



# Elburn, IL

Route 47 & Capes Drive







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## Site Benefits

- 3 Acre site with shared access to Jewel anchored center, all of the Jewel outlots have been developed
- Extremely strong trade area household incomes.
- Adjacent to main & main.
- Street presence on route to commuter Metra train.





# Route 47 & Capes Dr

## Market Summary

- Very high income suburb with concentrated retail
- Poised to be the next large-growth Western suburb of Chicago, already possessing a Metra stop
- Area Retail includes; Jewel, BP, Dunkin Donuts, McDonalds, Walgreens, AutoZone, Athletico, Rosati's Pizza, Subway, First Midwest Bank.

## Contact Information:

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<b>Demographics</b>	<b>3-Mile</b>	<b>5-Mile</b>
Population	8,997	23,524
Avg. HHI	\$120,382	\$141,002