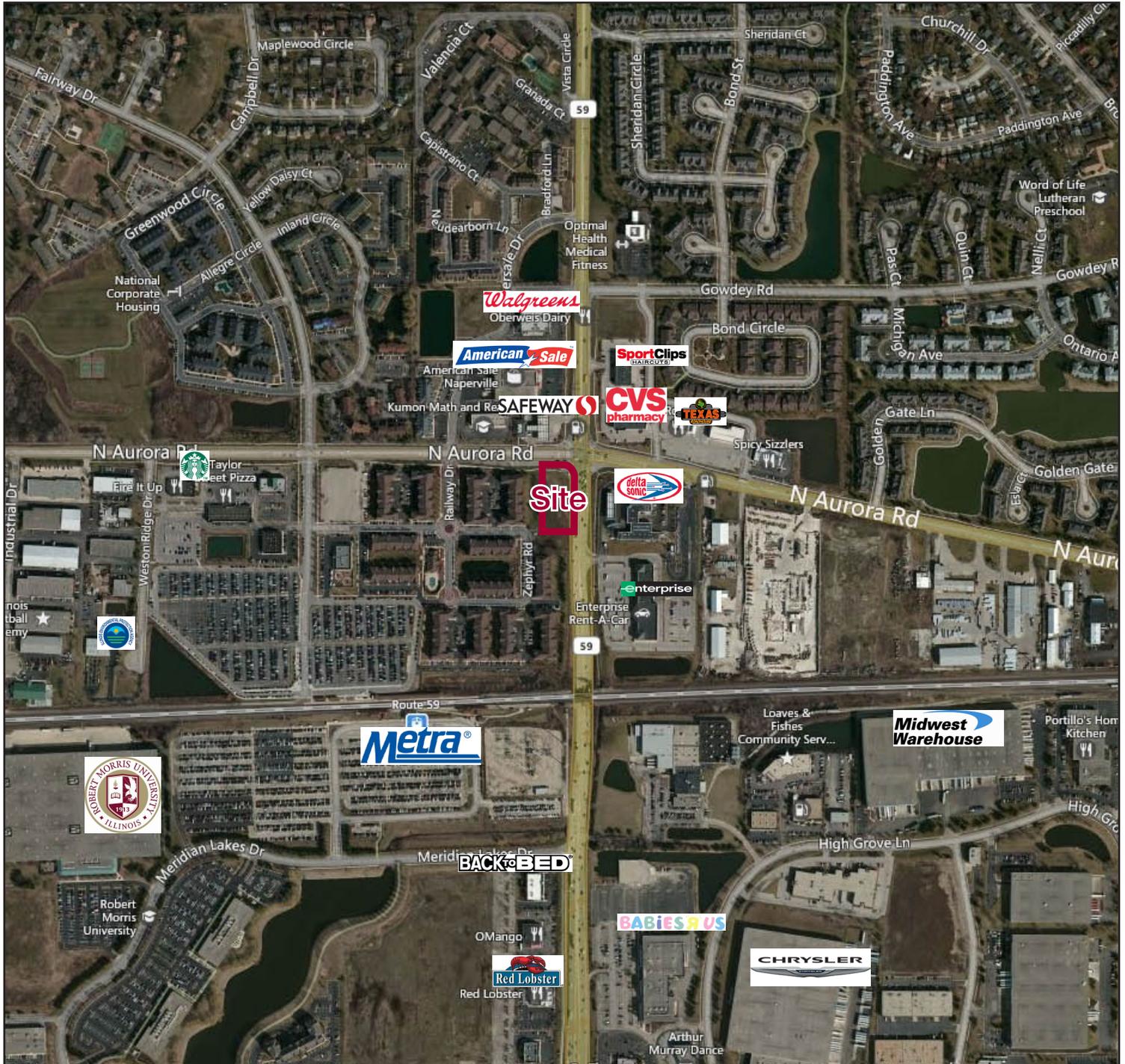
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Aerial



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