



Build To Suit Land For Sale

1.13 acres available



SW Corner of Route 47 & Park Ave.

Sugar Grove, IL 60554

Kevin J. O'Donnell
Managing Broker
630.444.0444
kevin@odcre.com

Meredith L. Klug
Broker
630.444.0444
meredith@odcre.com

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OFFERING SUMMARY

Sale Price: \$275,000

Price / SF: \$5.59

Lot Size: 1.13 Acres

PROPERTY HIGHLIGHTS

- Located in growing Sugar Grove community near many national retailers: Walgreens, Aldi, Dunkin Donuts, Chase Bank, and more
- Zoned B-3 Regional Business District
- Approximately 3.5 miles to I-88 full interchange
- Located near dense housing and new Senior Living center
- Near Aurora Regional Airport
- Site has 20,100 vehicles per day on Route 47
- Estimated taxes are \$3,672.76

DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Households:	552	12,816	94,712
Total Population:	1,611	38,963	285,338
Average HH Income:	\$126,825	\$104,908	\$84,146

for more information contact:

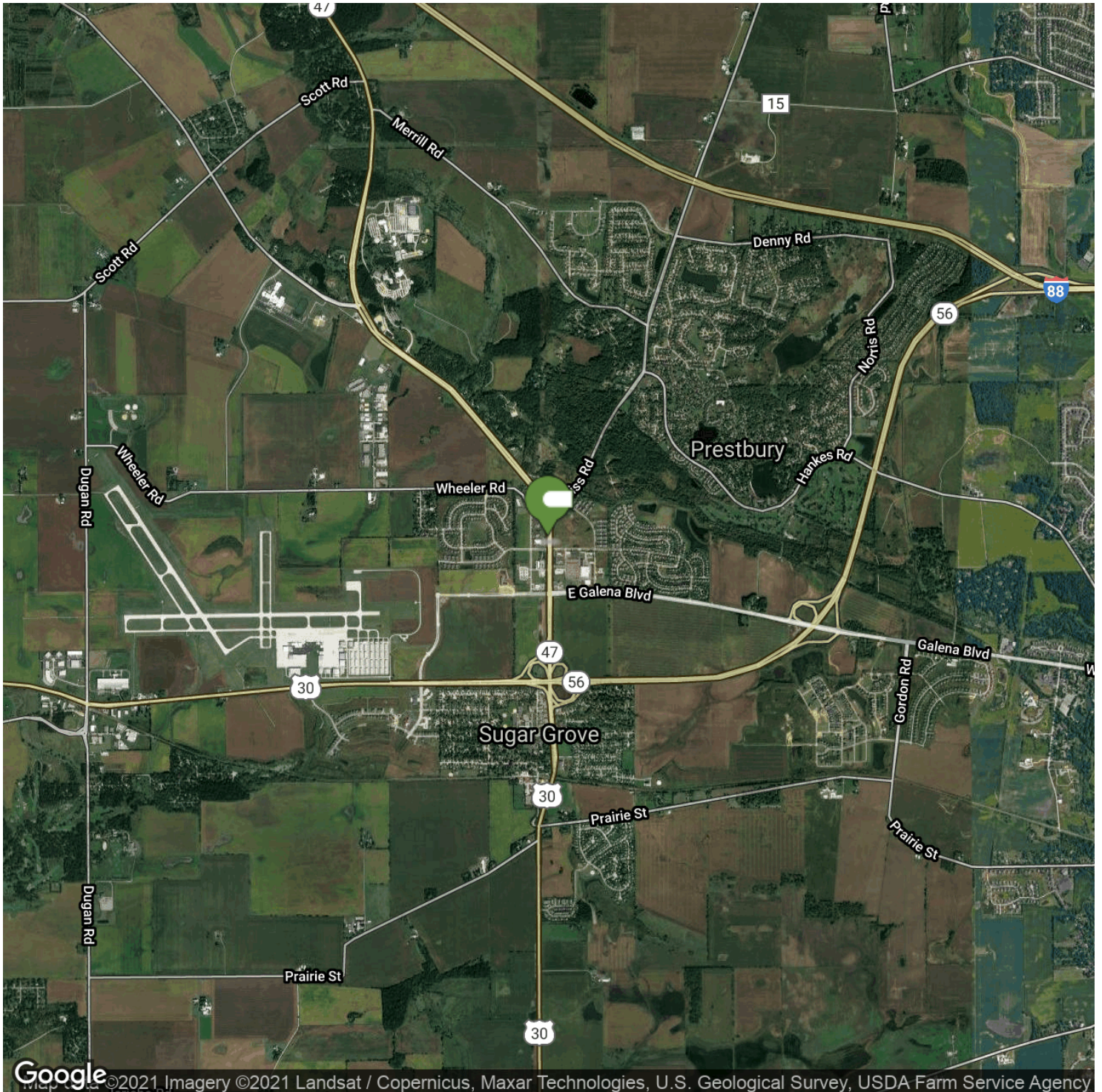
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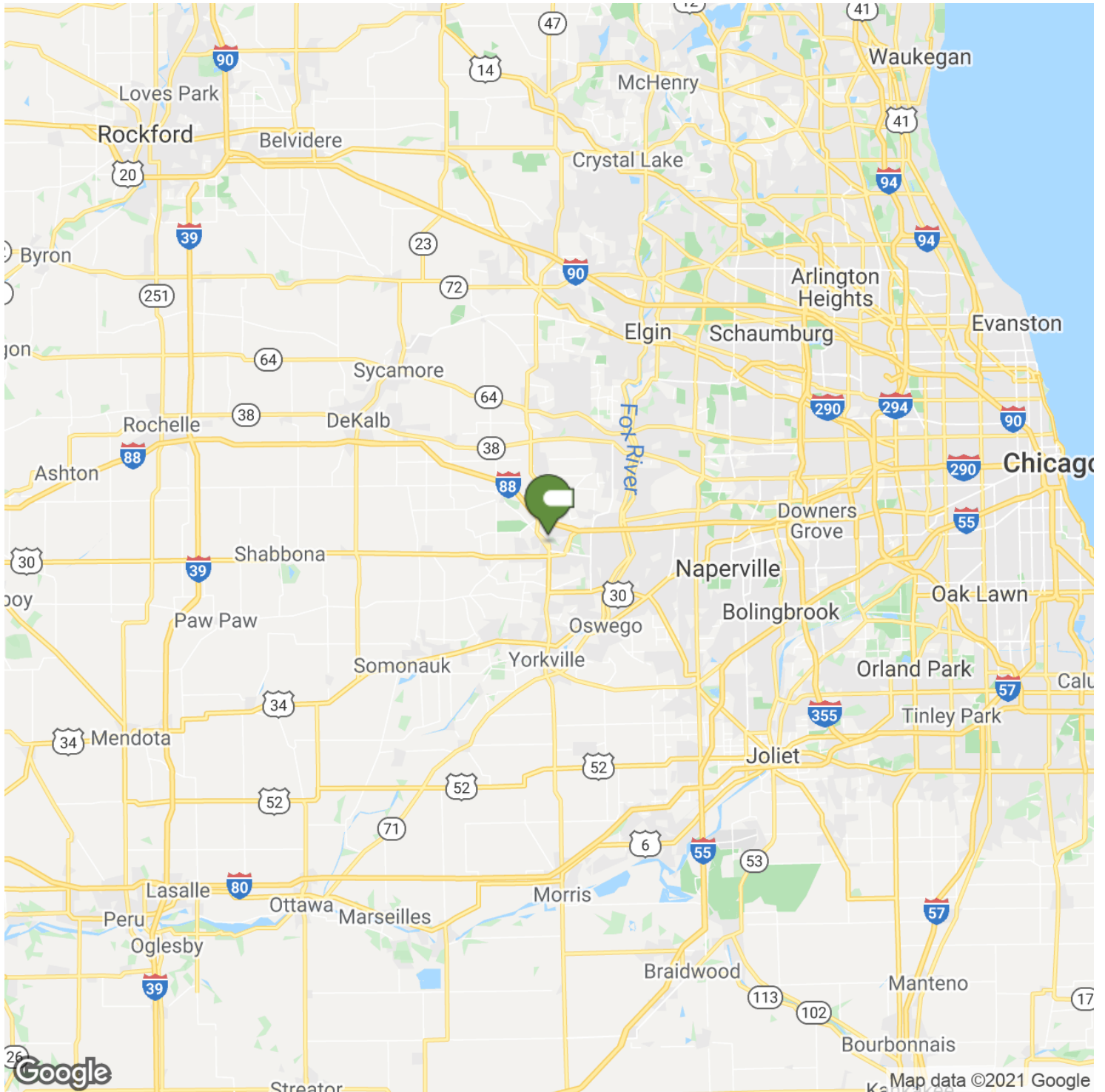
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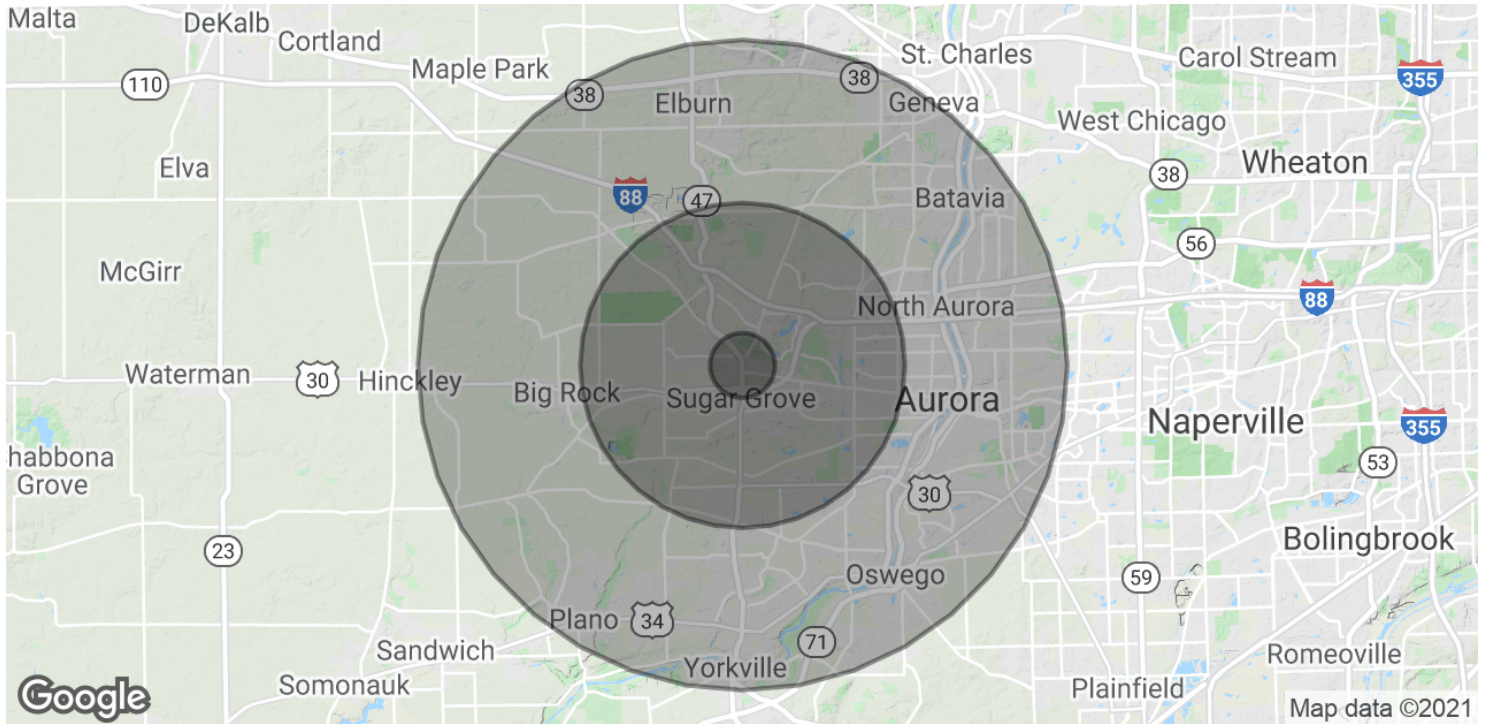
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,611	38,963	285,338
Average age	39.0	36.3	33.8
Average age (Male)	38.3	35.2	33.2
Average age (Female)	39.9	37.5	34.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	552	12,816	94,712
# of persons per HH	2.9	3.0	3.0
Average HH income	\$126,825	\$104,908	\$84,146
Average house value	\$400,049	\$355,377	\$264,743

* Demographic data derived from 2010 US Census

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