



Location Finders International, Inc.
9440 Enterprise Dr. Mokena, IL 60448
(708) 390-1629

Eola Rd & Indian Trail Rd

Aurora, IL

LAND AVAILABLE

3.98 AC

MARKET SUMMARY

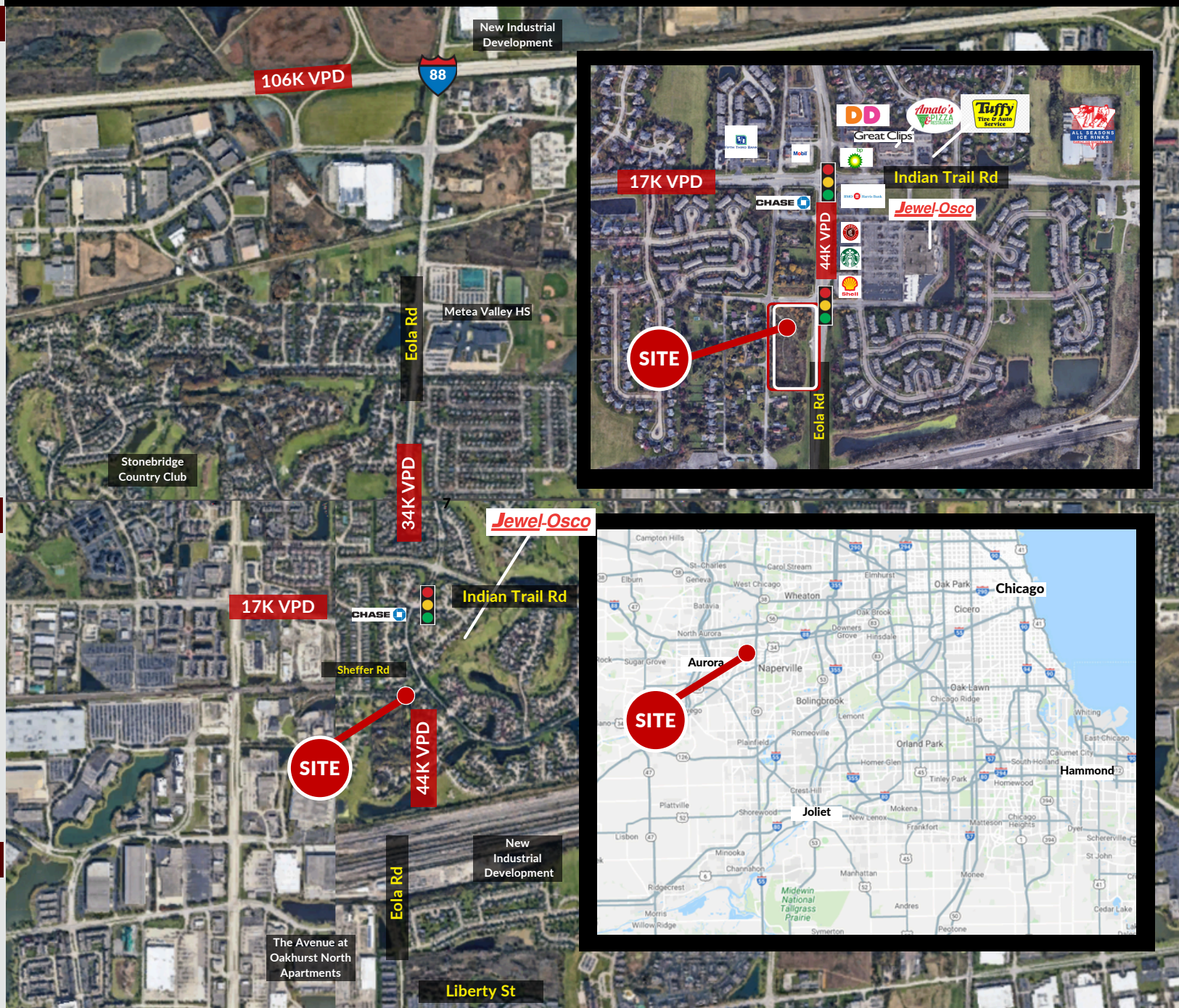
- Conveniently located near the intersection of Eola Road and Liberty Street, providing direct access to both Interstate 88 and Illinois Route 59
- Surrounded by dense residential neighborhoods, offering a strong and growing customer base for future development.
- Just minutes from Fox Valley Mall, one of the region's major retail destinations, attracting consistent consumer traffic

DEMOGRAPHICS

POPULATION	1 Mile	6,115
	3 Mile	80,639
	5 Mile	240,787
# HOUSEHOLDS	1 Mile	2,136
	3 Mile	28,980
	5 Mile	80,975
AVG HH INCOME	1 Mile	\$184,668
	3 Mile	\$115,796
	5 Mile	\$112,500

CONTACT

ALAN ERICKSON
aerickson@lfirealestate.com
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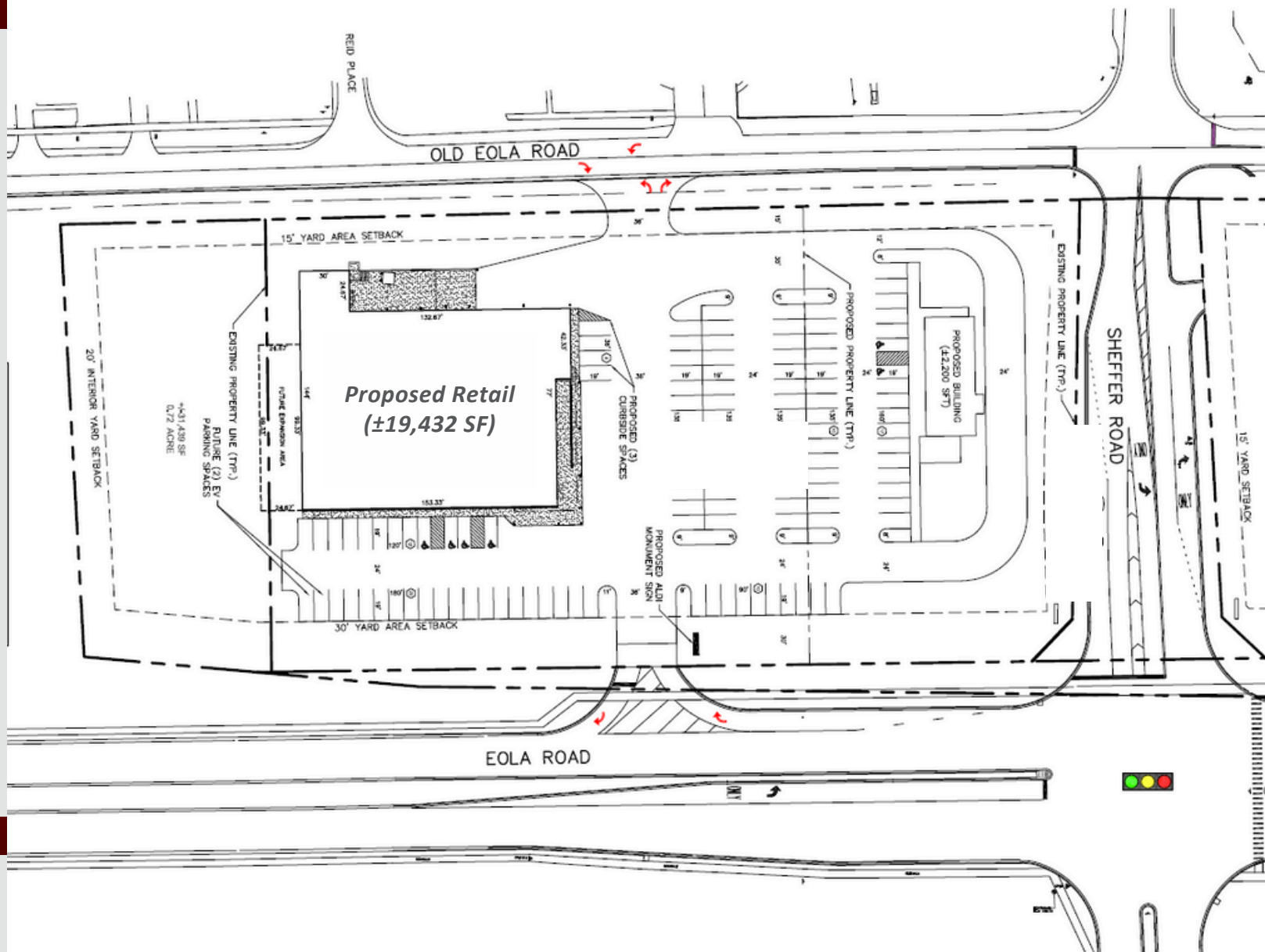
Aurora, IL

LAND AVAILABLE

3.98 AC

SITE SUMMARY

- **Land Size:** 3.98 AC
- **Available:** Build-to-suit or ground lease
- **Access:** Full access from Eola Rd.; right-in, right-out
- **Traffic:** Over 40,000 VPD at Eola & Indian Trail intersection
- **Area Retailers:** Mariano's, Jewel-Osco, Starbucks, Anytime Fitness, Rush-Copley Medical Group, Chase, BP and more



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