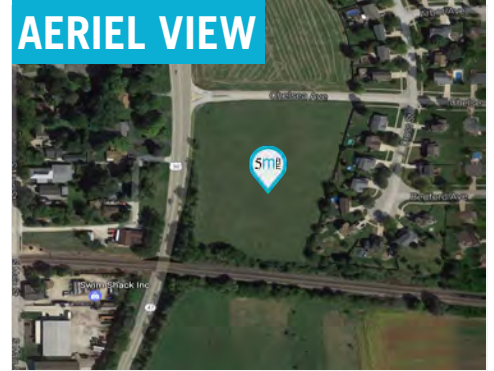


Chelsea Ave/ Route 47, Sugar Grove, IL 60554

FOR SALE: \$150,000



AERIAL VIEW



SIDE VIEW

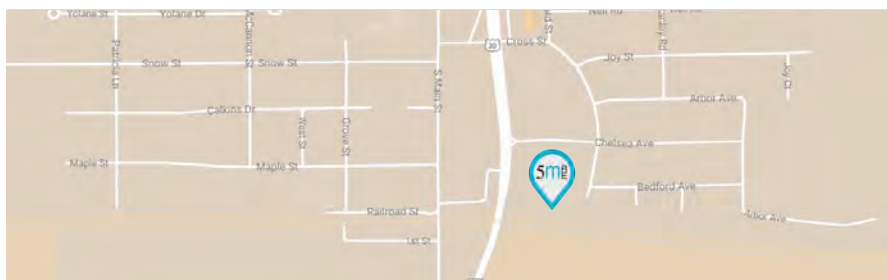


HIGHLIGHTS

- Lot Size: 4.6 Acres
- Proposed Use: Commercial/ Retail Space
- Zoning: B-1
- PIN: 14-21-252-019
- Strong area demographics
- Close in proximity to Sugar Grove's business/retail district

PROPERTY INFO

Route 47/Chelsea Ave., is a 4.6 acre corner lot located near Aurora Municipal Airport. Given the size of the property, this would be a great location for a strip mall, gas station, or bank. The average daily traffic volume (20,000 vehicles/day), strong demographics, and consistent economic growth presents a unique opportunity for potential buyers looking to maximize their investment.



MARK J. REITER

PRINCIPAL

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DEMOGRAPHICS



203

Estimated Households within 1 mile



1,425

Estimated Population within 1 mile



\$108,091

Estimated Household
Income



1,312

Estimated Housing
Units



\$281,739

Estimated Average
Housing Value