



LOCATION FINDERS INTERNATIONAL, INC.

9440 Enterprise Drive | Mokena, IL 60448 | lfirealestate.com | 708.478.7666

Sugar Grove, IL

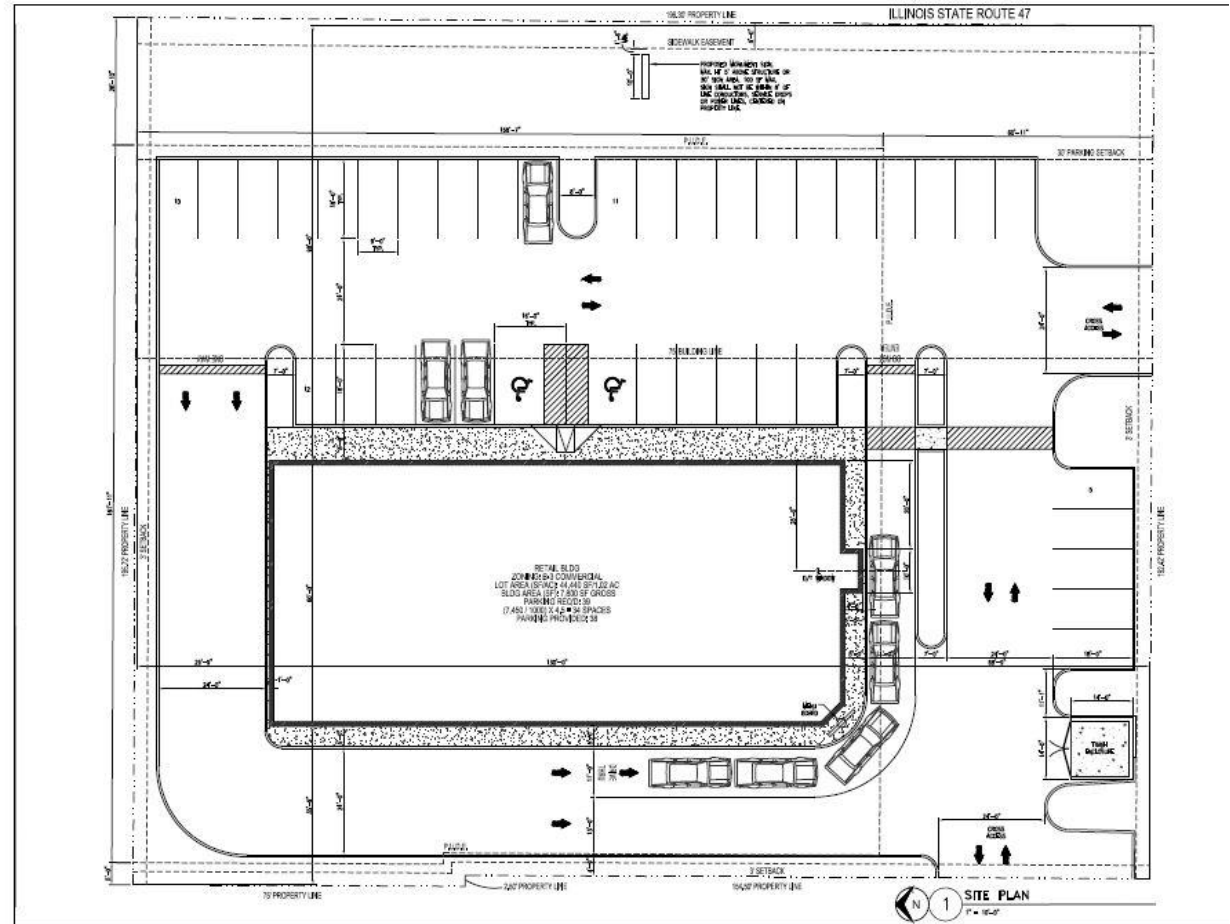
NWC Route 47 & Park



Proposed Site Plan

Site Area: 1.02 AC

- **Zoning:** B-3
- **Parking:** +/- 38 spaces
- **Signage:** Proposed Monument Sign on Route 47
- Proposed drive-thru
- Sewer & water to site





Sugar Grove, IL

NWC Route 47 & Park

Site Benefits

Across from Jewel/Osco anchored development and adjacent to Aldi Foods.

Site is just south of Waubensee Community College (14,861 students).

This site is ideal for retail, medical office building and QSR.

Route 47 is the main thoroughfare Sugar Grove with over 20,000 VPD

Area retailers include:

Jewel/Osco, Chase, McDonalds, Walgreens, Ace Hardware, Aldi, Jimmy Johns, Subway, Hair Cuttery and Culver's

Contact Information

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Demographics	Three Miles	Five Miles
Population	25,145	86,256
Avg. HHI	\$112,472	\$95,564