



LOCATION FINDERS INTERNATIONAL, INC.

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

Streamwood, IL

647 Sutton Road (IL Rt.59) Streamwood, IL





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Summary

- **Land Size:** 1.23 acres
- **GLA:** 7,118 sf
- **Available:** 1,749 sf inline space
- **Parking:** +/- 35 parking
- **Traffic Counts:** 44,200 VPD on Rt. 59.; 20,310 VPD on Irving Park Rd.
- **Access:** Right-in, Right-out on Rt. 59, full access on Irving Park Rd.
- **Signage:** Shared monument sign on Rt. 59 & Irving Park Road





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Market Summary

Built in 2005, this Starbucks and AT&T-anchored multi-tenant building is located in Streamwood, a high-growth residential community located approximately 40 miles northwest of Chicago. This site has excellent frontage and visibility along IL Route 59 and is under five minutes to the full interchange at IL Route 59 & I-90. Area retailers include Target, Marshall's, Famous Footwear, Discovery Clothing, CVS, and Chili's.

Contact Information

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	<u>1 - Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
<u>Population</u>	12,286	84,703	228,763
<u>Number of Households</u>	4,231	27,940	75,368
<u>Ave. HH Income</u>	\$109,993	\$90,524	\$88,695



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