



4,895 SF AVAILABLE
JOIN 34,533 SF REGIONAL MEDICAL TENANT
IDEAL FOR MEDICAL

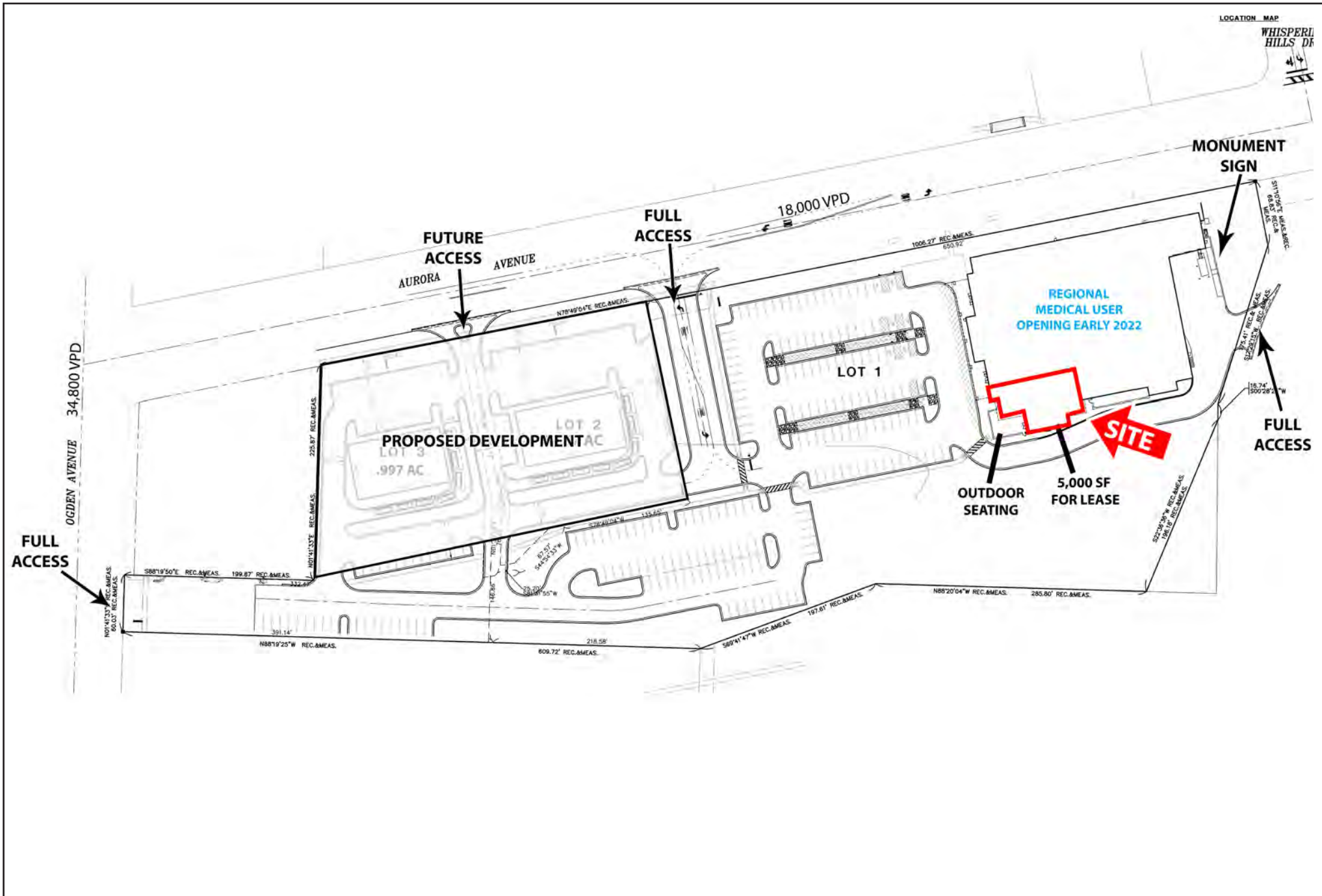
1508 Aurora Avenue | Naperville, Illinois



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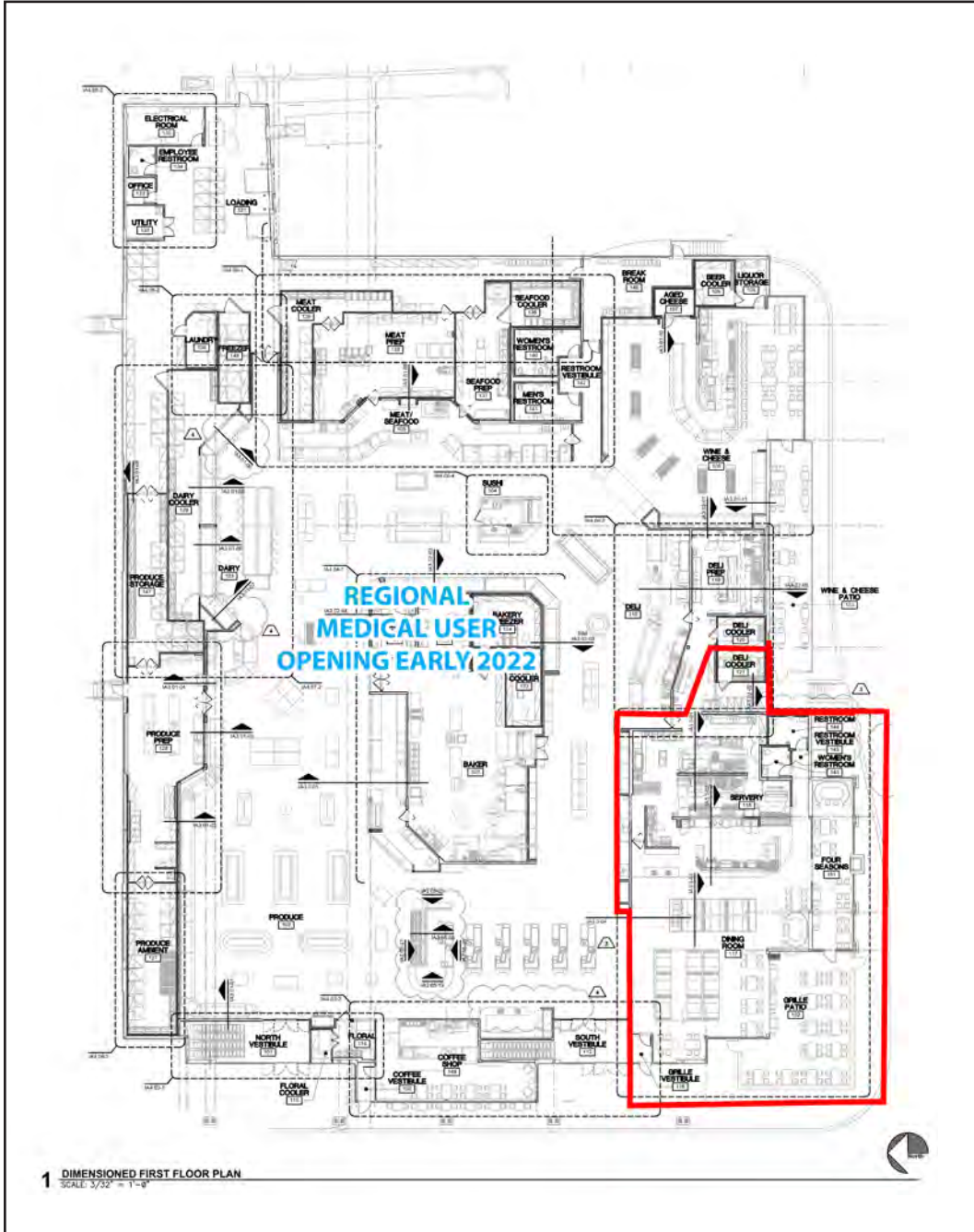
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SITE PLAN



The information provided herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. You should conduct a careful, independent investigation on the property and verify all information. Any reliance on this information is solely at your own risk.

FLOOR PLAN



AERIAL



PROPERTY INFO //

- Ideal for Medical Office, proximate to Edwards Hospital
- Full access and video LED monument signs on Ogden Ave. and Aurora Ave.
- Naperville was ranked as the wealthiest city in the midwest and 11th wealthiest in the nation
- Two miles from Downtown Naperville



1508 Aurora Ave**Naperville, IL 60540**

		1 mi radius	2 mi radius	3 mi radius
POPULATION	2020 Estimated Population	11,231	41,312	88,984
	2025 Projected Population	11,011	40,368	86,968
	2010 Census Population	10,973	37,665	84,693
	2000 Census Population	11,031	34,332	76,074
	Projected Annual Growth 2020 to 2025	-0.4%	-0.5%	-0.5%
	Historical Annual Growth 2000 to 2020	-	1.0%	0.8%
	2020 Median Age	37.4	37.6	37.3
HOUSEHOLDS	2020 Estimated Households	4,362	17,014	35,352
	2025 Projected Households	4,448	17,299	35,951
	2010 Census Households	4,142	15,082	32,569
	2000 Census Households	4,043	13,407	28,986
	Projected Annual Growth 2020 to 2025	0.4%	0.3%	0.3%
	Historical Annual Growth 2000 to 2020	0.4%	1.3%	1.1%
RACE AND ETHNICITY	2020 Estimated White	68.1%	68.8%	70.2%
	2020 Estimated Black or African American	7.9%	7.5%	7.1%
	2020 Estimated Asian or Pacific Islander	17.5%	17.6%	16.9%
	2020 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.2%
	2020 Estimated Other Races	6.2%	5.9%	5.5%
	2020 Estimated Hispanic	8.6%	9.6%	9.0%
INCOME	2020 Estimated Average Household Income	\$141,777	\$131,480	\$141,775
	2020 Estimated Median Household Income	\$123,492	\$110,044	\$115,547
	2020 Estimated Per Capita Income	\$55,070	\$54,236	\$56,446
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	4.6%	2.5%	2.3%
	2020 Estimated Some High School (Grade Level 9 to 11)	0.9%	1.4%	1.5%
	2020 Estimated High School Graduate	10.0%	11.9%	11.6%
	2020 Estimated Some College	11.8%	14.2%	13.9%
	2020 Estimated Associates Degree Only	9.4%	7.5%	7.4%
	2020 Estimated Bachelors Degree Only	33.0%	35.7%	35.6%
	2020 Estimated Graduate Degree	30.2%	26.9%	27.7%
BUSINESS	2020 Estimated Total Businesses	349	3,148	5,430
	2020 Estimated Total Employees	5,573	50,885	84,664
	2020 Estimated Employee Population per Business	15.9	16.2	15.6
	2020 Estimated Residential Population per Business	32.1	13.1	16.4



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