



FOR SALE


CREATIVE OFFICE / RETAIL SPACE

160 S. River Street, Aurora, IL 60506

An aerial photograph of the River Street Plaza in Aurora, Illinois. The image shows a large brick building with a white roof and multiple air conditioning units. The building is situated along a river, with a green-painted bike lane and a parking lot in the foreground. The surrounding area includes other buildings, trees, and a bridge in the distance.

RIVER STREET PLAZA

RIVER STREET PLAZA HIGHLIGHTS

- 2,952 sf raw space ready for a creative build out with views of the Fox River
- Private entrance / exit
- Prime Aurora location on S. River Street with a walk score of 
- Expansive outdoor patio / meeting spaces overlooking the Fox River
- One mile from the Aurora Metra station
- Three miles to I-88
- Three blocks from the Hollywood Casino, Paramount Theatre, and much more

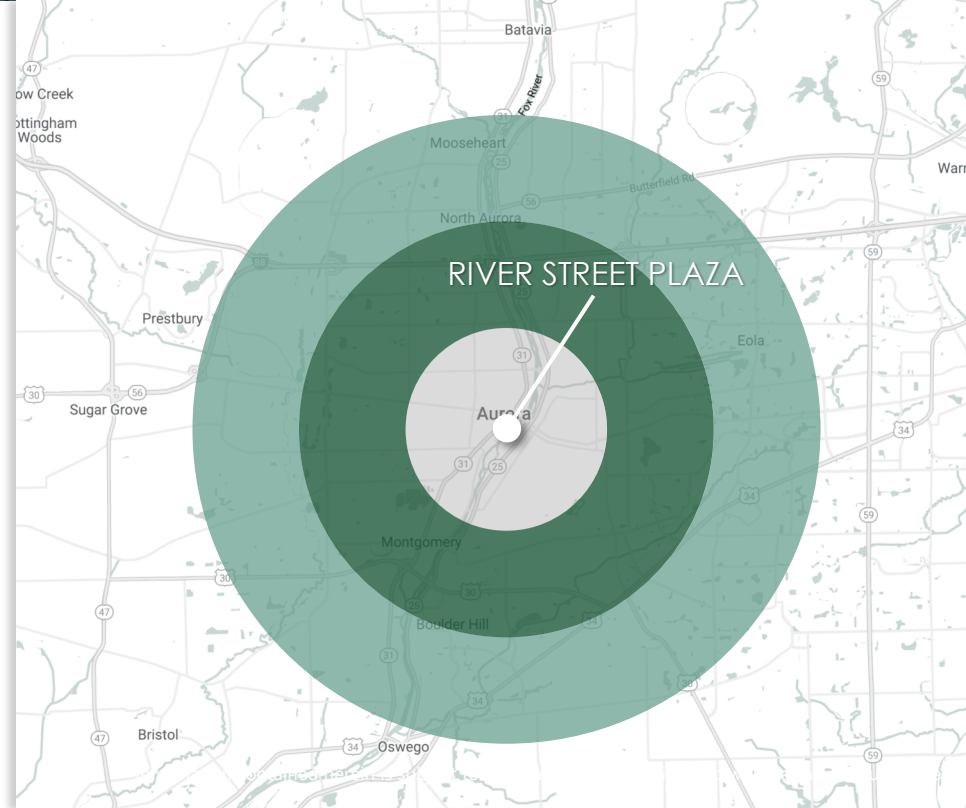




DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2021 POPULATION	27,540	136,056	256,658
2021 HOUSEHOLDS	7,728	40,948	82,267
AVG HOUSEHOLD SIZE	3.4	3.2	3
AVG AGE	33.5	35.2	35.4
AVG HOUSEHOLD INCOME	65,337	74,637	98,008
TOTAL CONSUMER SPENDING	\$215M	\$1.2B	\$2.83B
DAYTIME EMPLOYEES	9,201	38,273	79,476
TOTAL BUSINESSES	816	3,289	6,591

Information contained herein is subject to verification, modification and withdrawal without notice.



RIVER STREET PLAZA DIRECTORY

140 S. RIVER

No.	Occupant
100	New China Hut
102 / 104	The Place for Children with Autism
108A	McCarty Mills Taproom
108B	Buildout Underway - General Office
110	Buildout Underway - General Office
112	Buildout Underway - Mortgage Company
114	Caton Commercial Real Estate Group

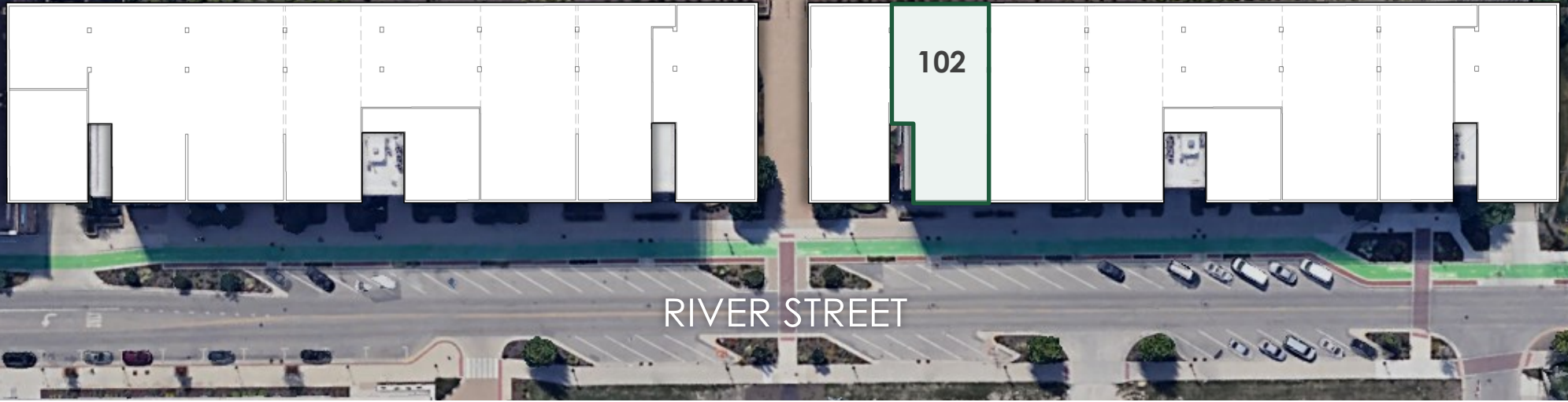
160 S. RIVER

No.	Occupant
100	Buildout Underway - Insurance
102	Vacant - Raw Space
106	Renew Salon & Spa
108	Consumer Law Group
800	Jimmy John's



140 S. RIVER

160 S. RIVER



AVAILABLE SPACE FOR SALE

SPACE	SIZE	SALE PRICE	TAX (2020 PAID 2021)
102	2,952 SF	\$218,448 (\$74/SF)	\$3,520

Association & Insurance: \$2.25/sf | Electric, Gas, Water, Sewer, & Janitorial: Tenant responsibility

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