

POTENTIAL DEVELOPMENT OPPORTUNITY FOR SALE

63,433± TOTAL SF ON 9.46± ACRES

FOUNDRY
COMMERCIAL



Asking Price \$3,250,000

55 S CONSTITUTION DR. - AURORA, IL 60506

PROPERTY FEATURES

- 63,433± Total SF
- 5± Dock Doors and 1 Grade Level Door
- Former Cubs Super Market
- 9.46± Acres
- Zoned B-2(S)
- 525± Parking Spaces
- Highly Traveled Retail Area
- Located Just Off Orahard Rd. with Frontage on Constitution Dr. and Access to Galena Blvd.



Demographics (2018)	1 Mile	3 Miles	5 Miles
Population	11,811	64,237	199,422
Population Change (2023 Projection)	11,913	66,408	208,039
Average Household Income	\$87,285	\$78,596	\$83,060
Median Home Value	\$217,395	\$189,715	\$190,438

For more information, please contact:

MATTHEW MESSIER SIOR, CCIM

Principal

407.540.7718

matt.messier@foundrycommercial.com

In Cooperation With:



LARRY HANLEY

630.584.3666

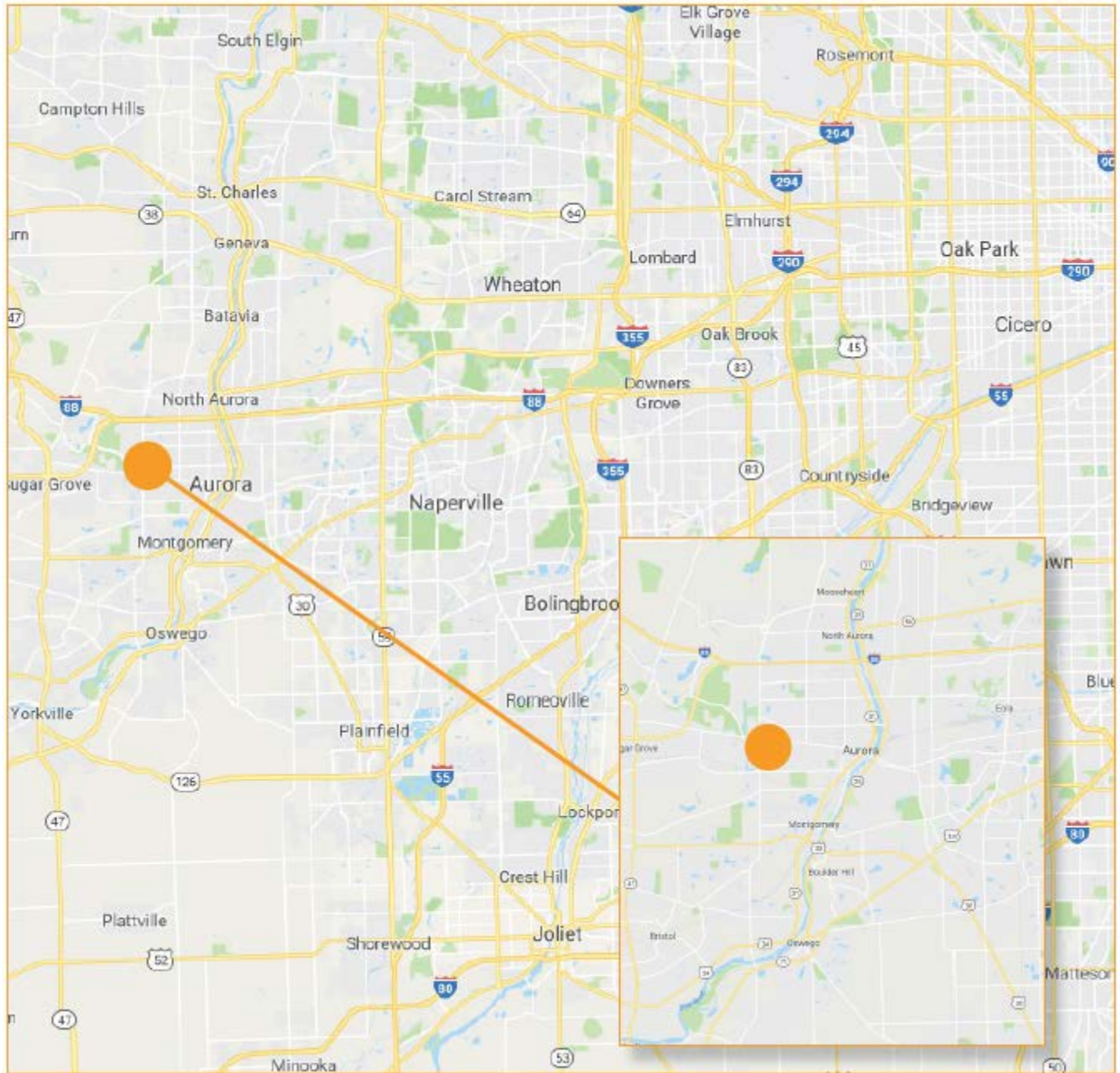
lkh@midwestcre.com

Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes approximate and subject to survey.

POTENTIAL DEVELOPMENT OPPORTUNITY FOR SALE

63,433± TOTAL SF ON 9.46± ACRES

LOCATION MAP



For more information, please contact:

MATTHEW MESSIER SIOR, CCIM

Principal

407.540.7718

matt.messier@foundrycommercial.com

In Cooperation With:



LARRY HANLEY

630.584.3666

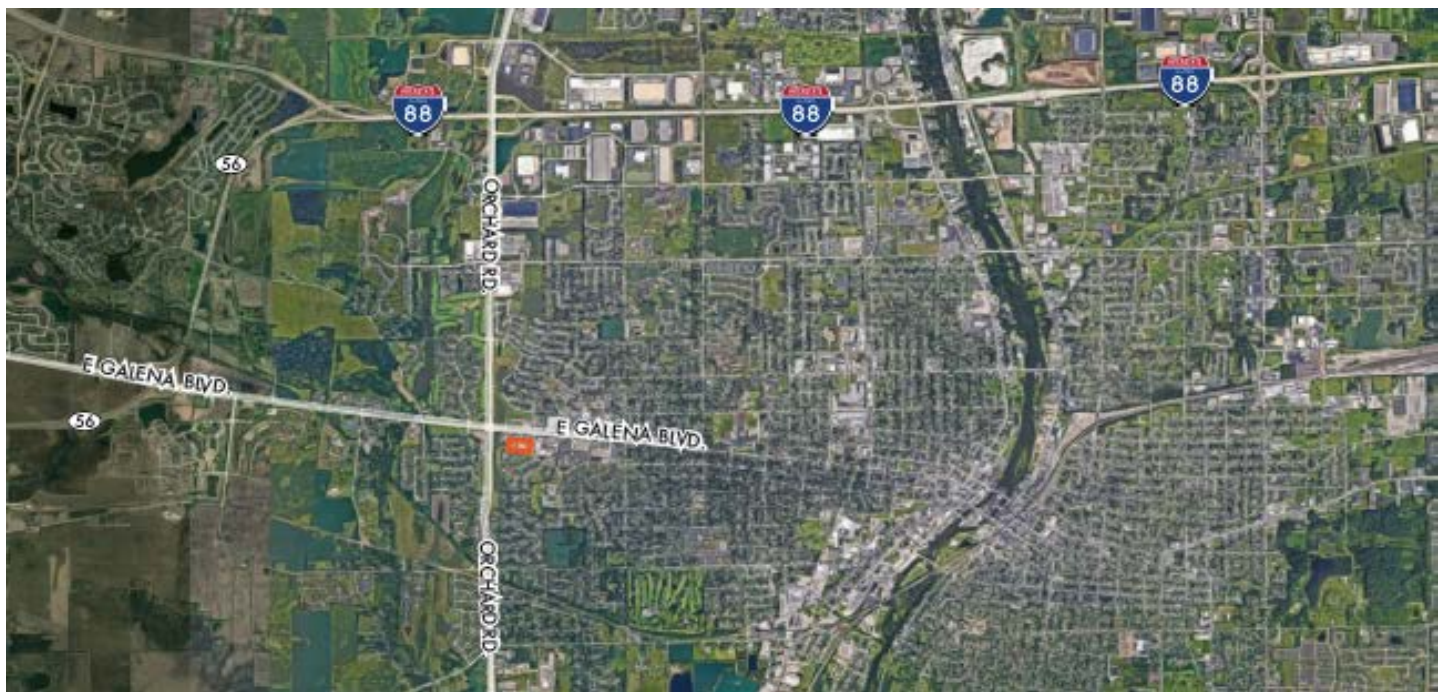
lkh@midwestcre.com

Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes approximate and subject to survey.

POTENTIAL DEVELOPMENT OPPORTUNITY FOR SALE

63,433± TOTAL SF ON 9.46± ACRES

PROPERTY OUTLINE AND AERIAL



For more information, please contact:
MATTHEW MESSIER SIOR, CCIM
Principal
407.540.7718
matt.messier@foundrycommercial.com

In Cooperation With:



LARRY HANLEY
630.584.3666
lkh@midwestcre.com

Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes approximate and subject to survey.

POTENTIAL DEVELOPMENT OPPORTUNITY FOR SALE

63,433± TOTAL SF ON 9.46± ACRES

PROPERTY PHOTOS



For more information, please contact:

MATTHEW MESSIER SIOR, CCIM

Principal

407.540.7718

matt.messier@foundrycommercial.com

In Cooperation With:



LARRY HANLEY

630.584.3666

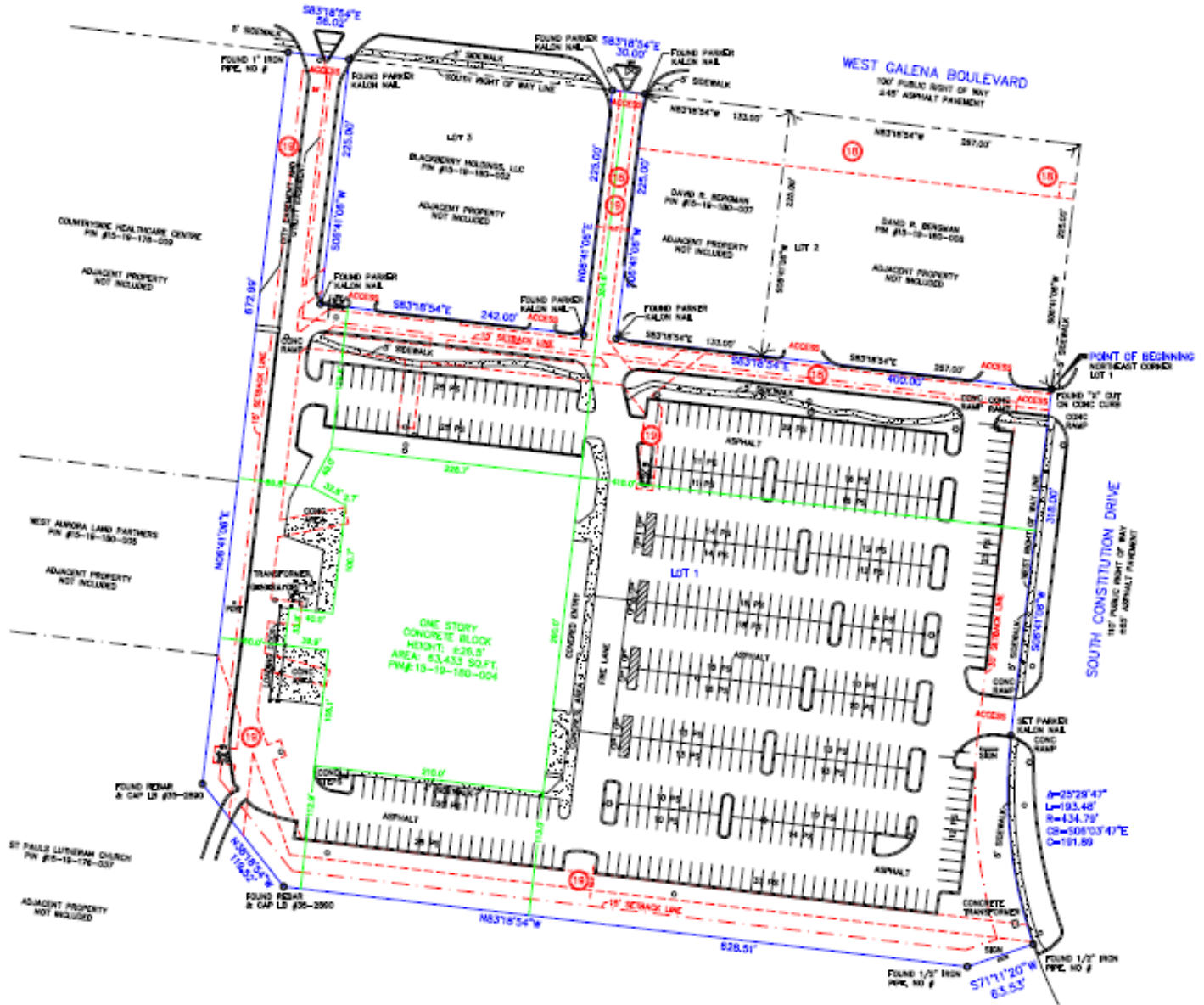
llkh@midwestcre.com

Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes approximate and subject to survey.

POTENTIAL DEVELOPMENT OPPORTUNITY FOR SALE

63,433± TOTAL SF ON 9.46± ACRES

SURVEY



For more information, please contact:
MATTHEW MESSIER SIOR, CCIM
Principal
407.540.7718
matt.messier@foundrycommercial.com

In Cooperation With:
MIDWEST Commercial
LARRY HANLEY
630.584.3666
lkh@midwestcre.com

Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes approximate and subject to survey.