



THE SHOPS AT THE LANDINGS

472 N ROUTE 47, SUGAR GROVE, IL 60554

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OFFERING SUMMARY

Available SF: 1,282 SF

Lease Rate: \$24.00 SF/yr (NNN)

Lot Size: 2.55 Acres

Year Built: 2009

Building Size: 13,815 SF

PROPERTY HIGHLIGHTS

- Only one remaining space
- Former Great Clips with additional plumbing
- Great visibility and access
- High traffic counts
- Join current tenants: Jimmy John's, ZiZa Nail Salon, Vision Plus, Rush Copley Convenient Care, Verizon

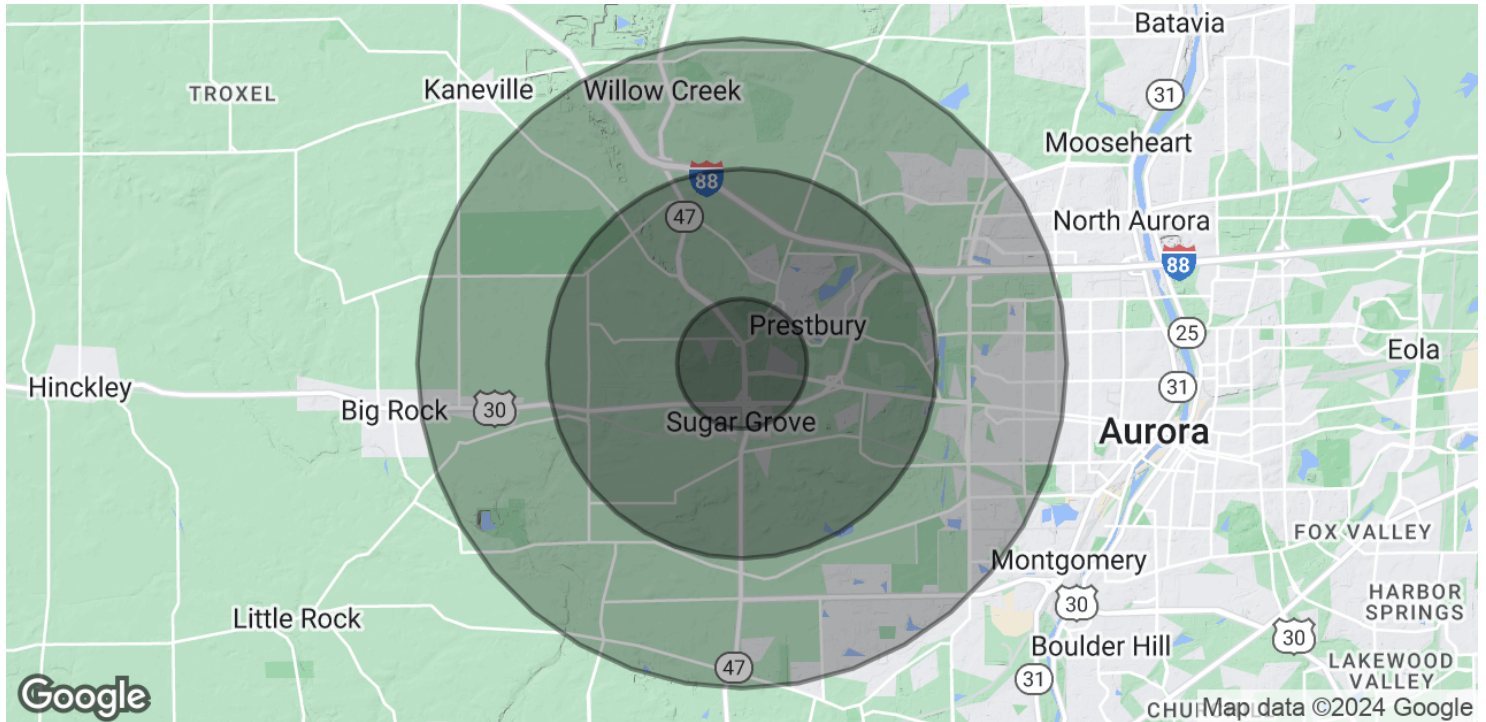
LOCATION OVERVIEW

Site is just south of Waubensee Community College (14,861 students) and directly across from Jewel/Osco. Route 47 is the main thoroughfare in Sugar Grove. 0.50 Mile from US Route 56/30 interchange. Approximately 3 miles to I-88 interchange.

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,451	12,991	55,978
Average Age	38.1	43.7	38.1
Average Age (Male)	37.9	43.0	36.4
Average Age (Female)	46.6	46.5	40.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	854	4,777	19,927
# of Persons per HH	2.9	2.7	2.8
Average HH Income	\$114,087	\$133,874	\$106,964
Average House Value	\$273,210	\$295,842	\$236,289

** Demographic data derived from 2020 ACS - US Census*