

3981 75th St. Lot 10 - McCarty Center | Aurora, IL

**\$50,000**



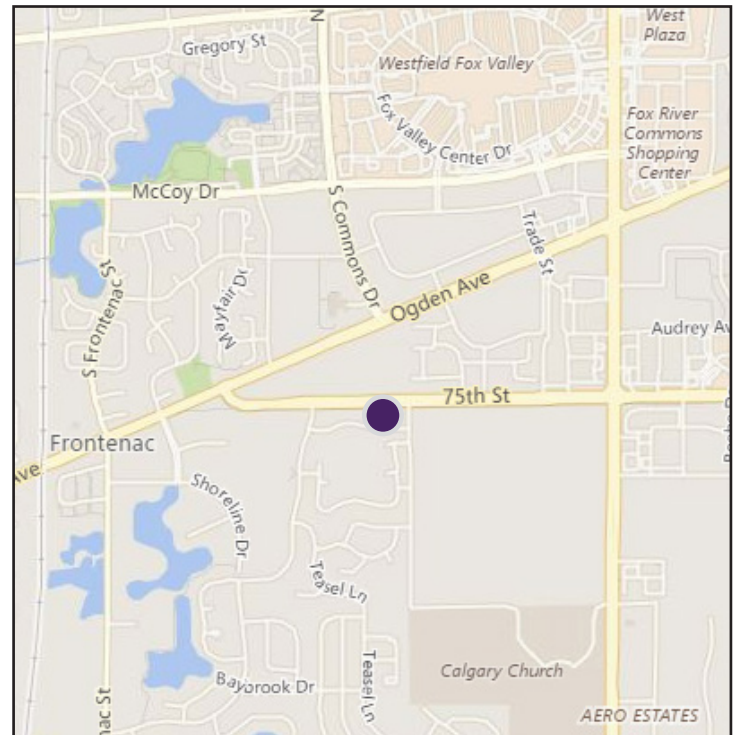
## Property Highlights

- 11,200 SF development site
- Part of the McCarty Center, an office and medical office complex
- Adjacent to Dunkin' Donuts
- Plans for up to a 9,900 SF commercial building
- Some visibility from 75th St.
- Graded & ready for development
- All utilities delivered to the site
- Near corner of Ogden and 75th
- Opportunity for user, investor or developer looking to add value
- Lot 5 at 3909 75th St also available
- Zoning: B-2 (S)
- Monthly association dues: \$880
- Very low taxes

## Property Overview

An 11,200 square foot commercial development site on 75th St. is available for sale. The site is part of the McCarty Center, an office and medical office complex on the east side of Aurora. The site is adjacent to a Dunkin' Donuts and has visibility from 75th St. The site can potentially support a building up to 9,900 square feet. Near the corner of Ogden and 75th, this site is graded and ready for development with all utilities available to the site.

Near the border with Naperville, the McCarty Center is located in the second largest city in Illinois and in one of the fast-growing sections of the city. More than 269,000 residents live within five miles of this office park. Additionally, the property is a short distance from one of the largest commercial corridors in the area.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	10,952	100,491	275,654
Households	3,952	35,810	92,175
Median Income	\$88,657	\$100,196	\$91,099

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