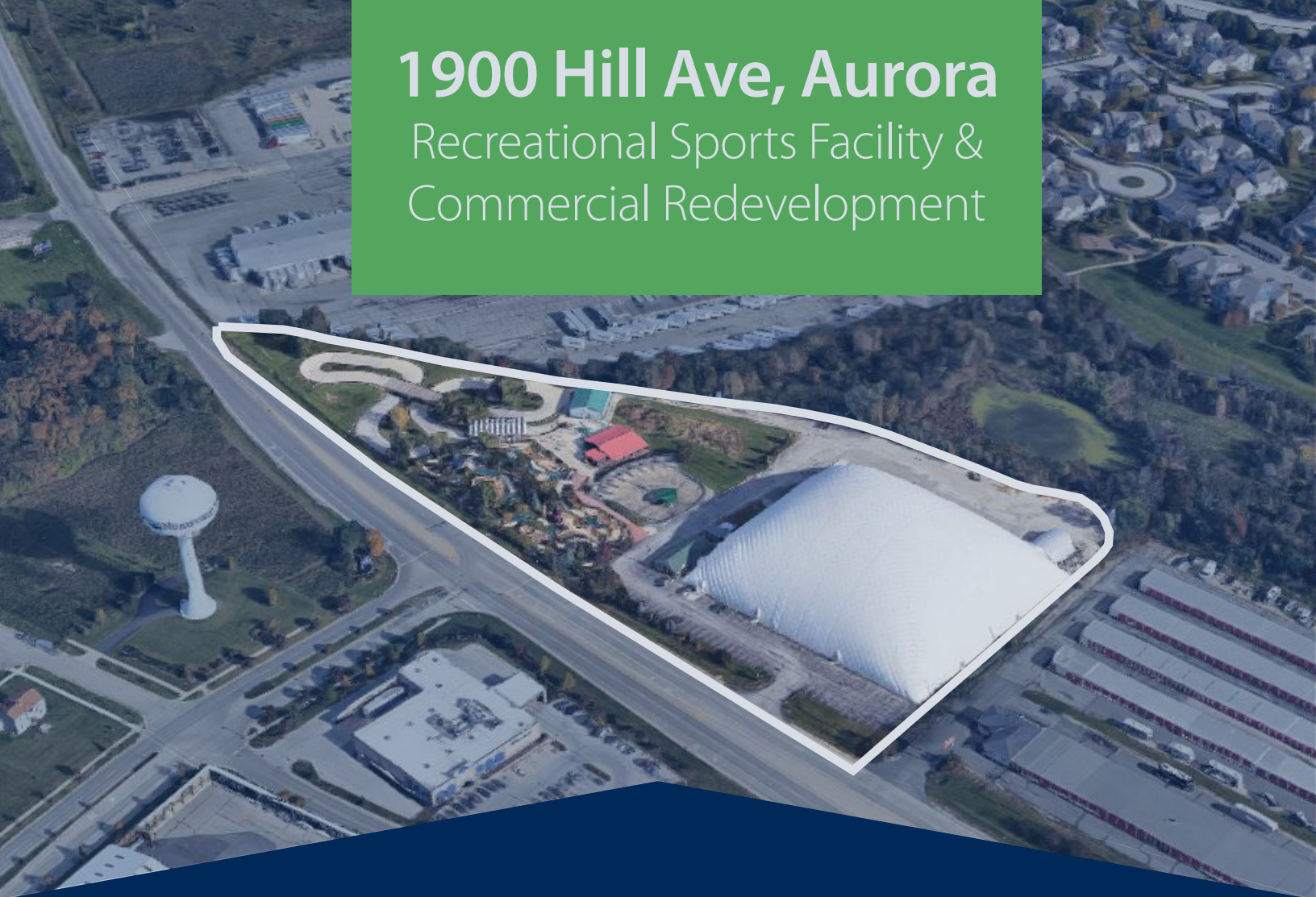


1900 Hill Ave, Aurora

Recreational Sports Facility &
Commercial Redevelopment



1900 Hill Ave offers a unique opportunity to both acquire one of Chicago-land's storied recreational sport businesses, or explore the redevelopment potential of 7.75 acres in a vibrant, growing community just steps from Ogden Ave & Rt. 30 Intersection (65,400 VPD). With an Outdoor Fun Park as well as an Indoor Sports Dome, this property can be fully operational year round.



PROPERTY OVERVIEW

1900 HILL AVE

Land:	7.75 acres
Pins:	#03-02-227-004 #03-02-227-006
Taxes:	\$12,058 (2018 payable 2019)
Zoning:	M-2 (Kendall County) <i>Potential for re-zoning & county incentives!</i>
Frontage:	±1,100' along Route 30/Hill Avenue

INDOOR SPORTS DOME

Building Size:	79,200 SF (forced air Inflated dome)
Ancillary:	±1,737 SF (offices, concessions area, restrooms & break rooms)
Height:	Up to 90' at center
Dimensions:	264' x 300'
Ideal Uses:	soccer, baseball/softball, football/flag football, golf driving range, lacrosse, etc.

OUTDOOR PARK

- 19 hole mini-golf course
- 8 -station batting cage area
- 3,100 SF snack shop/party building equipped with restrooms
- Go Kart track equipped with 2,200 SF ancillary shed for kart storage

2019 ANNUAL SPENDING

(WITHIN 3 MILES)



979M+
Consumer Spending



\$273M+
Food & Alcohol



\$252M+
Transportation &
Maintenance



\$140M+
Household Goods



\$72M+
Entertainment &
Hobbies



\$64M+
Apparel

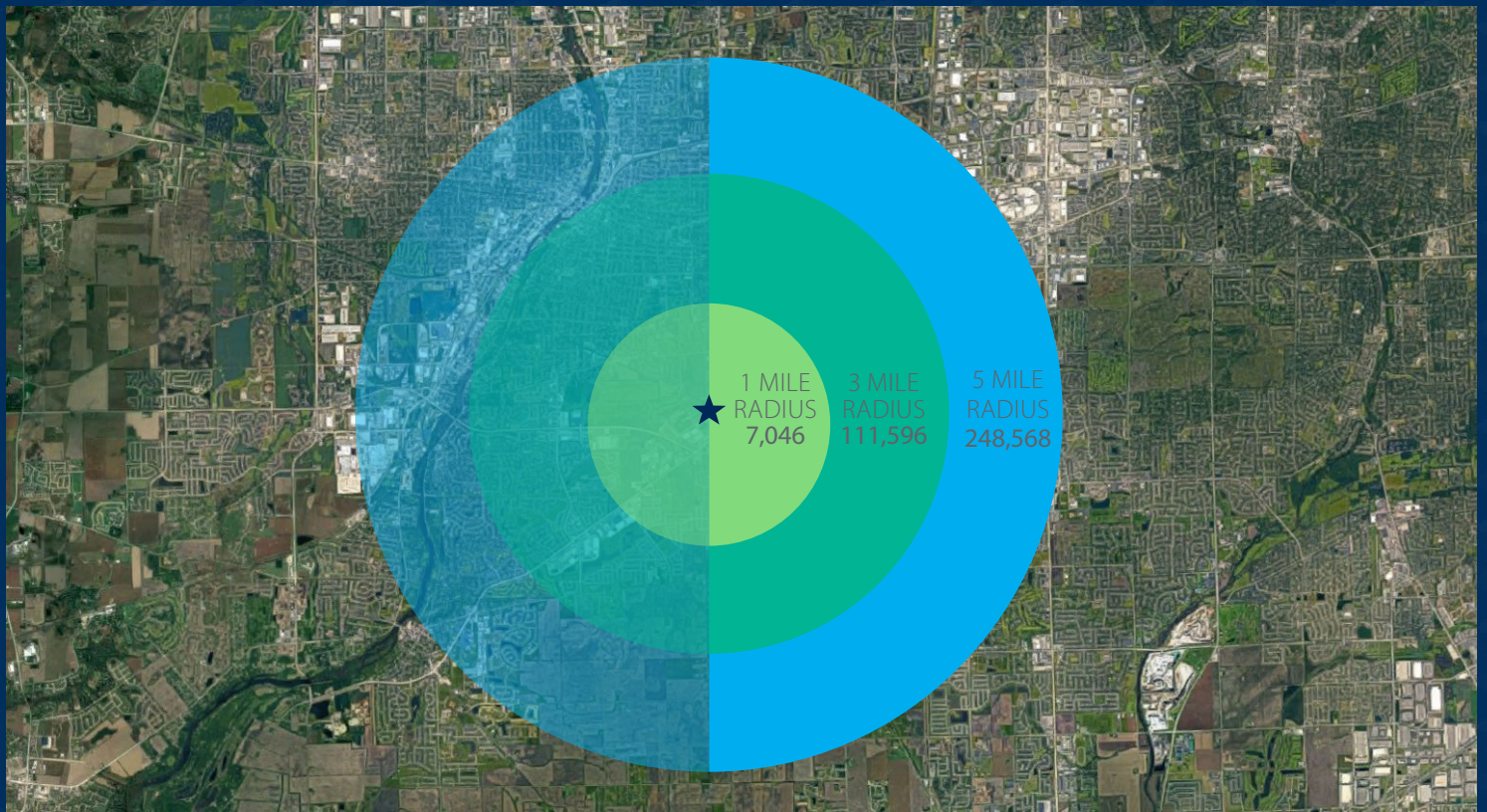


\$63M+
Education & Daycare



\$47M+
Healthcare

POPULATION



DEMOGRAPHICS (WITHIN 3 MILES)

\$92,029

Average Household
Income

33.3

Median Age

23,225

Daytime
Employment

**\$100,000-
\$300,000**

Housing Value of
72.5% of homes

LOCATION OVERVIEW



1900 Hill
Avenue