



KWILL
REAL ESTATE

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AVAILABLE LAND SITE

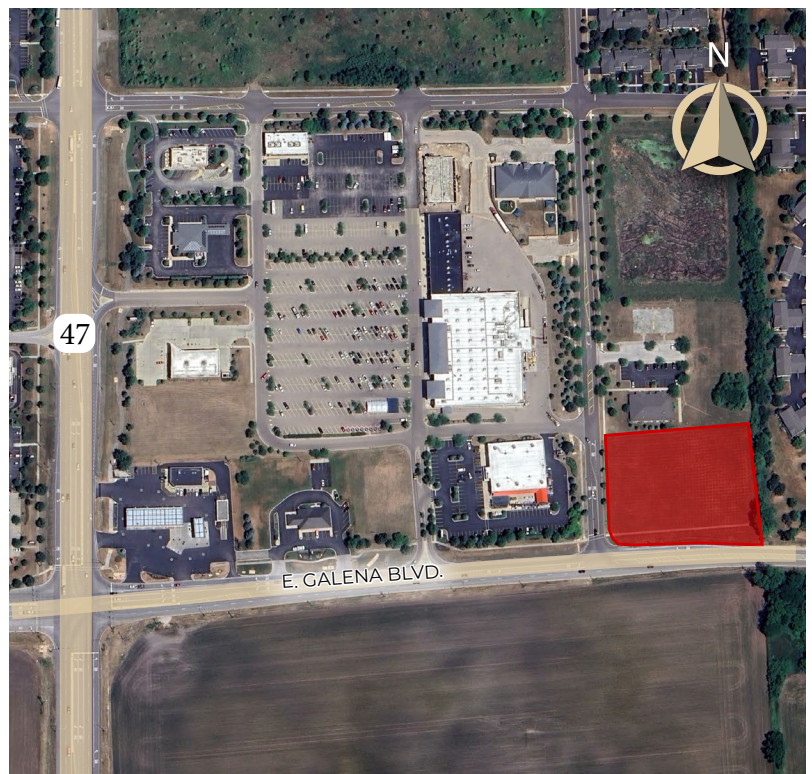
GALENA ROAD AT ROUTE 47, SUGAR GROVE, IL



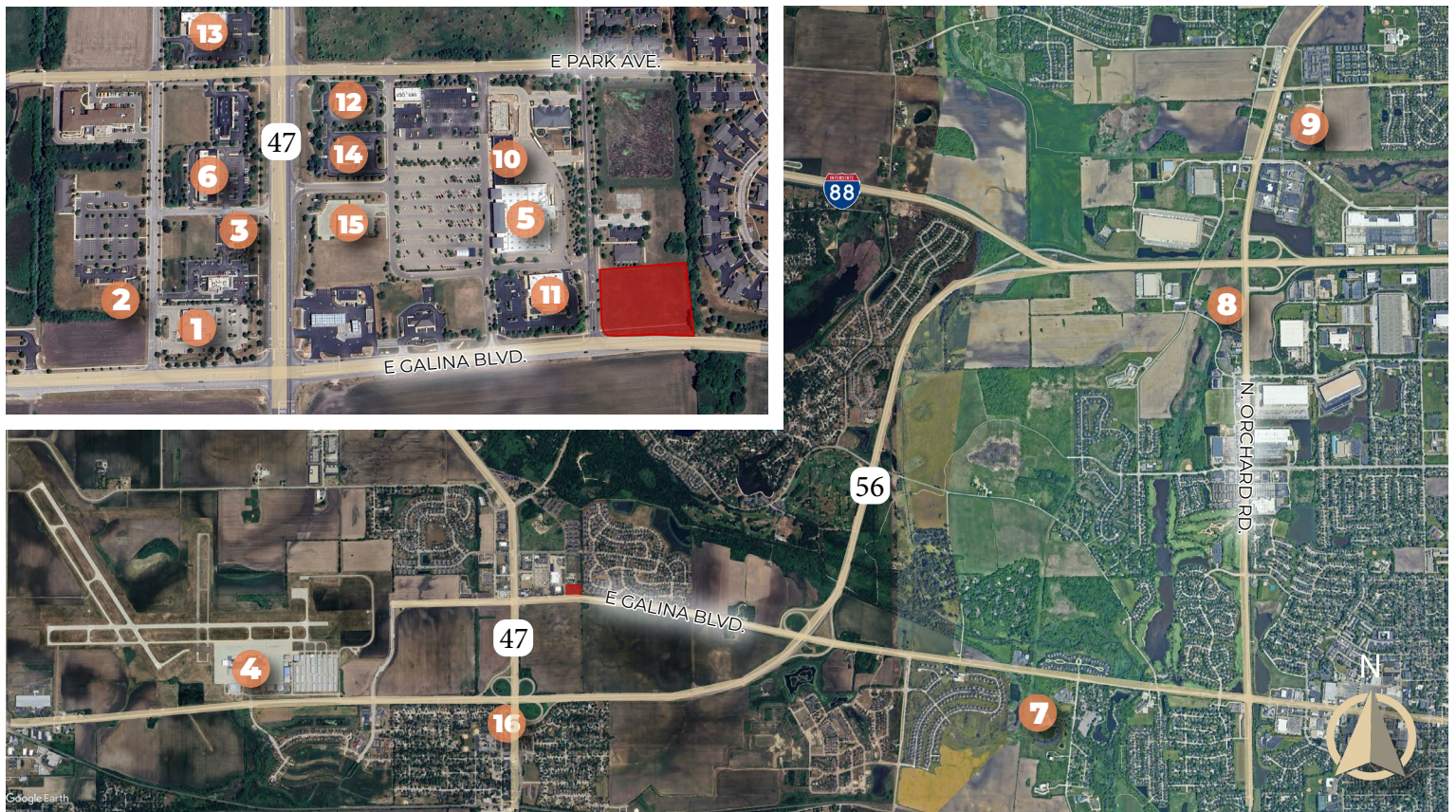
Northwestern
Medicine®

PROPERTY DETAILS

- 2.04 AC
- Zoning: B3 Regional Business District
- PIN: 14-16-426-002
- County: Kane
- Permitted Uses: Art gallery, automotive, banquet hall, day care, fitness / health club, general office and retail, grocer, plant nursery, restaurant or bar, school, Veterinary, shelter & pet grooming
- VPD: 7,200 (Galena Rd / Route 30); 15,800 (Route 47)



GALENA ROAD AT ROUTE 47



NEARBY COMPANIES

- | | | | |
|-----------------------------|------------------------------|--------------------------|---------------------|
| 1. Walgreens | 5. Jewel Osco | 9. Woodman's Food Market | 13. Aldi |
| 2. Northwestern Medicine | 6. The UPS Store | 10. Rosati's Pizza | 14. Chase Bank |
| 3. Dunkin' Donuts | 7. Splash Country Water Park | 11. Ace Hardware | 15. Auto Zone |
| 4. Aurora Municipal Airport | 8. Hampton Inn | 12. McDonalds | 16. Fireside Grille |

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES	HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Population	2,451	12,991	55,978	Total Households	854	4,777	19,927
Average Age	38.1	43.7	38.1	# of Persons per HH	2.9	2.7	2.8
Average Age (Male)	37.9	43.0	36.4	Average HH Income	\$114,087	\$133,874	\$106,964
Average Age (Female)	46.6	46.5	40.2	Average House Value	\$273,210	\$295,842	\$236,289

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