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Freestanding Building For Lease



FREESTANDING BUILDING IDEAL FOR MEDICAL | OFFICE | CHILDCARE

95 EAST PARK AVENUE, SUGAR GROVE, IL 60554

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OFFERING SUMMARY

Available SF:	10,690 SF
Lease Rate:	\$18.00/SF/yr
Lease Type:	NNN
Lot Size:	1.5 Acres

PROPERTY HIGHLIGHTS

- Well maintained freestanding 10,690 SF building
- Ideal for medical, office, or childcare use
- 1.5 Acre lot with ample parking and outdoor space
- Full access from Park Avenue and Capitol Drive
- Monument sign
- 10 Classrooms/offices, full kitchen, reception area
- Preschool licensing capacity - 144

Co-List Contact:

Caton Realty
Beth Petri
630-209-8029

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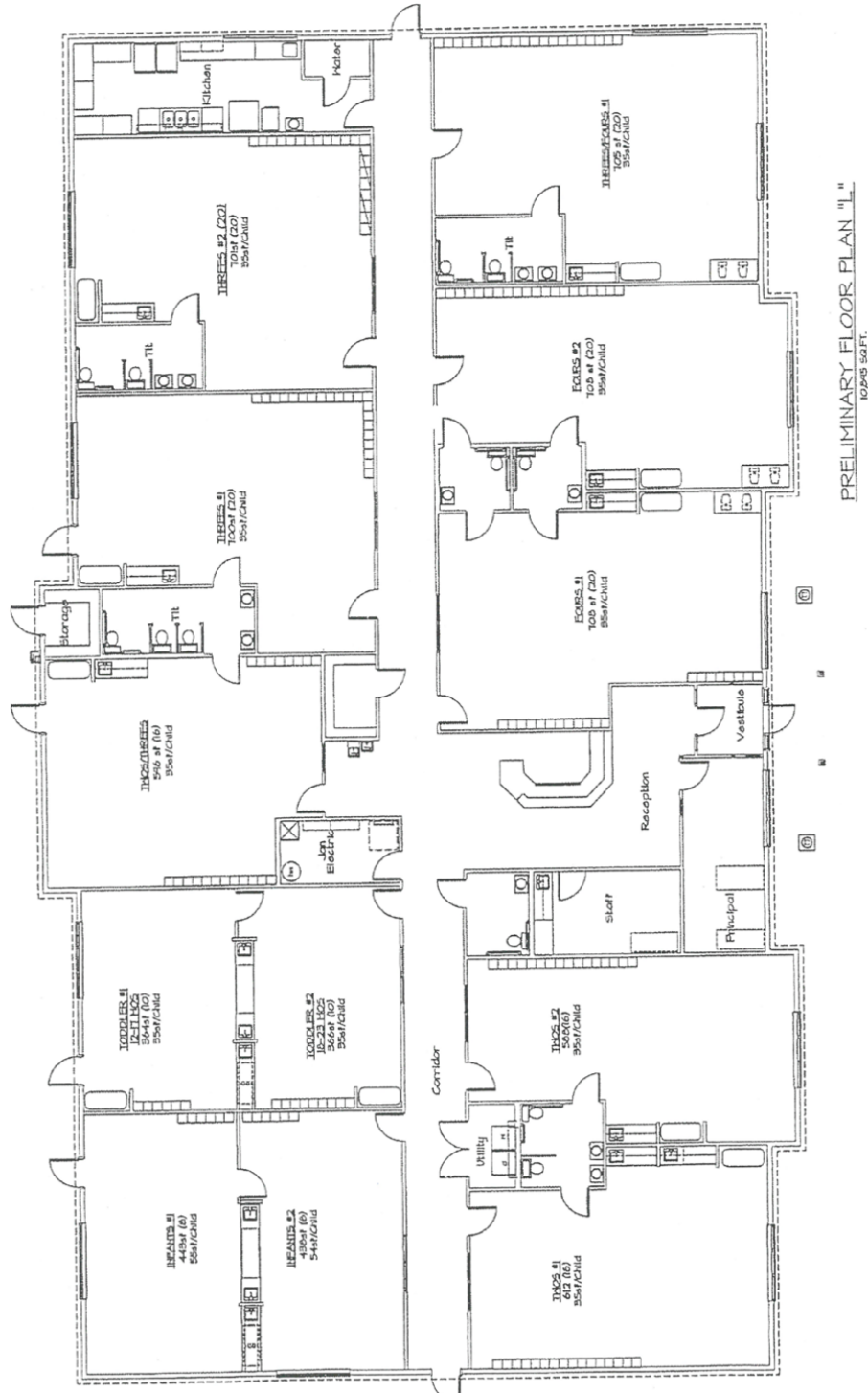
LOCATION OVERVIEW

Located near the intersection of Galena Blvd and Route 47. Surrounded by shopping and dining options.

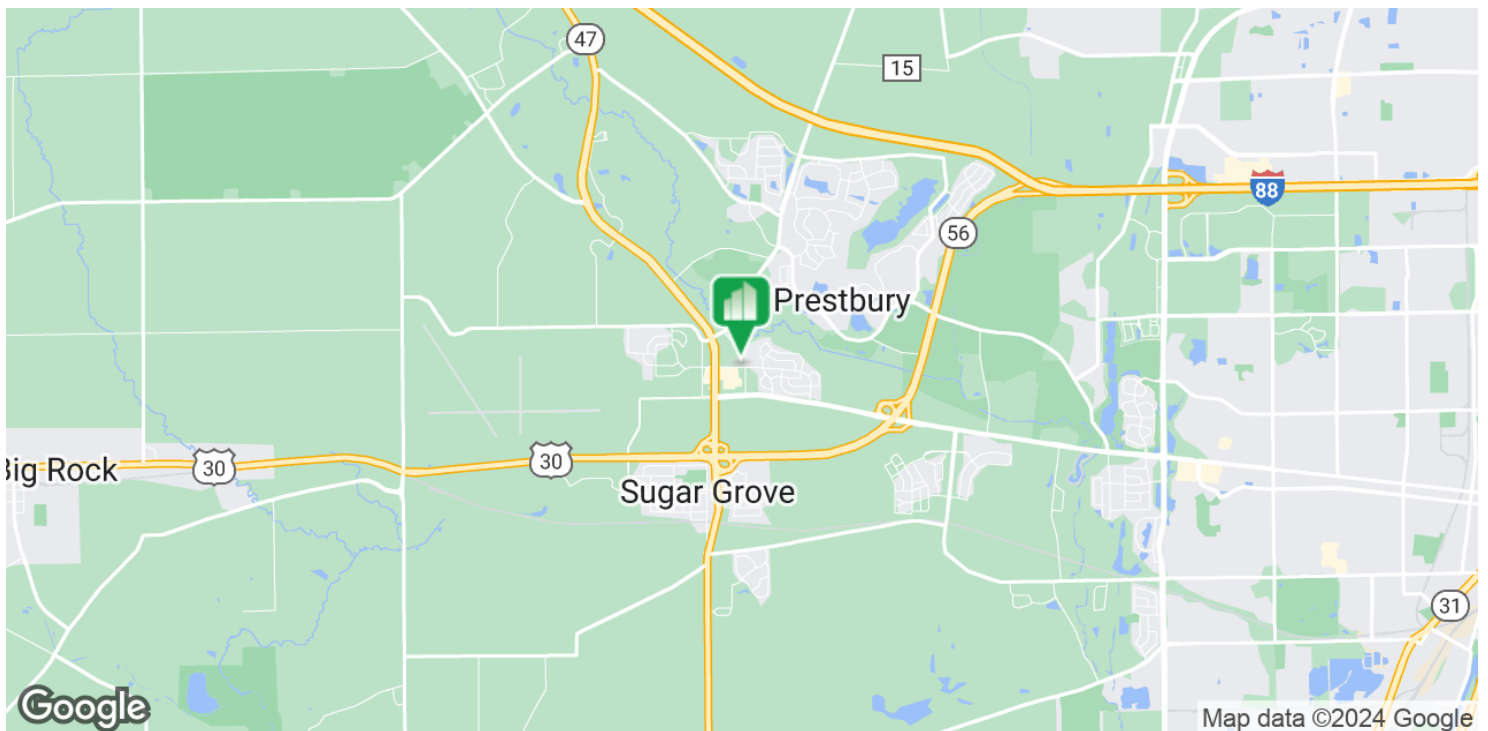
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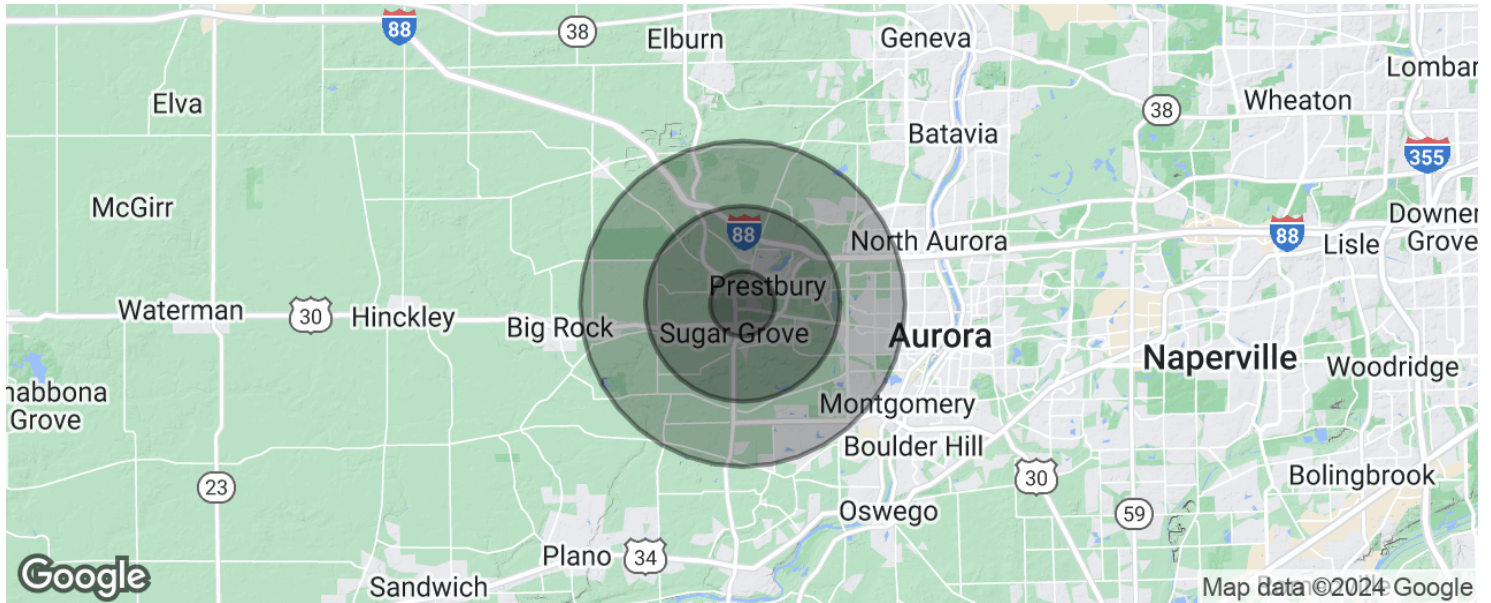
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,197	13,725	62,835
Median age	41.2	43.8	37.6
Median age (Male)	40.5	42.9	36.0
Median age (Female)	49.4	46.6	39.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,153	5,029	22,239
# of persons per HH	2.8	2.7	2.8
Average HH income	\$114,865	\$134,218	\$105,767
Average house value	\$273,847	\$294,618	\$232,719

* Demographic data derived from 2020 ACS - US Census