

# Executive Summary



## LEASE OVERVIEW

### AVAILABLE SF:

**LEASE RATE:** Negotiable

**BUILDING SIZE:** 9,840 SF

**YEAR BUILT:** 2000

**ZONING:** B2

**MARKET:** Chicago - Far West

**SUB MARKET:** Kane County

**CROSS STREETS:** IL Rt. 47 & IL Rt 38

## PROPERTY DESCRIPTION

Retail/office space in strip center. Landscaped parkway. Other tenants include Hair Directors salon, dry cleaners, Taco Heaven, Ambrogi's Pizza. Near McDonald's, Elburn Post Office & many other businesses. Across Rt. 47 from Jewel-Osco anchored center, Elburn Crossings.

## LOCATION OVERVIEW

At southeast corner of Rt. 47 and Rt. 38 in growing area of central Kane County. 43 miles west of the Chicago Loop, with access to I-88 & I-90. Property is directly across from a Jewel-Osco anchored center, Elburn Crossings. Population [2014]: 1 mi - 2,936; 5 mi - 22,026. Median Income [2014]: 1 mi - \$68,571; 5 mi - \$110,755. Traffic Counts [2012]: 10,259 VPD at Rts 38 & 47.

# Aerial



# Available Spaces

**Lease Rate:** NEGOTIABLE

**Total Space**

**Lease Type:**

**Lease Term:**

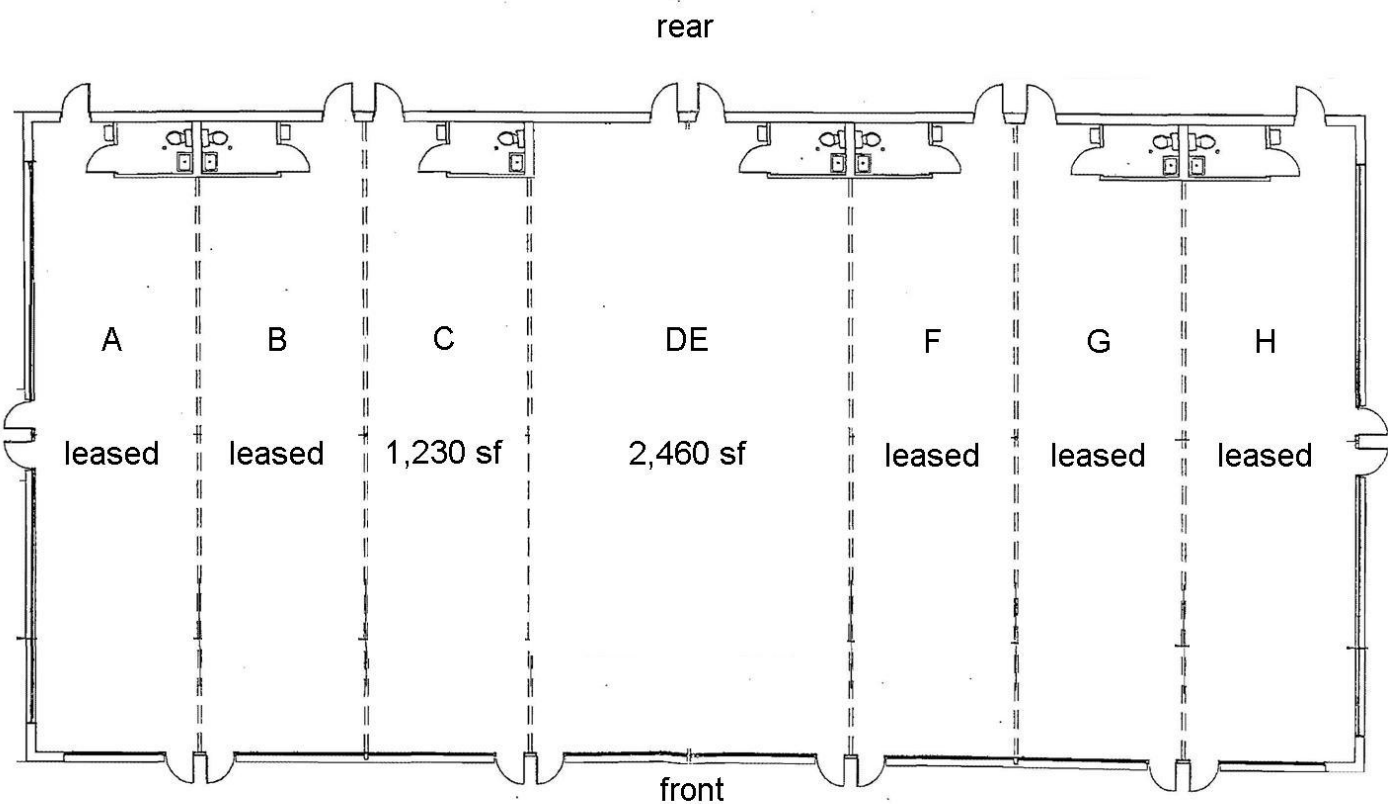
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
C	Strip Center	\$9.00 SF/YR	NNN	1,230 - 3,690 SF	Negotiable	\$1,497/mo rent includes \$5.60/sf in pass thru costs. Former franchise fitness business. May combine with unit DE for 3,690 sf.
D	Strip Center	\$10.00 SF/YR	NNN	1,230 - 2,460 SF	Negotiable	\$1,599/mo rent includes \$5.60/sf in pass thru costs. Vanilla box. May combine with unit C for 2,460 sf.
DE	Strip Center	\$9.00 SF/YR	NNN	2,460 - 3,690 SF	Negotiable	\$2,993/mo rent includes \$5.60/sf pass thru costs. Vanilla box condition. Two front entrances. Divisible to 1,230 sf. May combine with Unit C for 3,690 sf.
F	Office Building	\$13.00 SF/YR	NNN	1,230 SF	Negotiable	Former bakery sales shop. Features grease trap, triple sink, hot water heater, etc. Cabinets & plumbing in place. Most recently used as pack & ship store. \$1,971/mo rent includes \$6.23/sf in pass thru costs. May combine with unit D/E.

# Available Spaces

Lease Rate:		NEGOTIABLE		Total Space		
Lease Type:				Lease Term:		
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
G	Strip Center	\$13.00 SF/YR	NNN	1,330 SF	Negotiable	Former carry-out pizza restaurant. All fixtures & equipment in place. Includes pizza oven, prep tables, walk-in coolers, etc. May combine with unit F for 2,560 sq ft. \$2,131/mo rent includes \$6.23/sf in pass thru costs. \$1,496/mo rent includes \$5.60/sf in pass thru costs. 1,050 sf endcap unit. 2nd generation fast-food restaurant space. Seating for 26. Excellent visibility and signage on Rt 47. FF&E for sale separately from previous tenant (\$40k). Equipment list available.
H	Restaurant	\$11.50 SF/YR	NNN	1,050 SF	Negotiable	
Consult	Strip Center	\$12.00 SF/YR	Gross	310 SF	Negotiable	



# Floor Plan



107 Valley Drive  
Elburn IL

# Exterior Photo





# Unit C Photos



Unit C - Window Line



Unit C - Interior



# Unit DE Photos



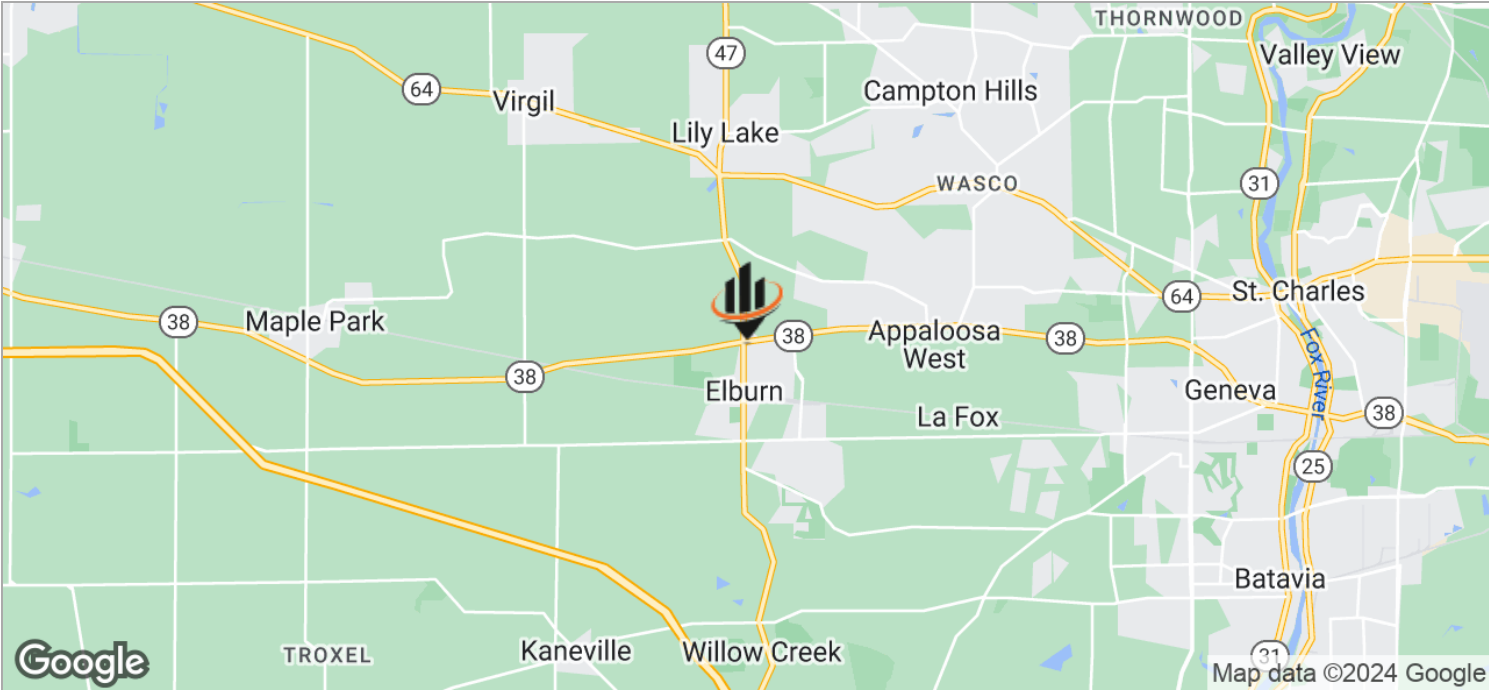
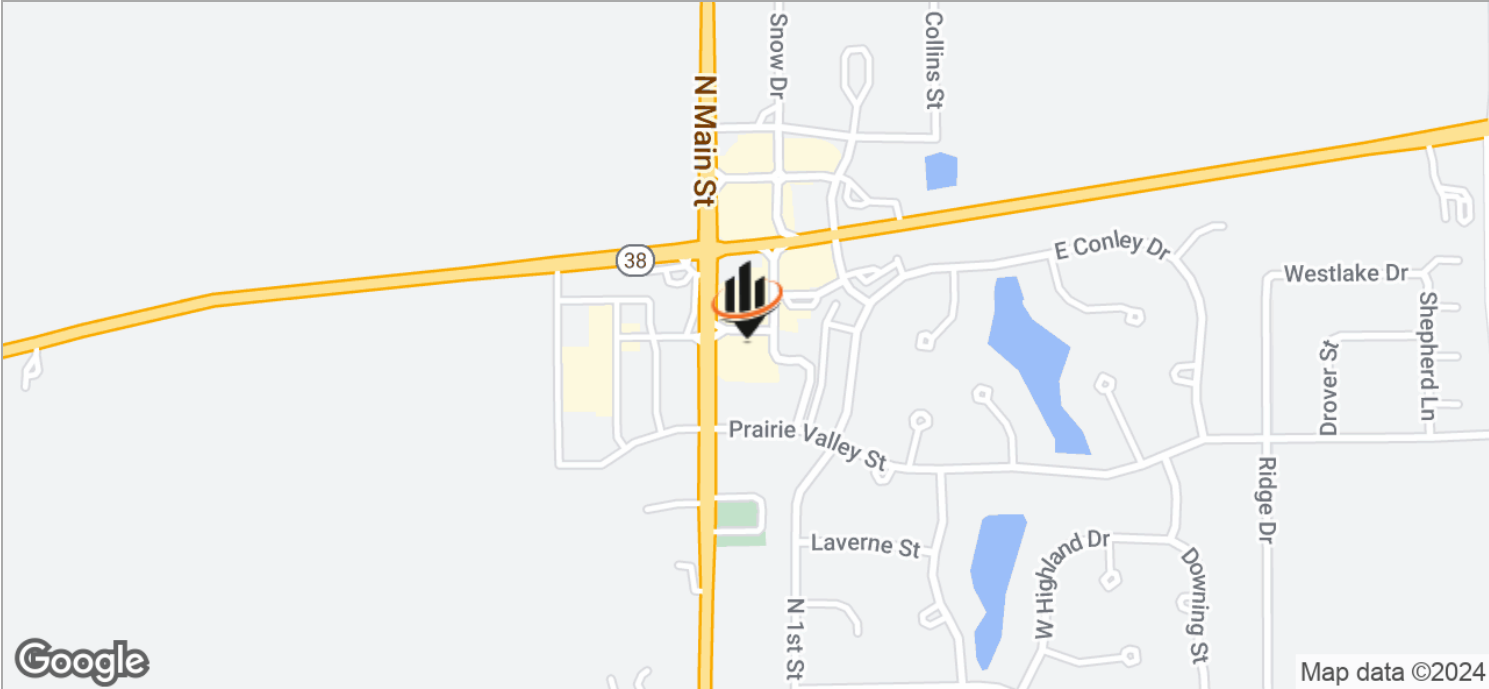
Unit DE - Window Line



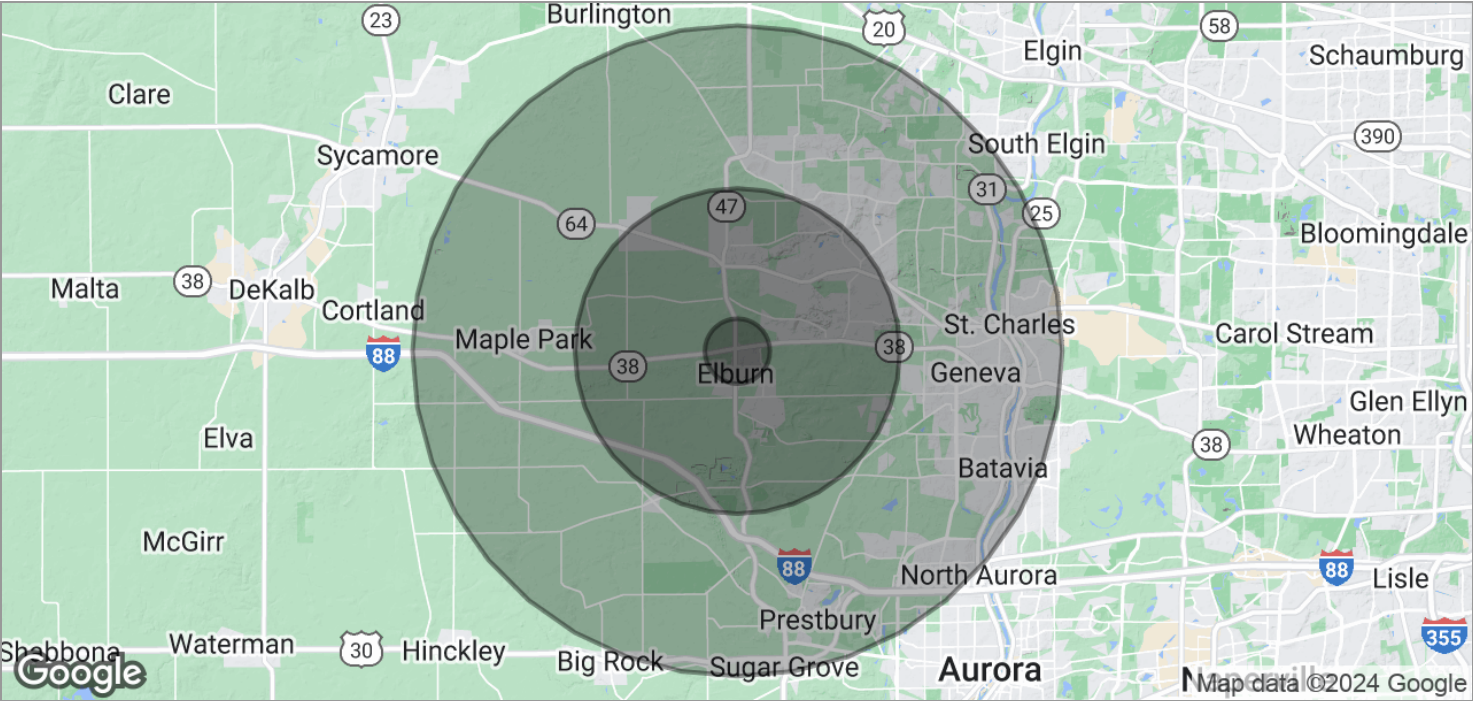
Unit DE - Interior



# Location Maps



# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,122	23,674	116,310
MEDIAN AGE	38.2	38.4	38.1
MEDIAN AGE (MALE)	38.4	38.2	37.9
MEDIAN AGE (FEMALE)	37.9	38.4	38.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	352	7,499	38,239
# OF PERSONS PER HH	3.2	3.2	3.0
AVERAGE HH INCOME	\$141,518	\$138,288	\$125,356
AVERAGE HOUSE VALUE	\$335,121	\$325,171	\$398,162



# Village Information



## Elburn, IL

Located at the intersection of IL Routes 47 & 38.

The Village of Elburn is a rural community of approximately 5,600 residents (up from 2,756 in 2,000), 55 miles west of Chicago and 10 miles west of the Fox River, in Central Kane County.

The overall goal of the village is to preserve its character as a charming place to live and a prosperous area for business. They encourage moderate and well-balanced growth.

Neighboring cities include Batavia, Geneva, St Charles (tri-cities area), and Campton Hills. Nearby cities include Aurora, Elgin, and DeKalb (Home of Northern Illinois University).

## Village Highlights

Interstates: Access to I-90, I-88

State Highways: IL Rte 47, IL Rte 38

Rail: Metra Station to Chicago  
Union Pacific West Line

Small Town Atmosphere

Open Land

Unique Architecture

Festivals

Parades



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# County Information



## Kane County

Population 2013: 523,643 - 94% urban, 6% rural

Land Area: 524 square miles

Most notable natural feature is the Fox River. The largest cities are situated along the river - Aurora, Elgin, St Charles, Geneva, Batavia

The 2030 Land Resource Management Plan divides the county into three areas:

Urban Corridor - eastern portion of county

Critical Growth Corridor - middle portion of county

Agricultural/Rural Corridor - western portion of county

The county seat is Geneva.

Comprised of 16 townships

Thriving commercial base. Farming has long been a way of life and an important economic activity in Kane County. Some farmland has been converted to accommodate increased growth. However, official efforts are being made to preserve and protect farmland.

The Forest Preserve District serves to preserve and protect the natural heritage of Kane County. 2012 - approximately 19,932 acres.

Extensive biking and hiking trail system

### Accessible Airports:

O'Hare - Chicago

Midway - Chicago

DuPage - West Chicago

Aurora Municipal - Sugar Grove

Rail: Metra stops in Elgin, Aurora, Geneva, LaFox, Elburn

### Pace Bus Routes

Interstates: I-88, I-90

US Highways: 20, 30, 34

### Higher Education:

Aurora University

Judson University

Elgin Community College

Waubonsee Community College



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