



Spec Building Sites Available

5 Building Sites for Sale, Lease, or Build to Suit



The Landings Office Buildings Available

Sugar Grove Parkway & Division, Sugar Grove, IL 60554

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OFFERING SUMMARY

Sale Price: \$125.00 to \$165.00
PSF

Lease Rate: Negotiable

Buildings Available: 5 Spec Buildings
Sites with space
available from 1,000
SF

Total Lot Size: 4.5 Acres

Building Size: 8,985 SF

PROPERTY HIGHLIGHTS

- 5 speculative buildings in shell condition for sale, lease, or build to suit.
- Zoned B-3 Regional Business.
- Join Northwestern Medicine, a financial advisor, and preschool in the same development.
- Nearby national amenities such as Walgreens, Dunkin Donuts, Culvers, Aldi, and more.
- Located near dense housing, including senior living.
- Approximately 3.5 miles to I-88 full interchange.

DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Households:	548	12,341	93,604
Total Population:	1,611	37,712	281,302
Average HH Income:	\$125,223	\$106,234	\$84,794

for more information contact:

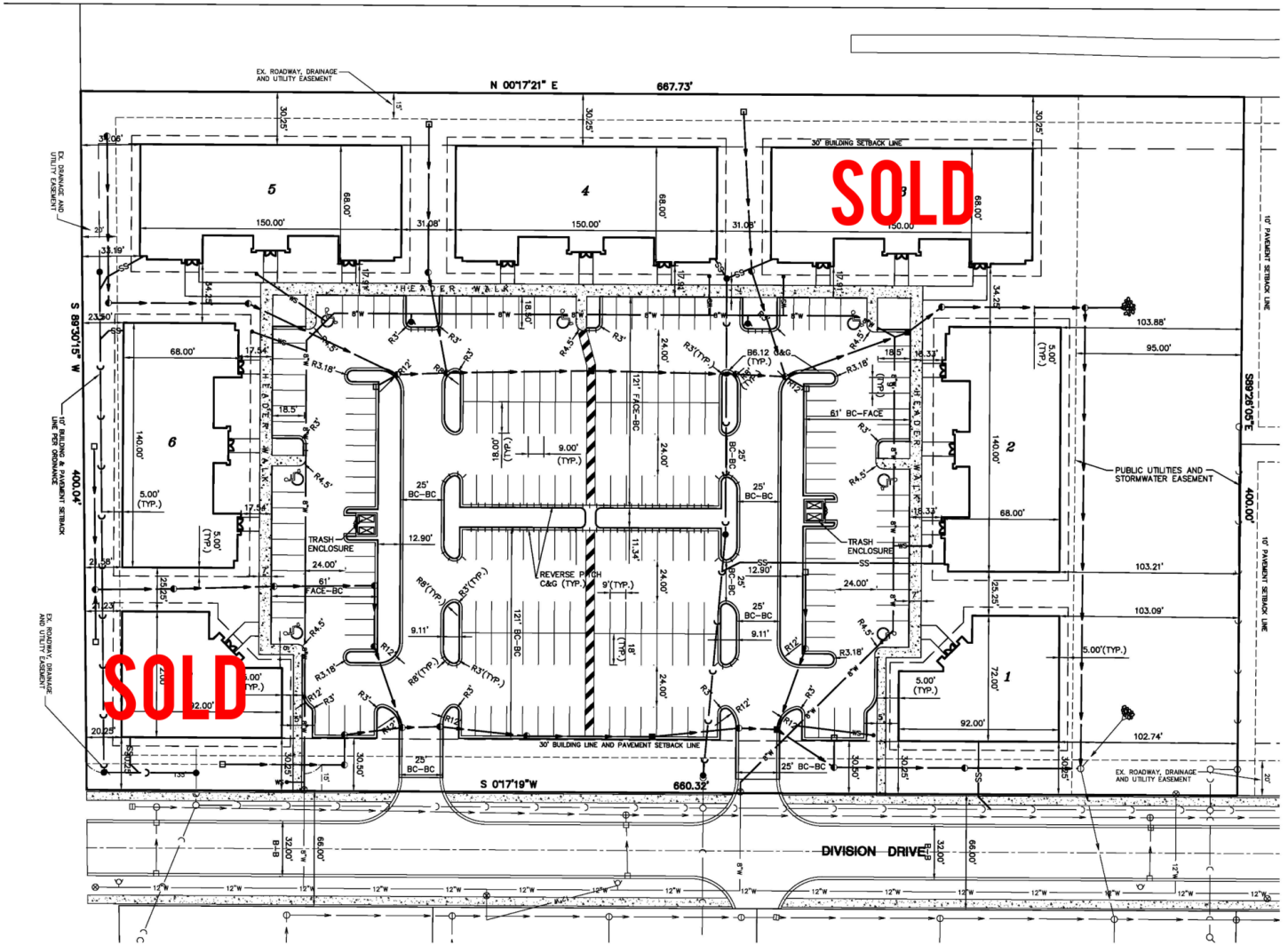
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AVAILABLE
SITES

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AVAILABLE SITES

	BUILDING SIZE	SALE PRICE	LEASE RATE
Site 1	5,523 SF	\$690,375	Negotiable
Site 2	8,316 SF	\$1,039,500	Negotiable
Site 4	8,985 SF	\$1,123,125	Negotiable
Site 5	8,985 SF	\$1,123,125	Negotiable
Site 6	8,316 SF	\$1,039,500	Negotiable

AVAILABLE SUITES

	SALE PRICE	LEASE RATE
1,000 SF	\$145.00 PSF	Negotiable
2,000 SF	\$145.00 PSF	Negotiable
3,000 SF	\$135.00 PSF	Negotiable
4,000 SF	\$135.00 PSF	Negotiable

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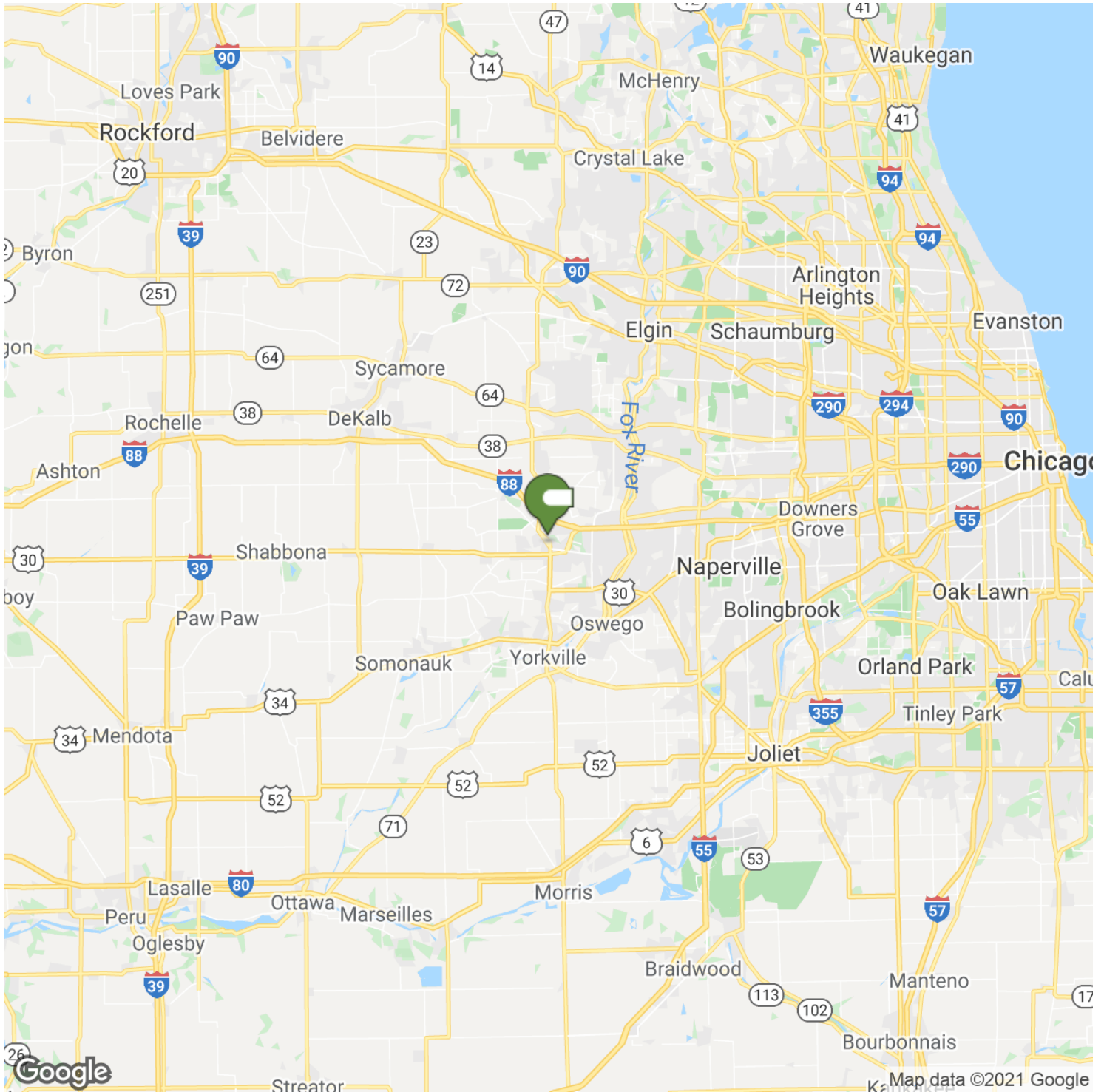
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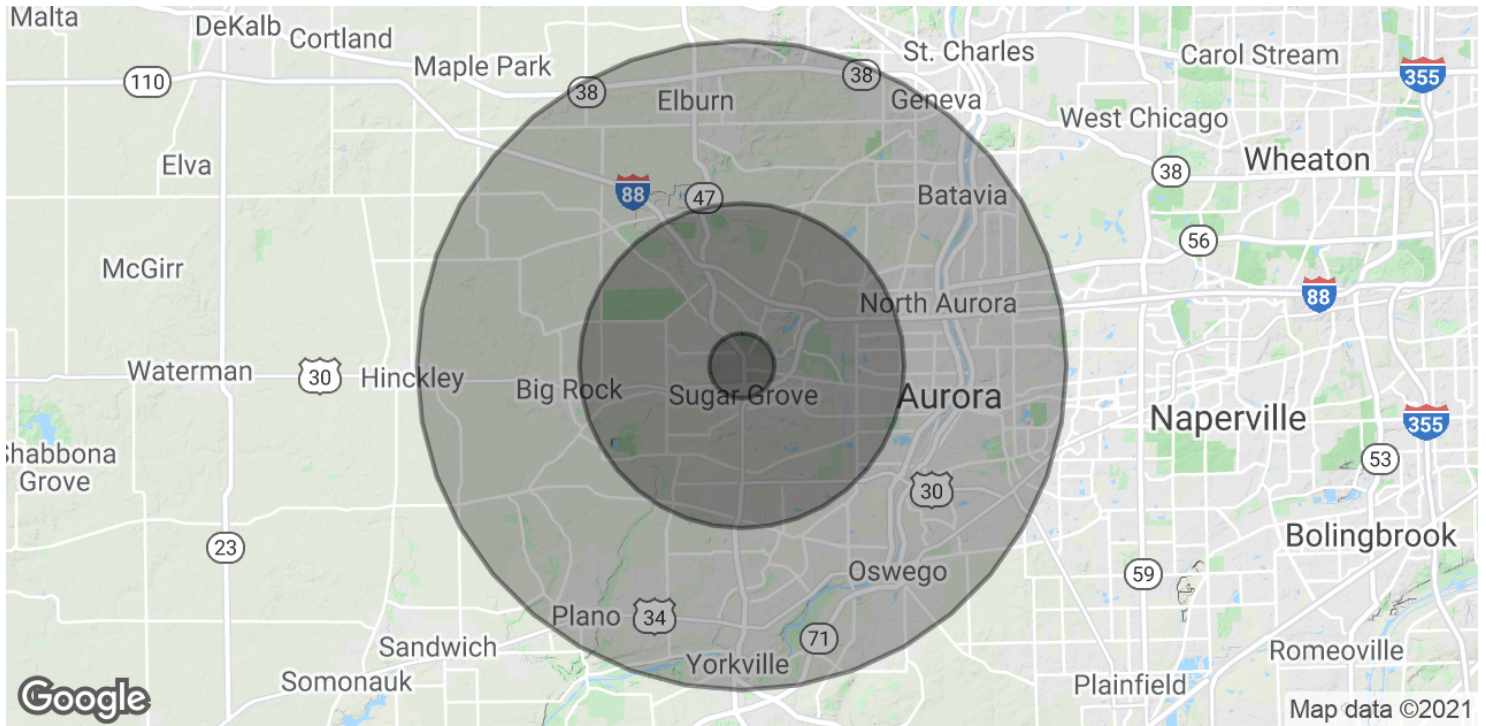
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,611	37,712	281,302
Average age	38.8	36.2	33.9
Average age (Male)	38.0	35.1	33.3
Average age (Female)	39.8	37.5	34.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	548	12,341	93,604
# of persons per HH	2.9	3.1	3.0
Average HH income	\$125,223	\$106,234	\$84,794
Average house value	\$400,318	\$355,199	\$267,103

* Demographic data derived from 2010 US Census

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