

FOR  
SALE

# INVESTMENT OPPORTUNITY

## SOUTH SIDE OF GALENA ROAD, EAST OF IL ROUTE 47

SUGAR GROVE, ILLINOIS



### PROPERTY HIGHLIGHTS

- :: ±134 acres
- :: Investment opportunity
- :: Centrally located between Route 47 and Route 56 via Galena Boulevard
- :: Immediate access to I-88 via Route 56
- :: **High Traffic Counts:**  
17,200 vehicles per day on Route 56  
20,000 vehicles per day on Route 47
- :: **Demographics**  
*Estimated Population:*  
3 miles: 13,557  
5 miles: 58,714  
7 miles: 142,117  
  
*Estimated Average Household Income:*  
3 miles: \$124,153  
5 miles: \$96,168  
7 miles: \$84,234  
  
*Estimated Average Age:*  
3 miles: 37.43  
5 miles: 35.53  
7 miles: 34.81
- :: Asking \$44,500 per acre
- :: Please call for additional information regarding this opportunity

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

#### Tony Gange

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#### Jim Angelotti

Vice President  
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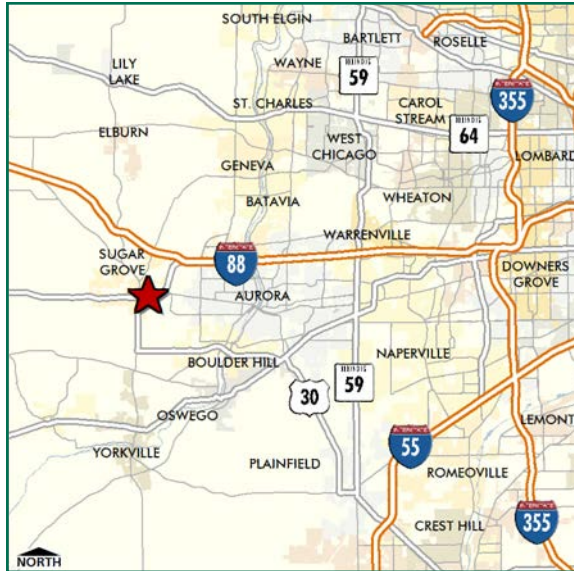
**CBRE**

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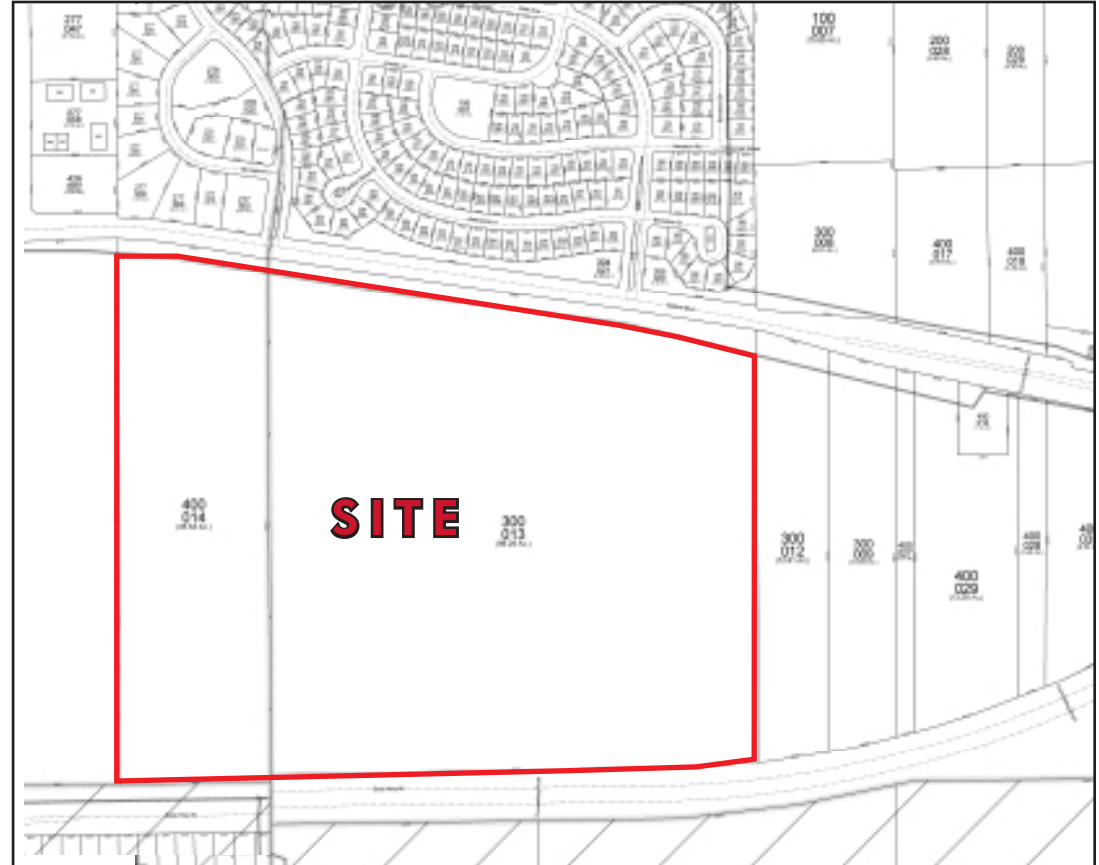
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### SUGAR GROVE, ILLINOIS

#### LOCATION MAP



#### SITE



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