

RETAIL SPACE FOR LEASE

4405 Fox Valley Center Drive

FOX VALLEY MALL OUTLOT // AURORA, IL 60504



Doug Renner
doug.renner@baumrealty.com
312.275.3137

Mark Fredericks
mark@baumrealty.com
312.275.3109















AVAILABLE SPACE

±4,800 SF

PROPERTY HIGHLIGHTS

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

Area retail includes:

and many more

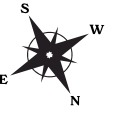


Doug Renner
 doug.renner@baumrealty.com
 312.275.3137

Mark Fredericks
 mark@baumrealty.com
 312.275.3109



Site Plan



Doug Renner
doug.renner@baumrealty.com
312.275.3137

Mark Fredericks
mark@baumrealty.com
312.275.3109





Exterior



Monument Sign - Rt 49



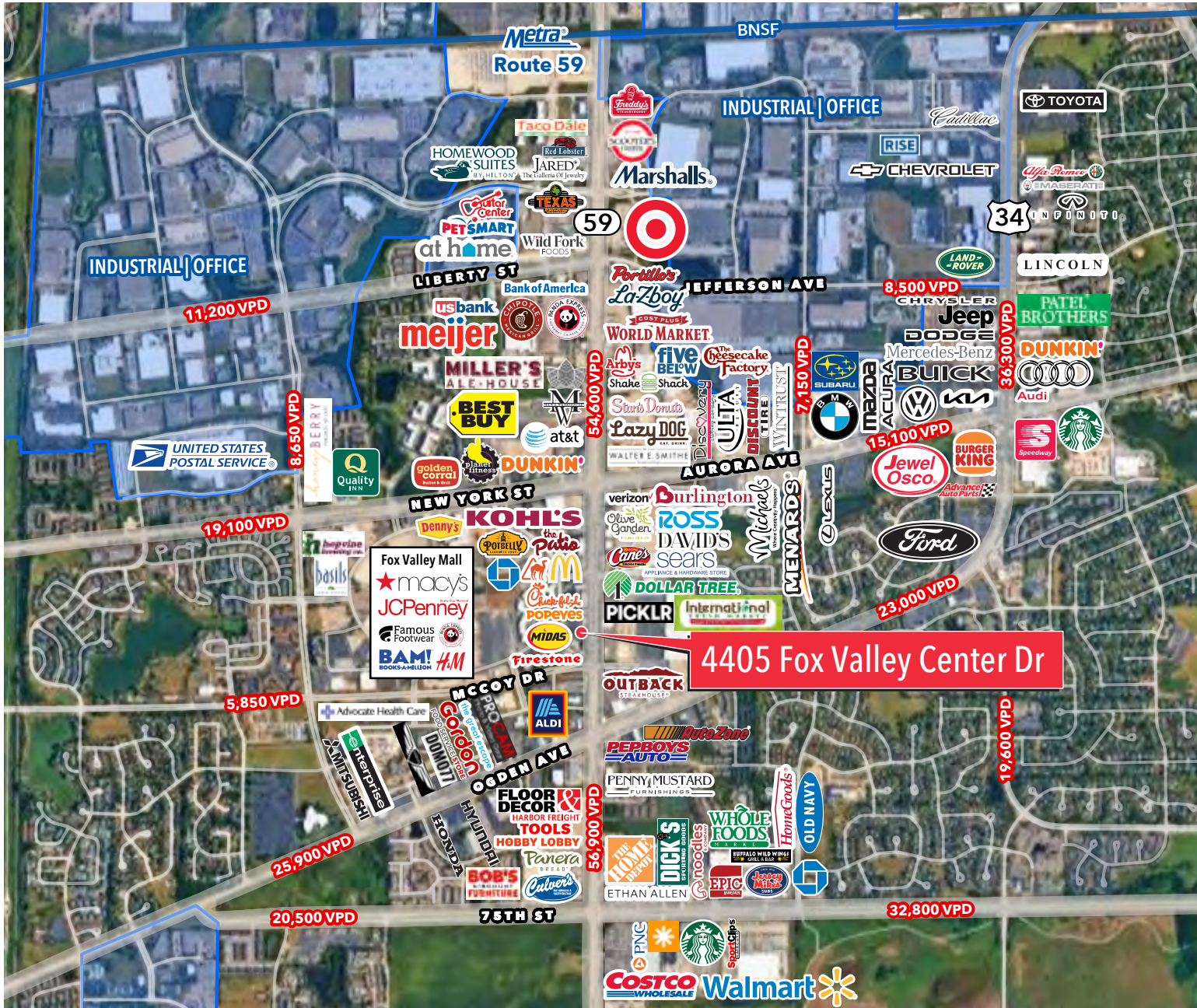
Interior



Rt 49 Frontage

Doug Renner
doug.renner@baumrealty.com
312.275.3137

Mark Fredericks
mark@baumrealty.com
312.275.3109



Demographic Highlights
within a 1 mile radius

POPULATION
12,560

DAYTIME POPULATION
16,444

AVERAGE HOUSEHOLD INCOME
\$134,643

HOUSEHOLDS
16,444

PROJECTED HOUSEHOLD GROWTH
6.3%
(2023-2028)

HISTORIC HOUSEHOLD GROWTH
24.7%
(2010-2021)

MEDIAN AGE
35.6

Doug Renner
doug.renner@baumrealty.com
312.275.3137

Mark Fredericks
mark@baumrealty.com
312.275.3109





RETAIL SPACE FOR LEASE

4405 Fox Valley Center Drive

FOX VALLEY MALL OUTLOT //
AURORA, IL 60504

FOR MORE INFORMATION CONTACT

Doug Renner

doug.renner@baumrealty.com
312.275.3137

Mark Fredericks

mark@baumrealty.com
312.275.3109

