

FOR SALE

COMMERCIAL DEVELOPMENT OPPORTUNITY

SEC ROUTE 47 & CHELSEA

Sugar Grove, Illinois



PROPERTY HIGHLIGHTS



DESCRIPTION

- + ±4.66 acres commercial land
- + Route 47 frontage
- + Potential uses include financial institutions, retail, commercial, office, restaurant and others.
- + 18,000 vehicles per day on Route 47

Parcel Number	Taxes	Acres
14-21-252-019	\$29,781.46	4.66

- + Asking \$325,000
- + Please call for additional information



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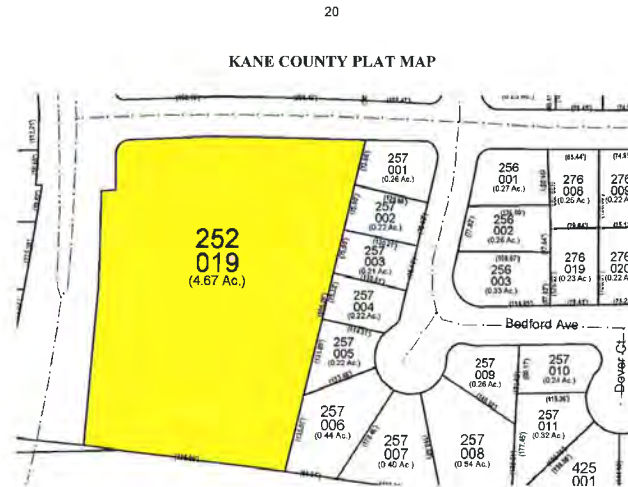
Sugar Grove, Illinois



LOCATION MAP



PLAT MAP



DEMOGRAPHICS

+ Population

- 1 mile: 3,285
- 3 miles: 15,562
- 5 miles: 59,534

+ Average Household Income

- 1 mile: \$102,189
- 3 miles: \$117,946
- 5 miles: \$ 96,676

+ Average Age

- 1 mile: 36.1
- 3 miles: 37.0
- 5 miles: 36.0

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