



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

230 W. Peace Rd.
Sycamore, IL

Retail Space & Outlots Available

MARKET SUMMARY

- This Jewel-Osco anchored development is strategically located at the southwest corner of Rt. 23 and Peace Rd. in Sycamore, IL.
- This is the dominant grocery anchored center on the north side of the trade area and serves the surrounding markets of Sycamore, Genoa, and DeKalb.
- Flexible C-3 zoning with pylon/monument signage and ample parking available.

DEMOGRAPHICS

POPULATION	1 Mile	4,662
	3 Mile	17,252
	5 Mile	24,917

# HOUSEHOLDS	1 Mile	1,597
	3 Mile	6,822
	5 Mile	9,742

AVG HH INCOME	1 Mile	\$134,068
	3 Mile	\$102,346
	5 Mile	\$100,598

CONTACT

ALAN ERICKSON

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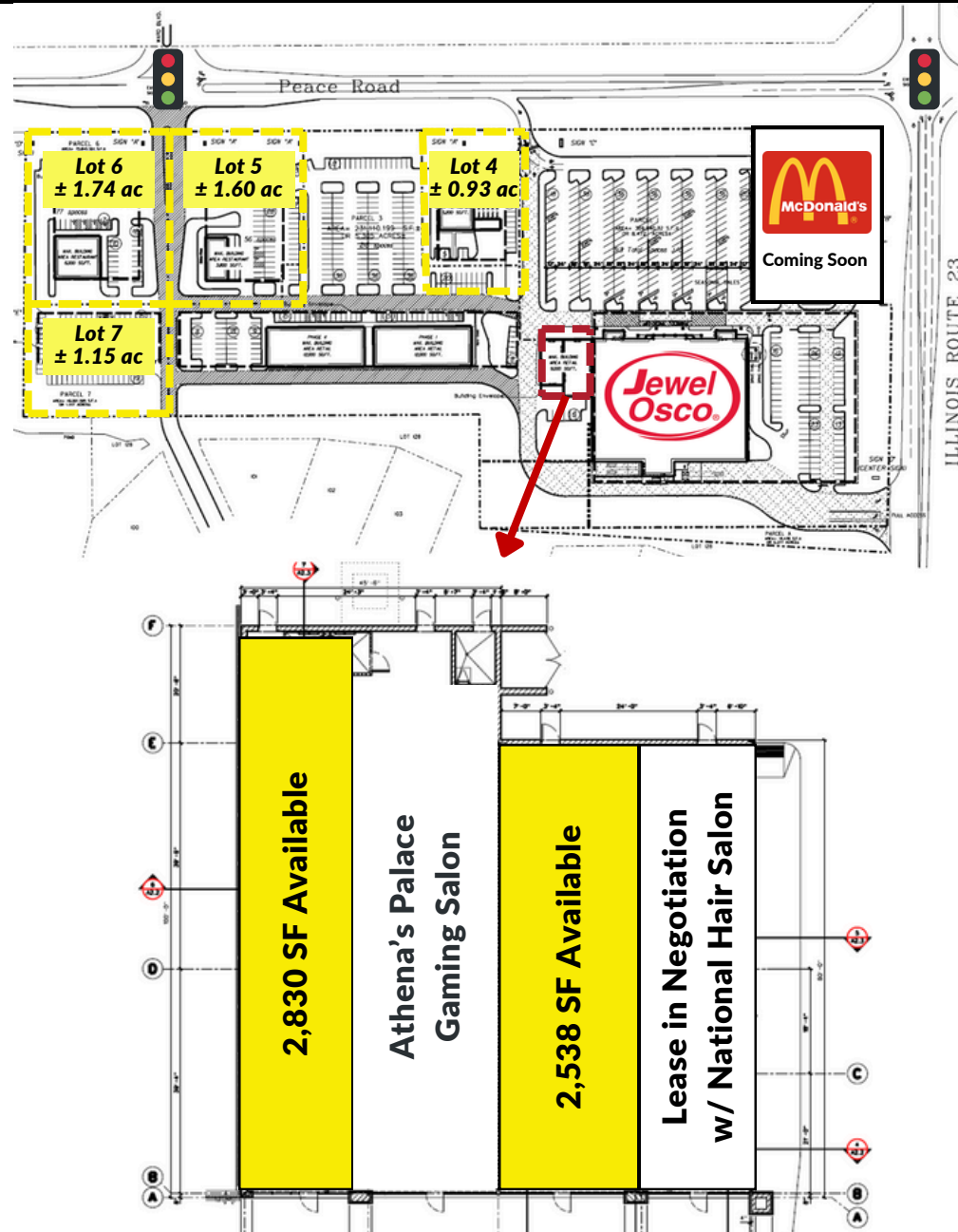
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SITE SUMMARY

- **Available Retail Space:**
 - 1,300 SF (Lease in Negotiation)
 - 2,358 SF
 - 1,500 SF
- **Available Outlots:**
 - **Lot 4:** +/- 0.93 Acres
 - **Lot 5:** +/- 1.60 Acres
 - **Lot 6:** +/- 1.74 Acres
 - **Lot 7:** +/- 1.15 Acres
- **Access:** Full access off Peace Road at signalized intersection. Full access off Rt. 23.
- **Signage:** Pylon/Monument signage available.
- **Traffic Counts:**
 - 12,100 VPD on Peace Rd
 - 19,460 on Route 23

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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.