



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

SEC Eola Rd & Wolf's Crossing Rd

Aurora, IL

Land Available

7.3 AC

MARKET SUMMARY

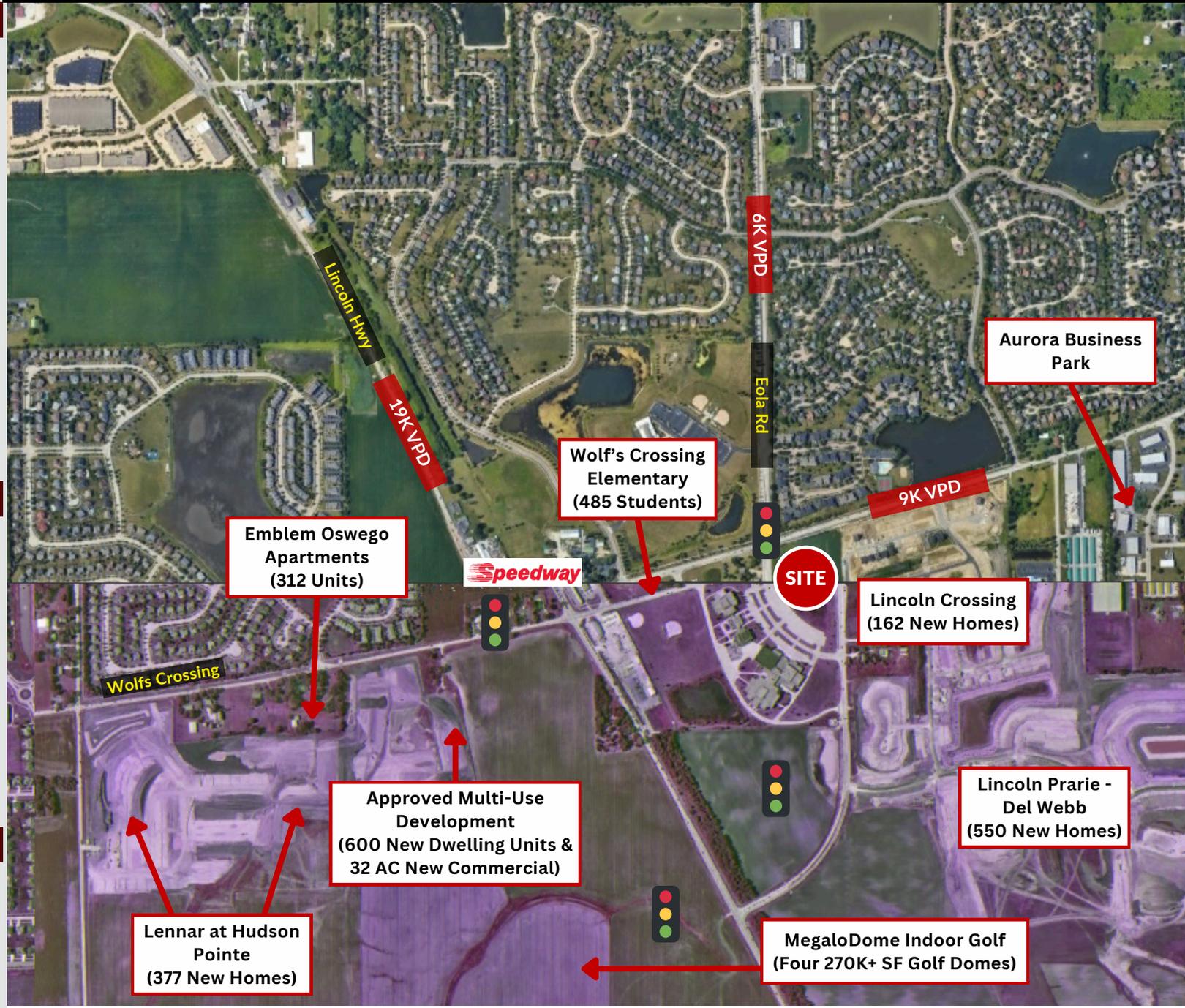
- Hard corner development at high volume, signalized intersection
- Strong demographics of 64,000 with incomes over \$145,000 within 3 miles
- Full I-88 interchange North on Eola Rd
- Adjacent to new Pulte Homes and Lennar residential developments with 2,000+ proposed dwelling units
- Multi-use development approved on SEC of Lincoln Hwy & Wolfs Crossing, as well as MegaloDome Indoor Golf project

DEMOGRAPHICS

POPULATION	1 Mile	4,536
	3 Mile	64,747
	5 Mile	207,215
# HOUSEHOLDS	1 Mile	1,443
	3 Mile	20,628
	5 Mile	64,209
AVG HH INCOME	1 Mile	\$134,549
	3 Mile	\$146,886
	5 Mile	\$133,306

CONTACT

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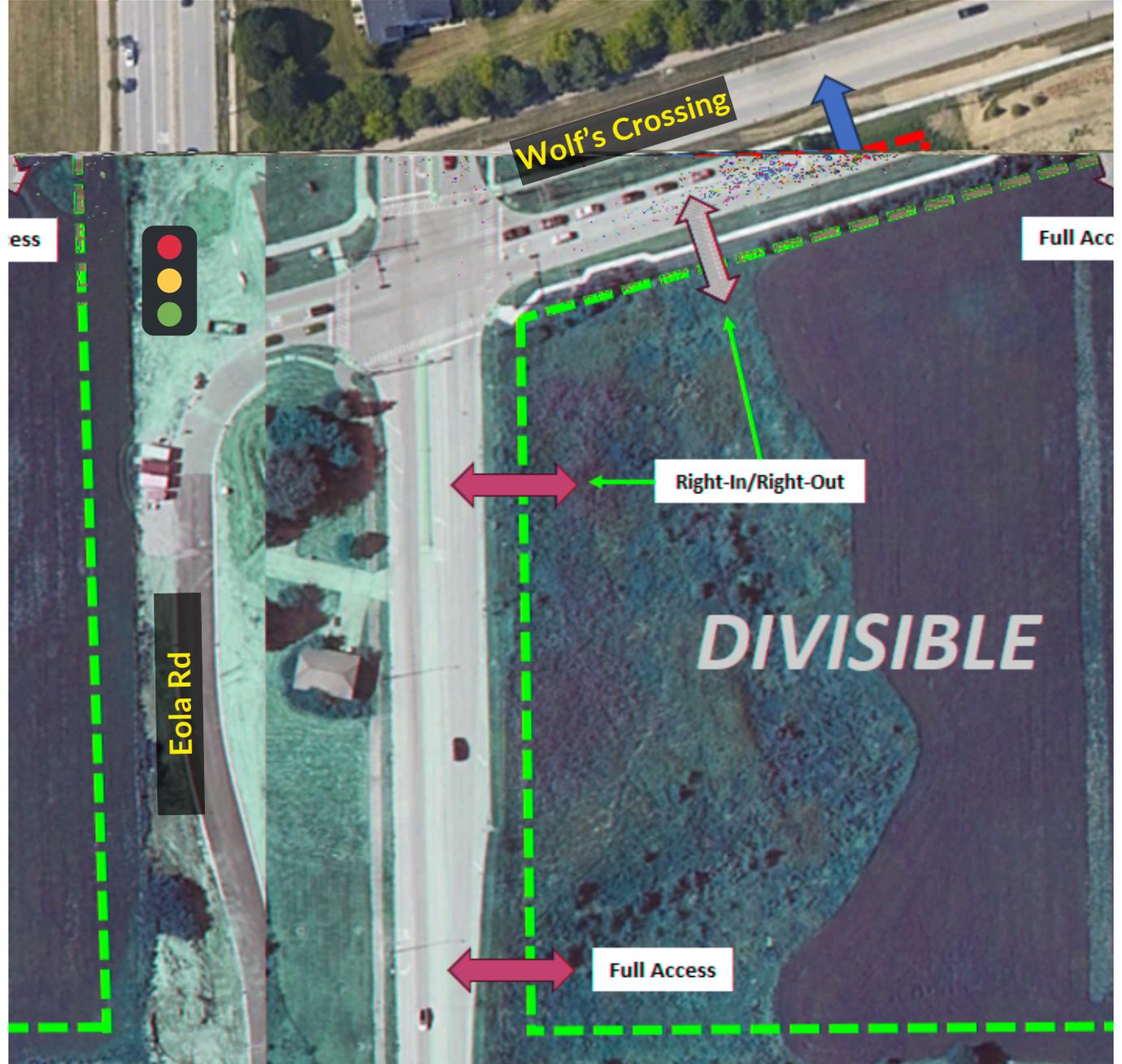
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SITE SUMMARY

- **Lot Size:** 7.3 AC
- **Available:** Build-to-Suit or Ground Lease (Lot configuration flexible)
- **Access:** Right-in, Right-out from Wolf's Crossing & full access from Eola Rd
- **Signage:** On Eola Rd & Wolf's Crossing Rd
- **Extra:** Off site detention



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This information contained is obtained from sources we deem reliable. We have no reason to doubt its accuracy but do not guarantee it.