



Location Finders International, Inc.
9440 Enterprise Dr, Mokena, IL 60448
(708) 390-1629

Route 47 & Capes Dr.
Elburn, IL

Land Available

3 AC

MARKET SUMMARY

- Very high income suburb with concentrated retail.
- Poised to be next large-growth Western suburb of Chicago, already possessing a Metra stop.
- Area retailers include: Jewel, BP, Dunkin Donuts, McDonalds, Walgreens, AutoZone, First Midwest Bank & more.

DEMOGRAPHICS

| | | |
|---------------|--------|-----------|
| POPULATION | 1 Mile | 3,328 |
| | 3 Mile | 8,851 |
| | 5 Mile | 22,161 |
| # HOUSEHOLDS | 1 Mile | 1,231 |
| | 3 Mile | 3,050 |
| | 5 Mile | 7,222 |
| AVG HH INCOME | 1 Mile | \$116,711 |
| | 3 Mile | \$136,808 |
| | 5 Mile | \$155,733 |

CONTACT

ALAN ERICKSON

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(708) 390-1629



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FITNESS





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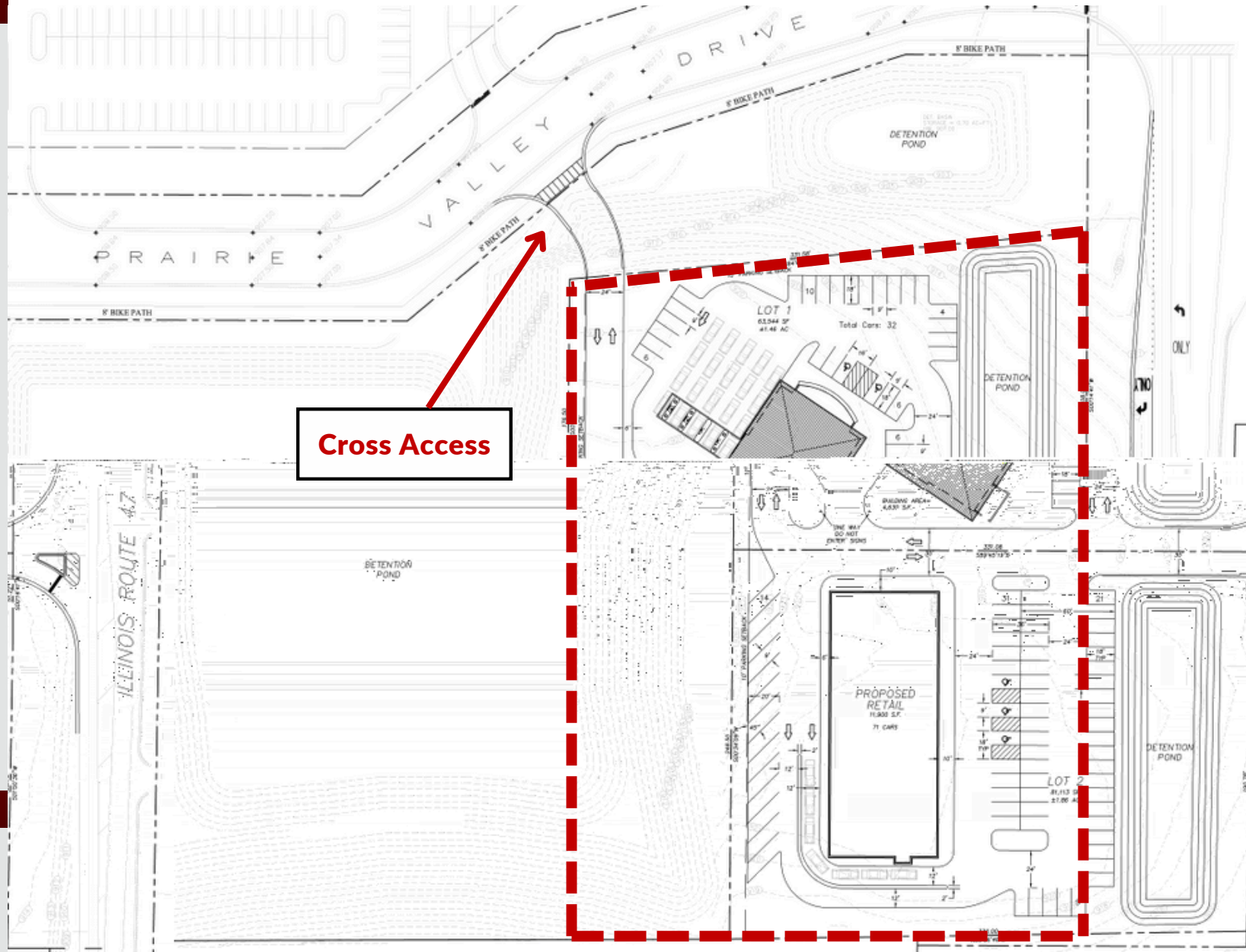
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SITE SUMMARY

- 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.
- 2 miles on route to commuter Metra train.
- Access to Rt. 37 & 48.
- Opportunity for Cross Access with Jewel Osco from Prairie Valley Dr



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This information contained is obtained from sources we deem reliable. We have no reason to doubt its accuracy but do not guarantee it.