



# ORCHARD'S CROSSING

Retail & Multi-family Development Opportunity  
 NEC of Orchard & Sullivan | Aurora, Illinois

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# PROPERTY HIGHLIGHTS

NEC of Orchard & Sullivan | Aurora, IL

AVAILABLE



## AVAILABLE

- » ±22 Acres off the full interchange of I-88 & Orchard Rd
- » Zoned for retail pads and +/-10 AC Multifamily



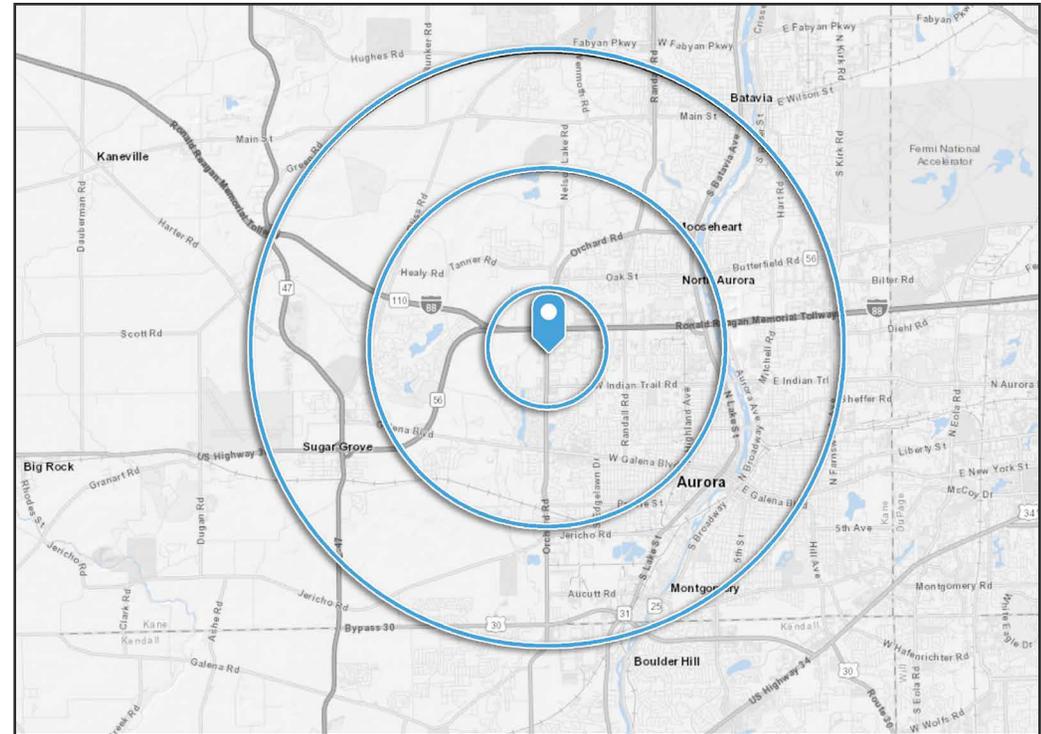
## DETAILS

- » Located at the entrance to the Aurora sub-market
- » Retail, Hospitality, and Medical Development Opportunity
- » Full-access off signalized intersection of Sullivan Road
- » New left-turn lane providing 3/4's access directly off Orchard Road
- » Multiple points of access available off of Sequoia Drive
- » Low Kane County Taxes
- » Strong area demographics and daytime population
- » Delivered pad ready with common roads, common detention, and utilities to site



## TRAFFIC COUNTS

Orchard Rd: 32,800 VPD ('23)  
I-88: 71,200 VPD ('23)



## DEMOGRAPHIC SNAPSHOT

	1-Mile	3-Mile	5-Mile
2024 Population	2,862	54,848	141,129
Daytime Population	4,708	46,742	119,623
Total Households	1,084	19,935	49,109
Average HH Income	\$117,816	\$121,328	\$118,131

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# PROPOSED SITE PLAN

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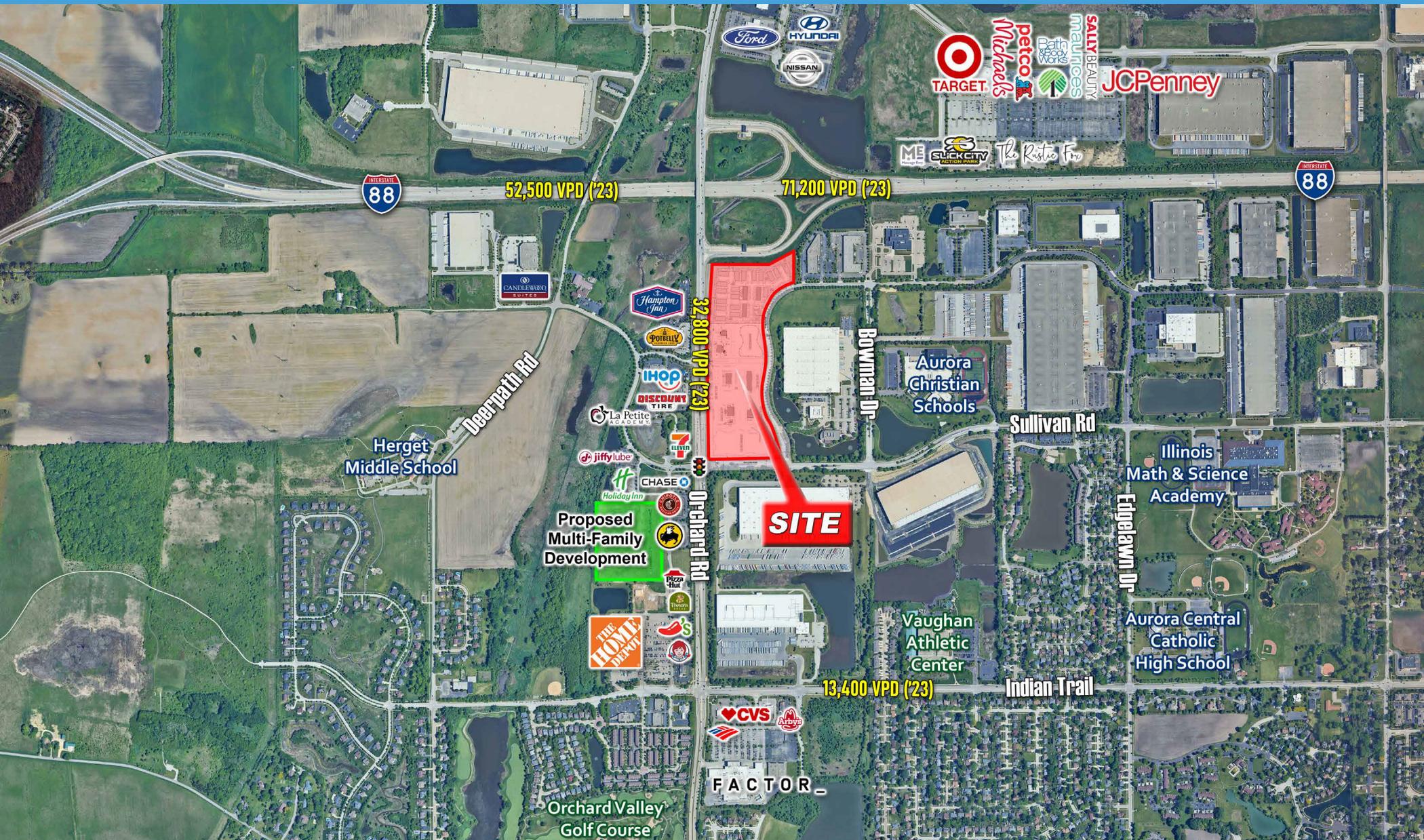
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# SITE AERIAL

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**GTZ**  
PROPERTIES

# MARKET AERIAL

SEC of I-88 & Orchard Rd. | Aurora, IL 60506

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