

EXISTING 9,592 SF BUILDING OPPORTUNITY

FOR LEASE



4440 OGDEN AVENUE

RESTAURANT OR RETAIL REDEVELOPMENT OPPORTUNITY

AURORA, ILLINOIS

FOR MORE
INFORMATION,
PLEASE CONTACT:

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CBRE

DEMOGRAPHICS

WITHIN 3-MILES



Avg. Household Income

\$127,783



Households

36,864



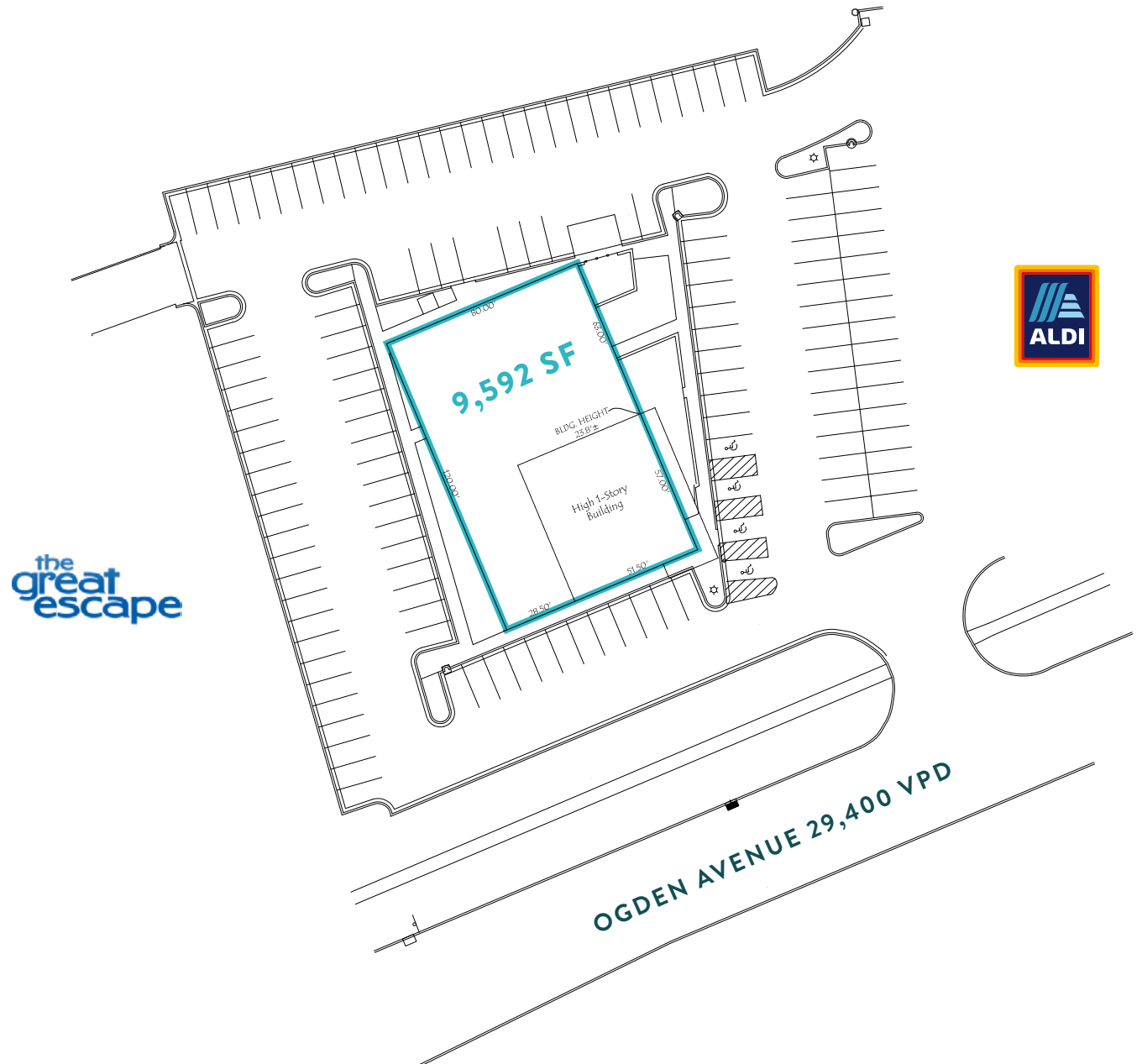
Residential Population

99,081

SITE DETAILS

- 9,592 SF BUILDING
- ABILITY TO ACCOMMODATE RESTAURANTS OR REDEVELOP FOR RETAIL, MEDICAL OR SERVICE USES
- 133 PARKING SPACES
- LARGE PYLON SIGN AVAILABLE
- 29,400 VPD ALONG OGDEN AVENUE
- LOCATED IN THE MIDDLE OF THE FOX VALLEY-AURORA TRADE AREA
- EXCELLENT SURROUNDING DEMOGRAPHICS

▲ CROSS ACCESS WITH FOX VALLEY MALL



SPORTS ENTERTAINMENT
ROUND1 

FOX VALLEY MALL



DentalWorks


HOOTERS

**BED BATH &
BEYOND**

Walmart 

Cermak
FRESH MARKET

L A Z B O Y




OUTBACK
STEAKHOUSE®

SITE



the
great
escape

 Advocate Health Care

Gordon
FOOD SERVICE



HONDA

FLOOR & DECOR
GLOWZONE



**HARBOR
FREIGHT**
Quality Tools at Remarkably Low Prices



PENNY MUSTARD

ETHAN ALLEN



DICK'S
SPORTING GOODS



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