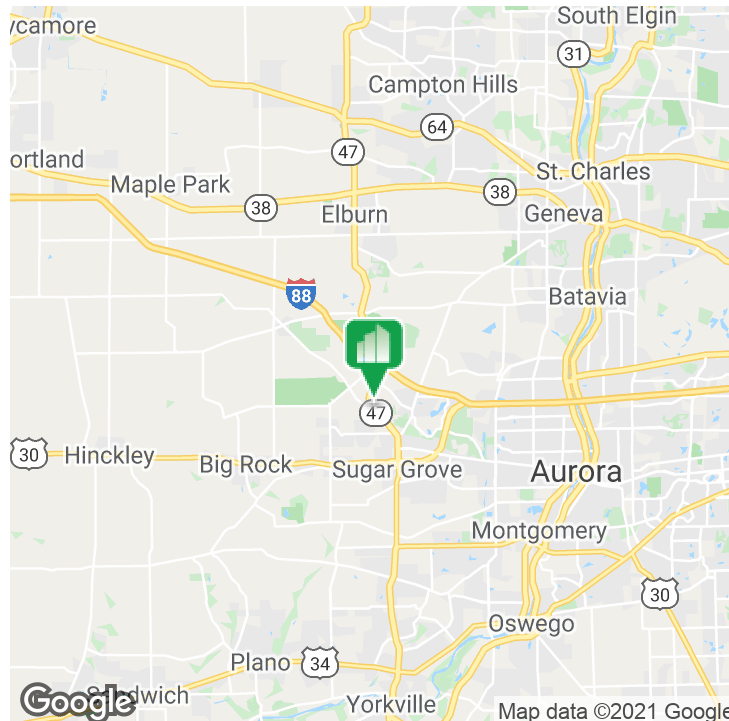
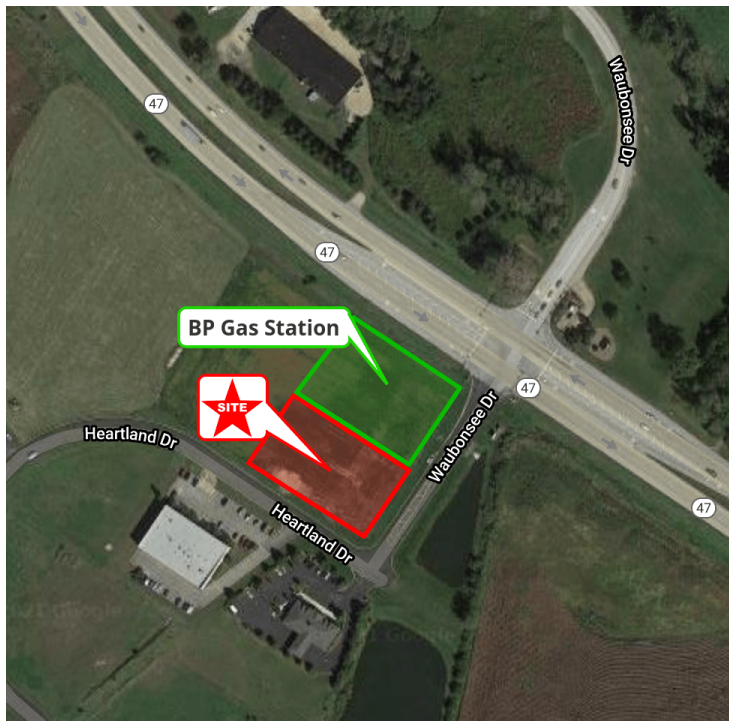




OF
CATON
COMMERCIAL
REAL ESTATE GROUP

51 WAUBONSEE DR , SUGAR GROVE, IL 60554

COMMERCIAL LOT FOR SALE IN SUGAR GROVE



OFFERING SUMMARY

Sale Price: \$395,000

Lot Size: 1.09 Acres

Price / SF: \$8.32

Parcel Number: 14-08-251-034

Taxes (2020): \$34.76

PROPERTY HIGHLIGHTS

- 1.09 Acre site just off signalized corner
- The site is approved for restaurant use.
- Located across the street from Waubonsee Community College Sugar Grove Campus
- Less than a mile and a half away from Sugar Grove's main commercial/retail district

LOCATION OVERVIEW

Site is located approximately 2 miles from I-88 Tollway and Route 47 interchange. Approximately 18,600 vehicles pass per day on Route 47.

LAND LOTS

LOT #	SIZE (AC)	PRICE/ACRE	SALE PRICE	STATUS
1	1.09	\$362,385	\$395,000	Available

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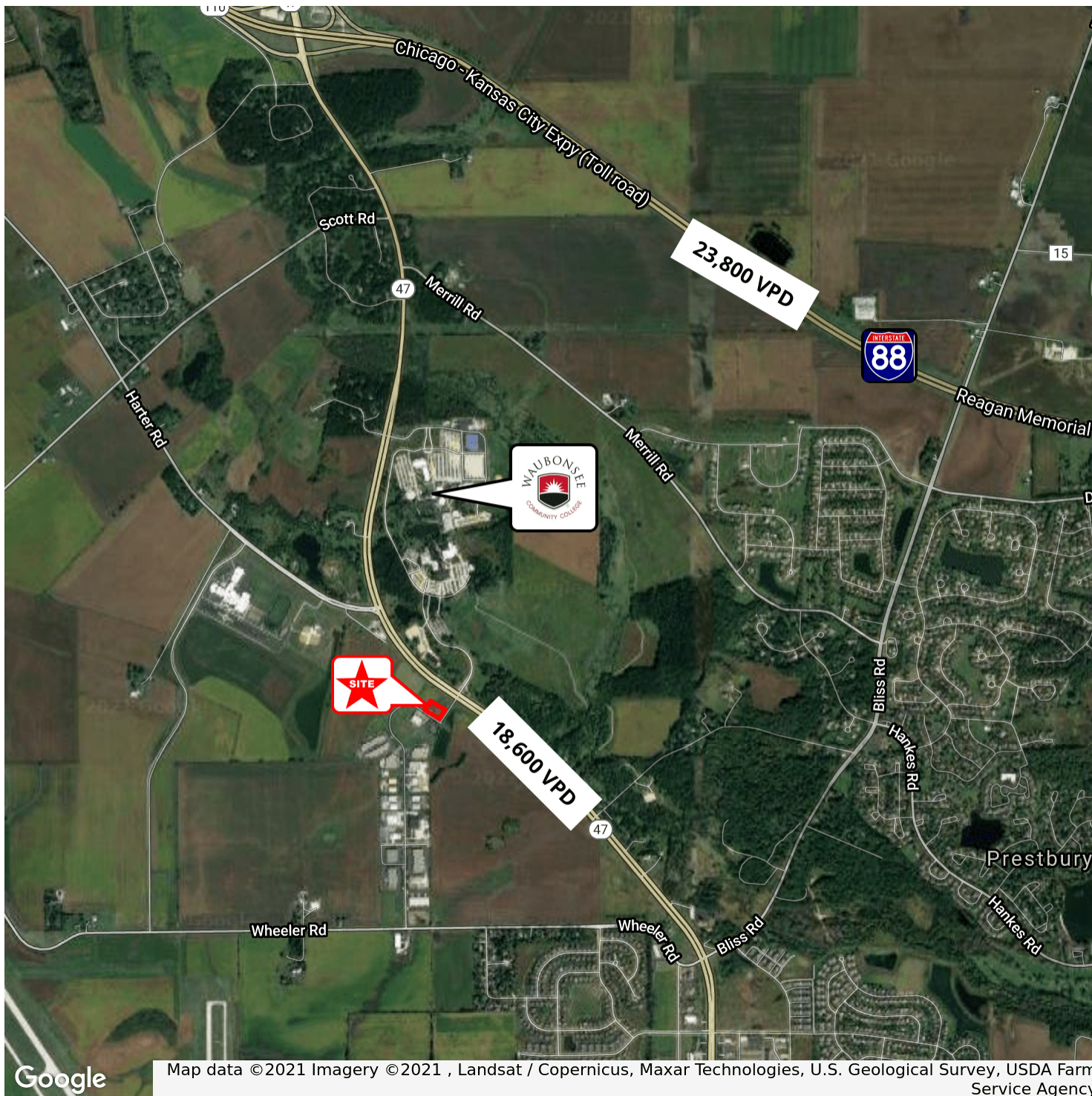
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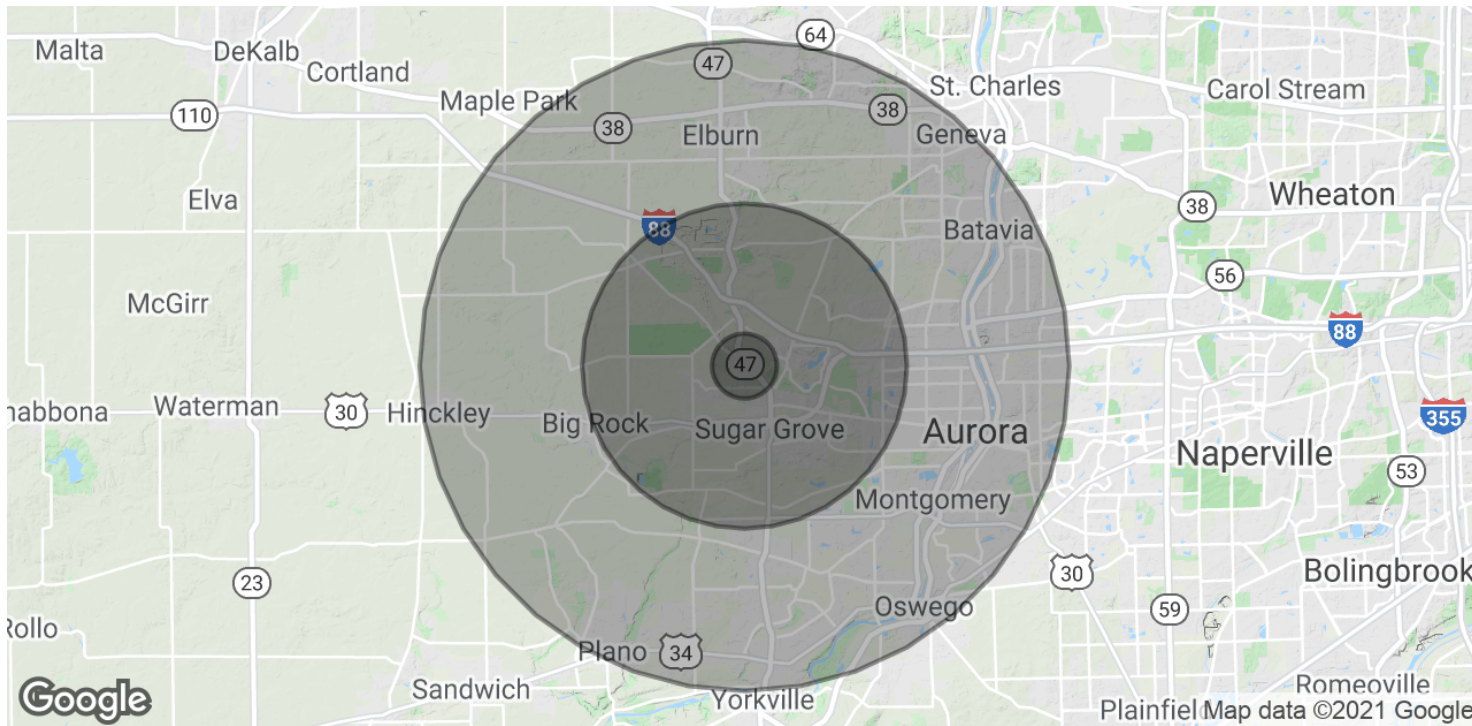
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COMMERCIAL LOT FOR SALE IN SUGAR GROVE

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,612	29,133	219,256
Average age	39.4	37.1	35.0
Average age (Male)	38.8	35.9	34.3
Average age (Female)	40.0	38.4	35.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	558	9,382	74,783
# of persons per HH	2.9	3.1	2.9
Average HH income	\$130,160	\$115,783	\$89,188
Average house value	\$400,272	\$387,081	\$278,993

* Demographic data derived from 2010 US Census