

FOR
SALE

INVESTMENT OPPORTUNITY

NORTHWEST QUADRANT OF ROUTE 47 AND ROUTE 30

SUGAR GROVE, ILLINOIS



PROPERTY HIGHLIGHTS

- :: ±39.4 Acres
- :: Annexed and zoned for commercial development
- :: The annexation agreement allows for four banks, four class "E" (restaurants), two class "B" (package) liquor licenses
- :: High Traffic Counts:
 - 12,200 vehicles per day on Route 56
 - 18,600 vehicles per day on Route 47
- :: Approved Sales Tax Rebate in place from Sugar Grove
- :: **Demographics:**
 - Estimated Population*
 - 1 mile: 4,000
 - 3 miles: 11,778
 - 5 miles: 49,370
 - Estimated Average Household Income*
 - 1 mile: \$85,153
 - 3 miles: \$87,527
 - 5 miles: \$71,426
 - Population Growth*
 - 1 mile: 13.39%
 - 3 miles: 13.52%
 - 5 miles: 12.12%
- :: Offered at \$2,400,000
- :: Please call for additional information

FOR MORE
INFORMATION
PLEASE
CONTACT

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CBRE

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LOCATION MAP



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CONCEPTUAL SITE PLAN

