

**FOR  
LEASE**

# NWC INDIAN TRAIL RD & LAKE ST

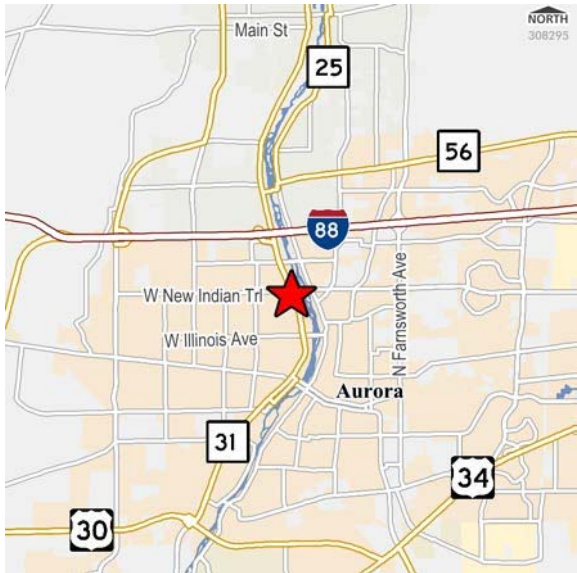
## 305 W. INDIAN TRAIL

AURORA, IL 60506  
[www.cbre.com/305indiantrail](http://www.cbre.com/305indiantrail)



**FEATURES**

- :: Available Spaces: ±1,400 SF and ±1,500 SF endcap
- :: Strip Center: ±11,000 SF
- :: Excellent visibility at the corner of Indian Trail Rd and Lake St
- :: Multiple points of ingress/egress
- :: Ample parking
- :: Zoning: B3
- :: High population density
- :: Surrounding retailers include:



**TRAFFIC COUNTS**

Lake St	17,000 VPD
Indian Trail Rd	12,300 VPD

**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

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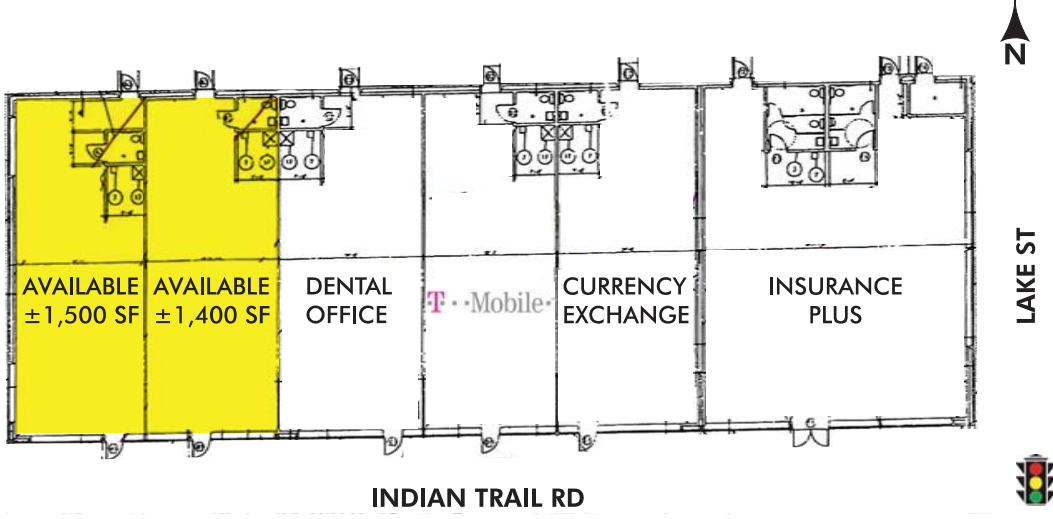
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DEMOGRAPHICS	1 mile	3 miles	5 miles
POPULATION	10,616	129,991	235,333
HOUSEHOLDS	3,086	39,361	76,026
AVG HH INCOME	\$52,935	\$63,562	\$79,749
DAYTIME POPULATION	9,793	51,361	95,994

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