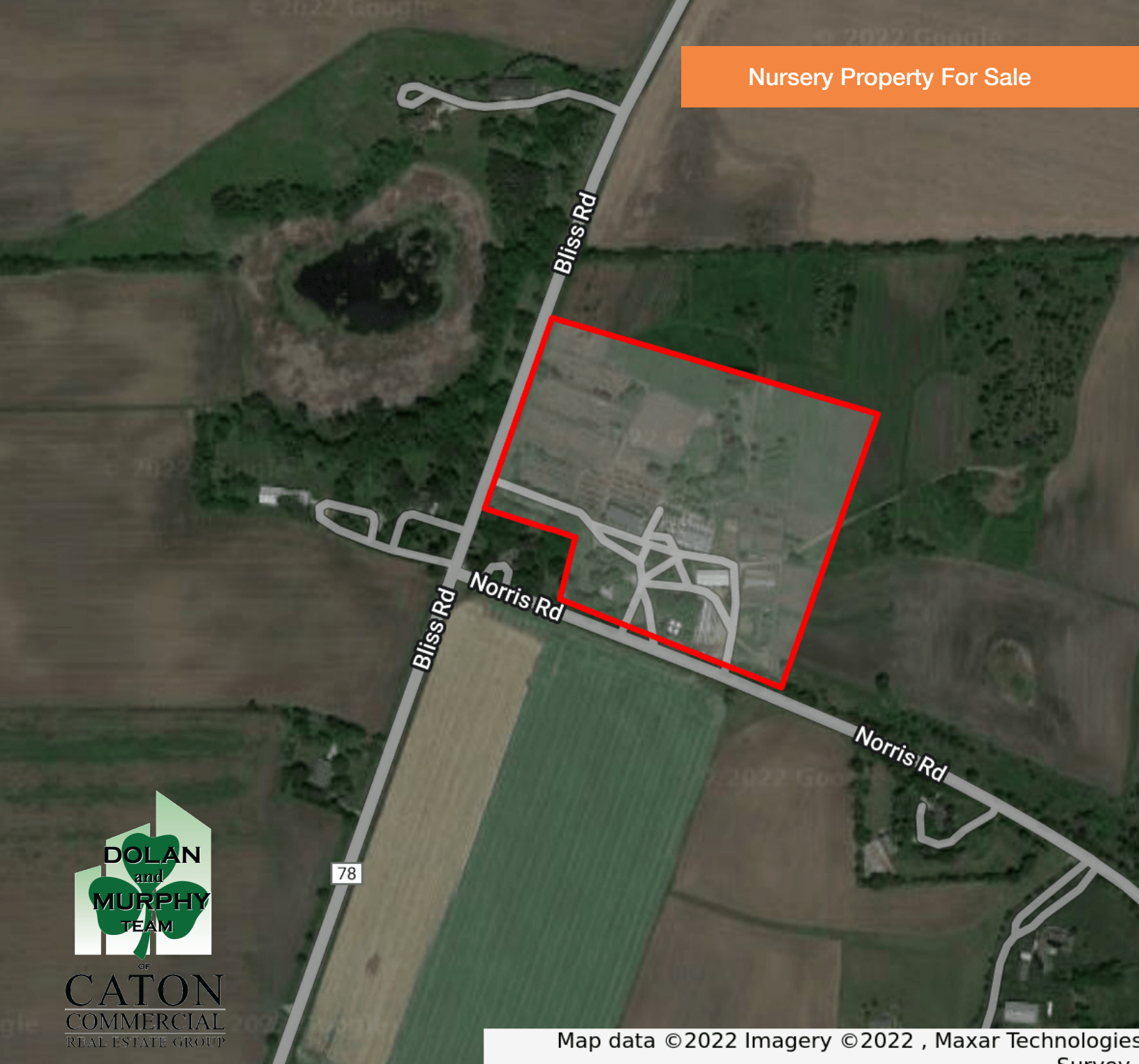


Nursery Property For Sale



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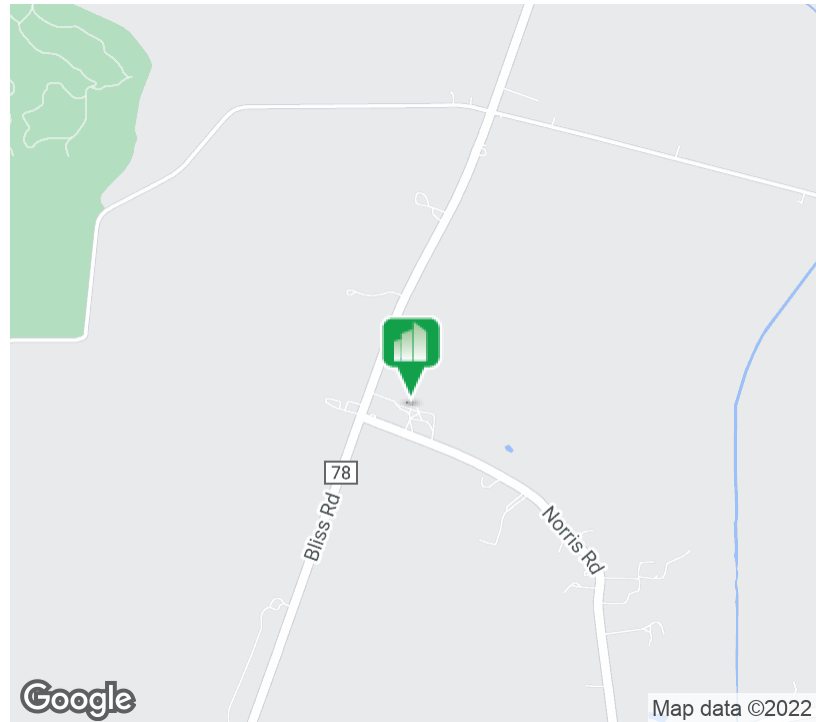
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Survey

SPRING BLUFF NURSERY BUSINESS & REAL ESTATE

41W130 NORRIS RD , SUGAR GROVE, IL 60554



GARDEN CENTER & LANDSCAPE DESIGN BUSINESS & REAL ESTATE



OFFERING SUMMARY

Sale Price: \$1,500,000

Lot Size: 16.89 Acres

PROPERTY OVERVIEW

Spring Bluff Nursery & Farm is a nursery and garden center with a landscape design business that has served the Kane County community since 1979. The business and real estate are for sale.

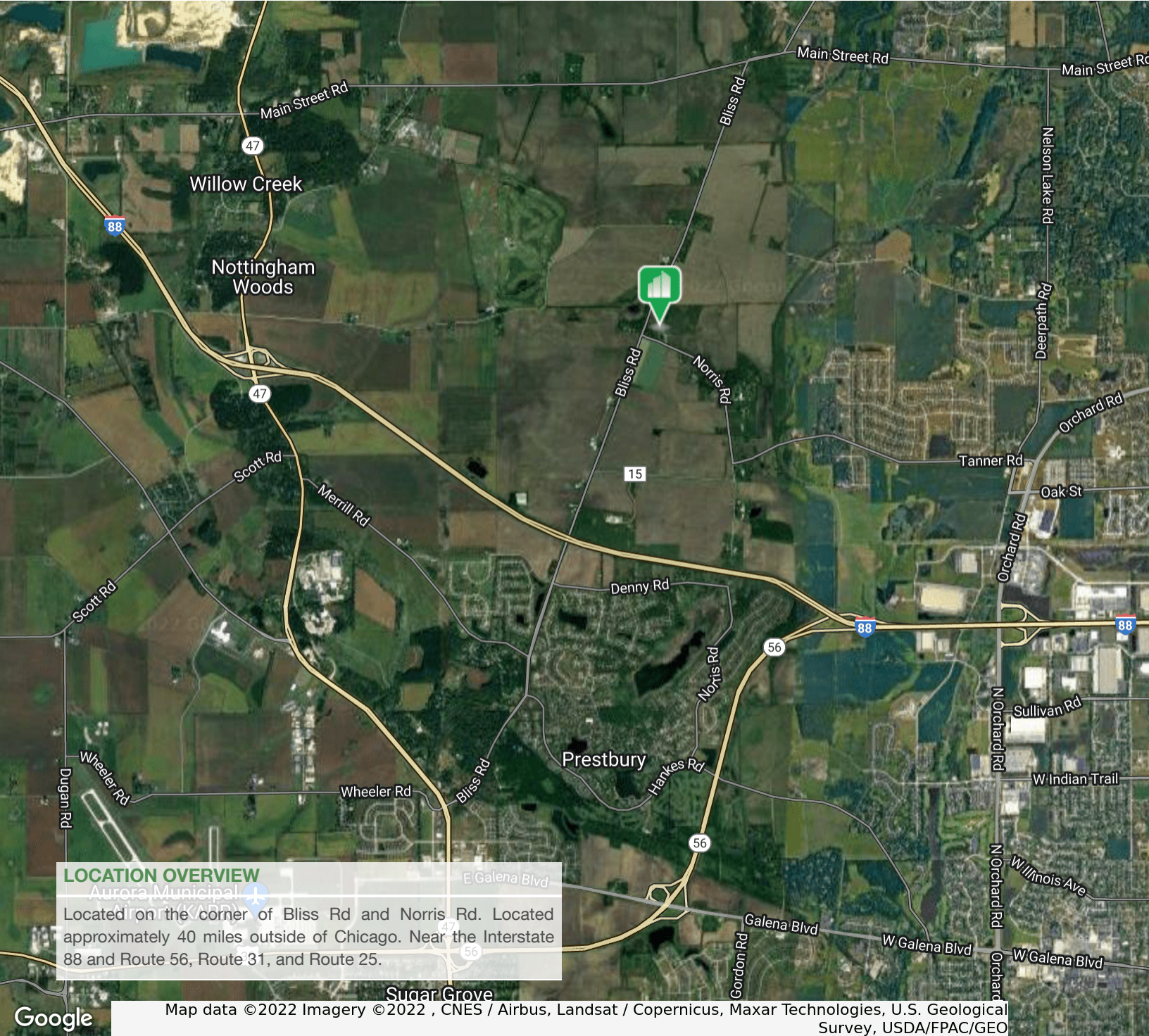
PROPERTY HIGHLIGHTS

- Opportunity includes the business and real estate for \$1.5 million – 16.89 acres with multiple structures such as a warehouse, finished offices, workshop, greenhouses as well as a 3,000 square foot vintage home in great condition that can be rented to 2 tenants.
- Well-run business has excellent reputation for friendly service and quality offerings and has built-in customer base of nearly 9,500 customers.
- Offers exceptional selection of trees, shrubs, annual and perennials along with locally grown produce.
- Complementary, seasonally themed landscape design seminars attract new and repeat customers helping build business awareness and loyalty.
- Potential venue for outdoor events (i.e., weddings, family reunions, company outings, etc.) as well as demo space for business adjacencies such as patio/deck design & installation.



41W130 NORRIS RD , SUGAR GROVE, IL 60554

SPRING BLUFF NURSERY - BUSINESS & REAL ESTATE



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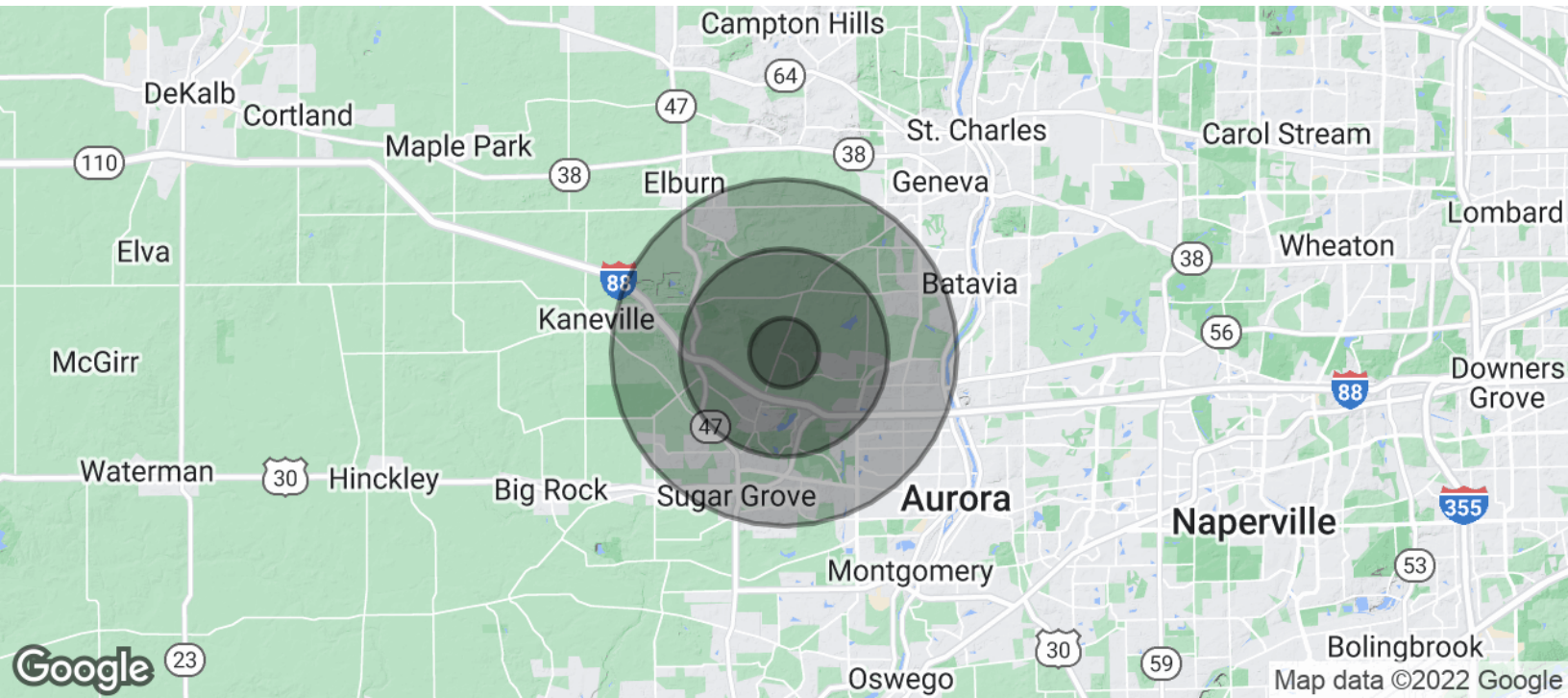
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SPRING BLUFF NURSERY - BUSINESS & REAL ESTATE



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	972	10,614	48,312
Average Age	44.5	41.7	40.7
Average Age (Male)	43.3	40.6	38.4
Average Age (Female)	46.2	43.6	42.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	311	3,726	17,635
# of Persons per HH	3.1	2.8	2.7
Average HH Income	\$170,282	\$157,264	\$120,639
Average House Value	\$1,165,020	\$604,456	\$442,701

* Demographic data derived from 2020 ACS - US Census