

RETAIL SPACE AVAILABLE

## EOLA COMMONS

405 N Eola Road  
Aurora, Illinois 60502



EDGEMARK



### PROPERTY HIGHLIGHTS

- Located just north of the busy intersection of Eola Rd and New York St.
- Property has high traffic counts and excellent visibility adjacent to Walgreens and McDonald's.
- Ideal for medical, fitness, clothing boutique, physical therapy.
- Mix of local, regional and national tenants.
- Local elementary, middle school and high school all located within 1 mile.

### AREA RETAILERS



### SPACE AVAILABLE FOR LEASE

3,000 SF (Divisible End Cap)

### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	13,734	104,294	249,658
AVG HH INCOME	\$154,374	\$142,998	\$147,873
TRAFFIC COUNTS	EOLA ROAD NEW YORK STREET	27,300 VPD 12,700 VPD	

CONTACT  
INFORMATION

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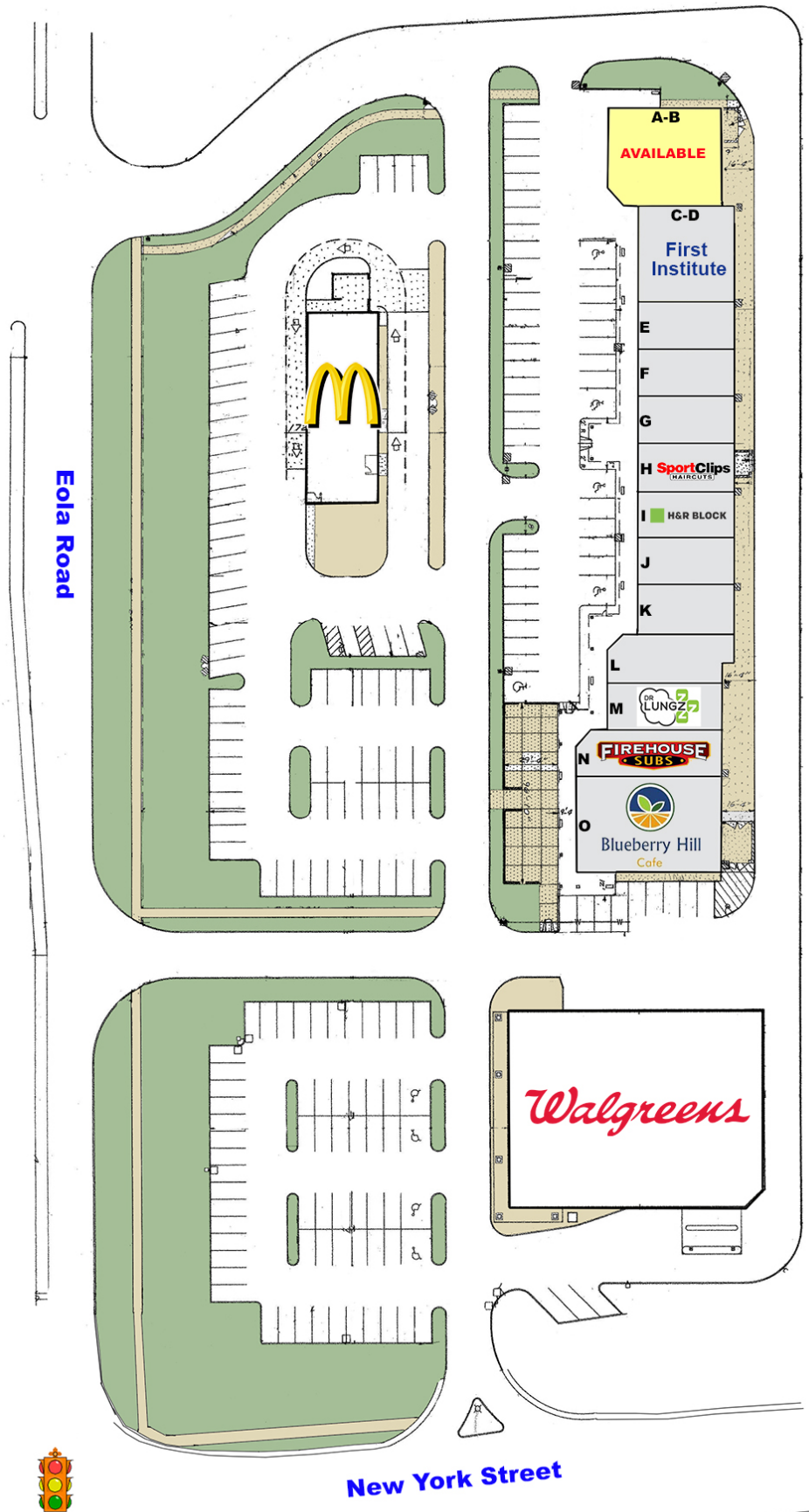
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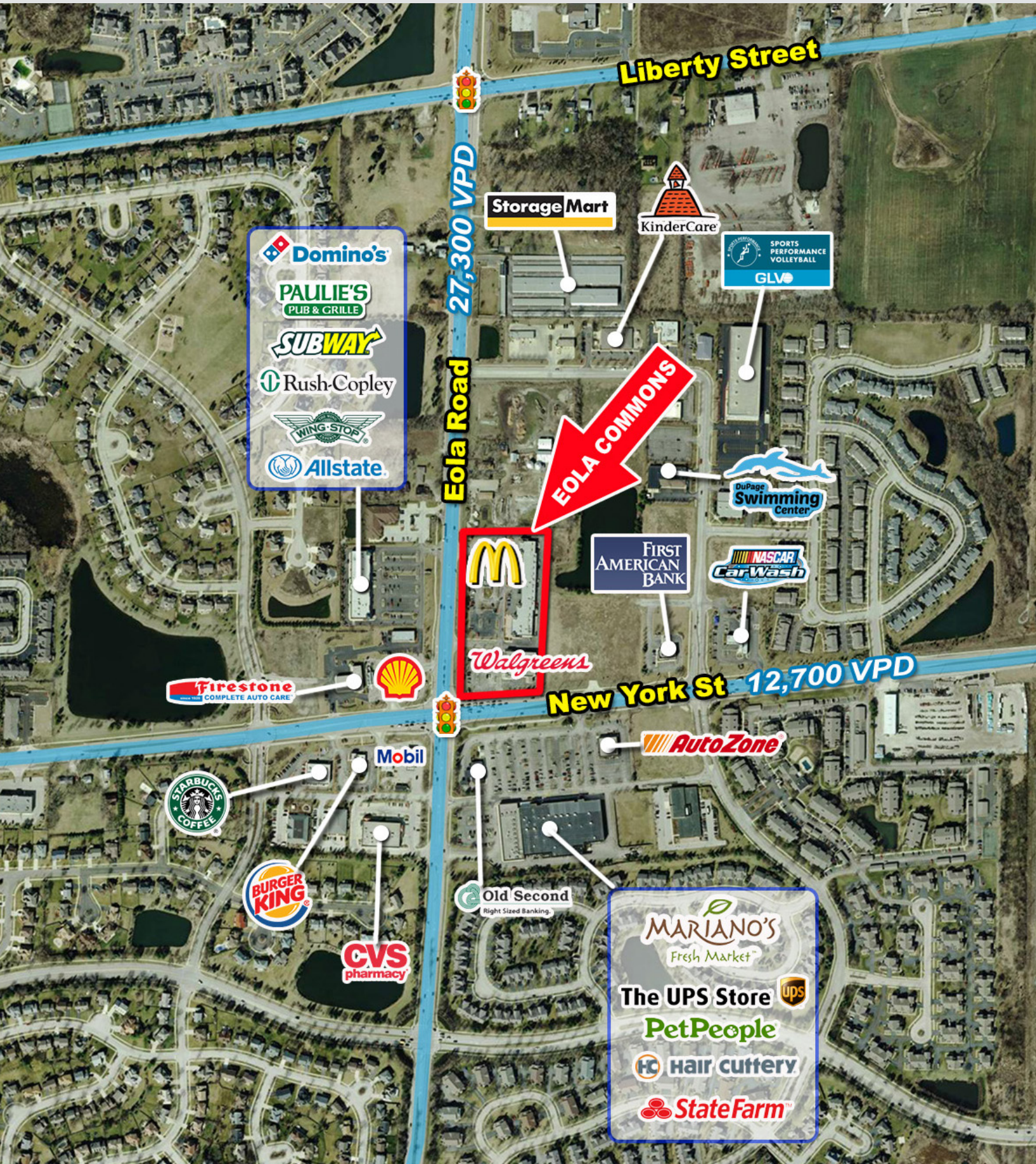
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## SITE PLAN

SPACE	SQ FT	TENANT
<b>A-B</b>	<b>3,000</b>	<b>AVAILABLE</b>
C-D	2,400	First Institute
E	1,250	Queen Nails
F	1,250	Massage Lily
G	940	Shagun Beauty Supply
H	1,514	Sports Clips
I	1,250	H&R Block
J	1,600	Eola Cleaners
K	900	Optical Outlet
L	1,500	Eola Dental
M	1,500	Dr. Lungzzz
N	2,334	Firehouse Subs
O	3,476	Blueberry Hill
22,914		TOTAL GLA







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