



LOCATION FINDERS INTERNATIONAL, INC.

9440 Enterprise Drive | Mokena, IL 60448 | lfirealestate.com | 708.478.7666

Sugar Grove, IL

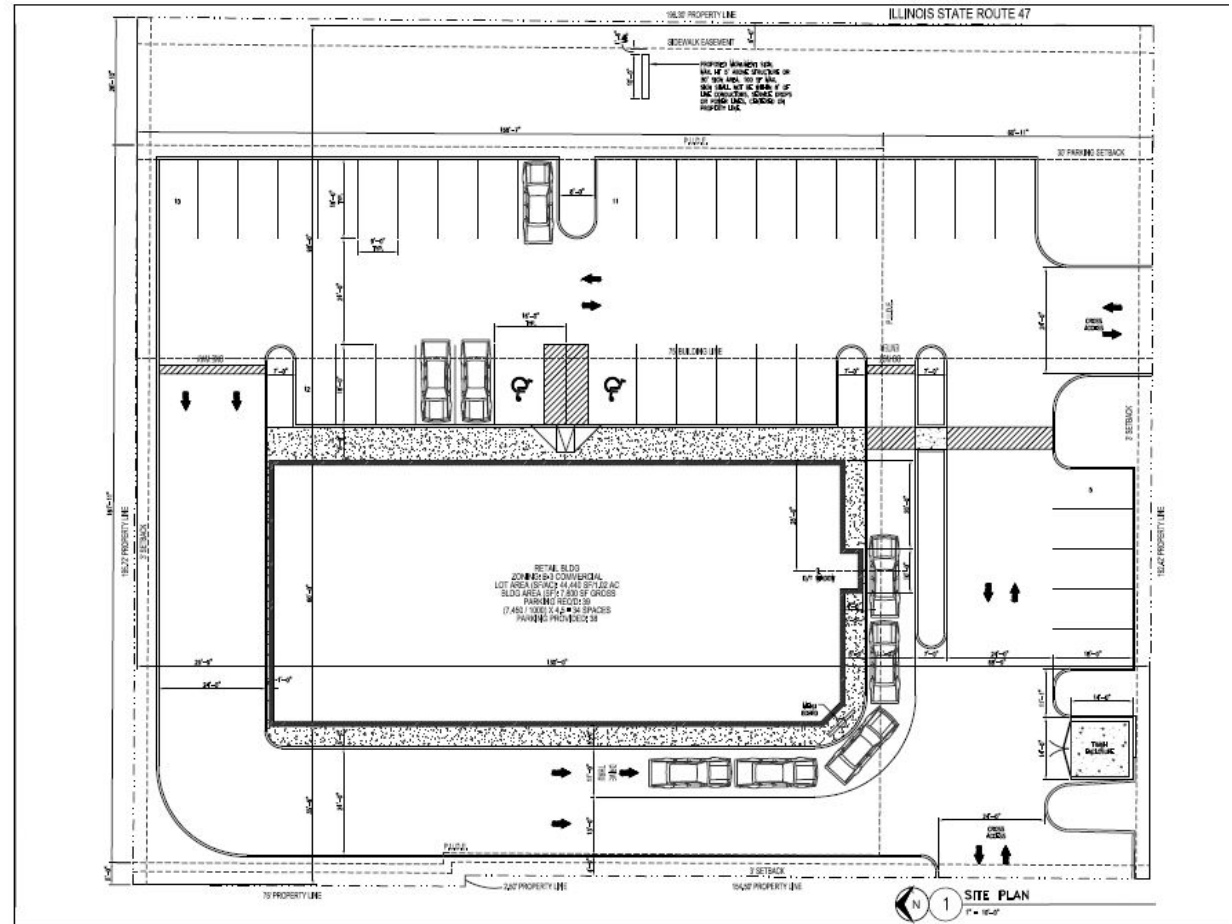
NWC Route 47 & Park



Site Plan Summary

Site Area: 1.02 AC

- **Zoning:** B-3
- **Parking:** +/- 38 spaces
- **Signage:** Proposed Monument Sign on Route 47
- Proposed drive-thru
- Sewer & water to site





Sugar Grove, IL

NWC Route 47 & Park

Market Summary

Across from Jewel/Osco anchored development and adjacent to Aldi Foods.

Site is just south of Wabonsee Community College (10,428 students)

This site is ideal for retail, medical office building and fast food restaurant.

Area retailers include:

Jewel/Osco, Chase, McDonalds, Walgreens, Ace Hardware, Aldi, Jimmy Johns, Subway, Hair Cuttery and H&R Block

Contact Information

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Demographics	Three Miles	Five Miles
Estimated Population	11,348	44,497
Estimated Households	2,191	11,532
Estimated Avg. Household Income	\$111,443	\$123,137