

Aurora, IL

Turn-key restaruant in Prarie Point shopping center for sale.

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KUDAN GROUP

1629 North Halsted Street, Floor 1
Chicago, Illinois 60614
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Prarie Point, 3015 E. New York St., Aurora, IL



Business Description

Opportunity to acquire a turnkey bakery/café located within an established shopping center. The location benefits from strong surrounding retail activity, convenient access, and a large parking lot. The space was newly built with significant investment in infrastructure and features a sizable hood, newer commercial kitchen and production equipment, attractive finishes, and an efficient layout. The facility is well suited for a variety of bakery/café, QSR, or other food-service concepts, offering a new operator the ability to capitalize on substantial existing build-out while avoiding the cost and time associated with gound-up build.

Purchase Price:	\$199,000 (Bus.)	Property Taxes:	Pro-rata Share (1.7%)
Lease Rate:	\$24.41/SF NNN	OpEx:	N/A
Size (Approx.):	1,600 SF	Licenses:	Retail Food (Must Apply)

For additional information or to schedule a showing, contact:

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Demographics		
Population	1-Mile	5-Mile
2022 Population	8,612	
2027 Population	8,570	
Annual Growth 2022-2027	-4.9%	
Households		
2022 Households	2,566	65,318
Annual Growth 2022-2027	-0.5%	-
Income		
Avg. Household Income	\$180,043	\$127,990

Source: Costar

Nearby Businesses

Mariano's	Little Pops NY Pizzeria
Hair Cattery	Papa Johns Pizza
Hollywood Feed	Burger King
The UPS Store	New China Hut
Stan's Donuts	CVS

Location: Aurora, IL

Aurora is Illinois' second-largest city and a major economic and residential hub in the western suburbs of Chicago. The community offers a diverse and growing population, strong household base, and an extensive mix of retail, dining, entertainment, and employment centers. Convenient access to major transportation corridors and surrounding communities makes Aurora an attractive market for restaurant and retail operators seeking a broad customer base.

— Google

Map

Prairie Point - Intersection of E. New York St. and Eola Rd.

