

RETAIL SPACE FOR LEASE

4405 Fox Valley Center Drive

FOX VALLEY MALL OUTLOT // AURORA, IL 60504



Doug Renner
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Mark Fredericks
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AVAILABLE SPACE

±4,800 SF

PROPERTY HIGHLIGHTS

- + Stand-alone medical building available for lease
- + Building is situated on the highly trafficked Route 59 with great visibility on the ring road of Fox Valley Mall
- + Tremendous signage available and plenty of parking

Area retail includes:

and many more



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Site Plan



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Exterior



Monument Sign - Rt 59



Interior



Rt 59 Frontage

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Demographic Highlights
within a 1 mile radius

POPULATION
12,560

DAYTIME POPULATION
16,444

AVERAGE HOUSEHOLD INCOME
\$134,643

HOUSEHOLDS
5,099

PROJECTED HOUSEHOLD GROWTH
6.3%
(2023-2028)

HISTORIC HOUSEHOLD GROWTH
24.7%
(2010-2021)

MEDIAN AGE
35.6

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