

FOR SALE

DEVELOPMENT OPPORTUNITY

THE LANDINGS COMMERCIAL OUTLOT

SWQ OF ROUTE 47 & PARK AVENUE

Sugar Grove, Illinois



www.cbre.us/lsgoakbrook

CBRE

FOR SALE DEVELOPMENT OPPORTUNITY

SWQ OF RT 47 & PARK AVE
Sugar Grove, Illinois

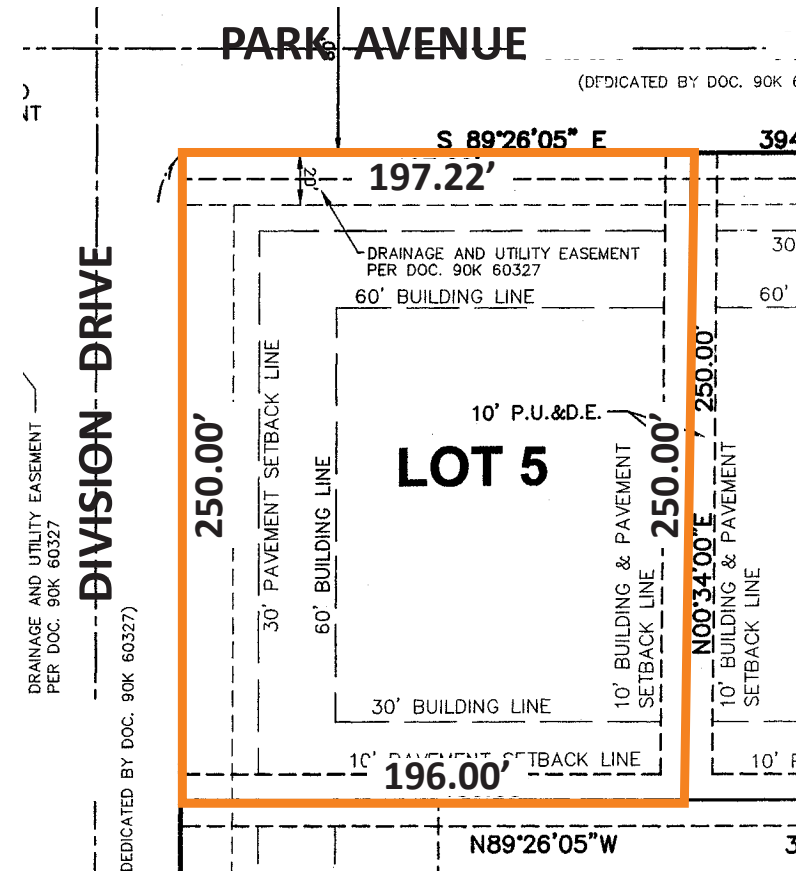


PROPERTY HIGHLIGHTS

- + ±1.13 acre fully developed pad
- + Zoned [B-3 Regional Business District](#)
- + Located off of Rt 47 surrounded by new development:
Aldi's, Dunkin Donuts, Culvers & Prairie Pointe
- + Traffic Counts:
20,100 vehicles per day on Route 47
- + Parcel Number: 14-16-251-004
- + Taxes: \$3,672.76
- + Asking \$275,000
- + Please call for additional information



PLAT OF SURVEY



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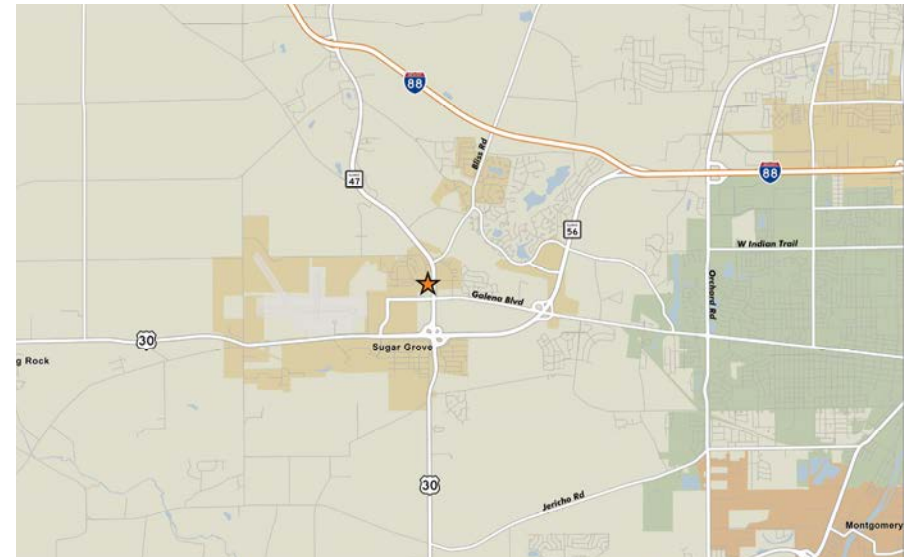


DEMOGRAPHIC SNAPSHOT

DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Population	3,551	12,765	53,554
Average Household Income	\$135,787	\$134,133	\$107,899
Average Housing Value	\$367,493	\$344,490	\$277,189



LOCATION MAP



CONTACT US

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