



Kwill
REAL ESTATE

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AVAILABLE LAND SITE

GALENA ROAD AT ROUTE 47, SUGAR GROVE, IL

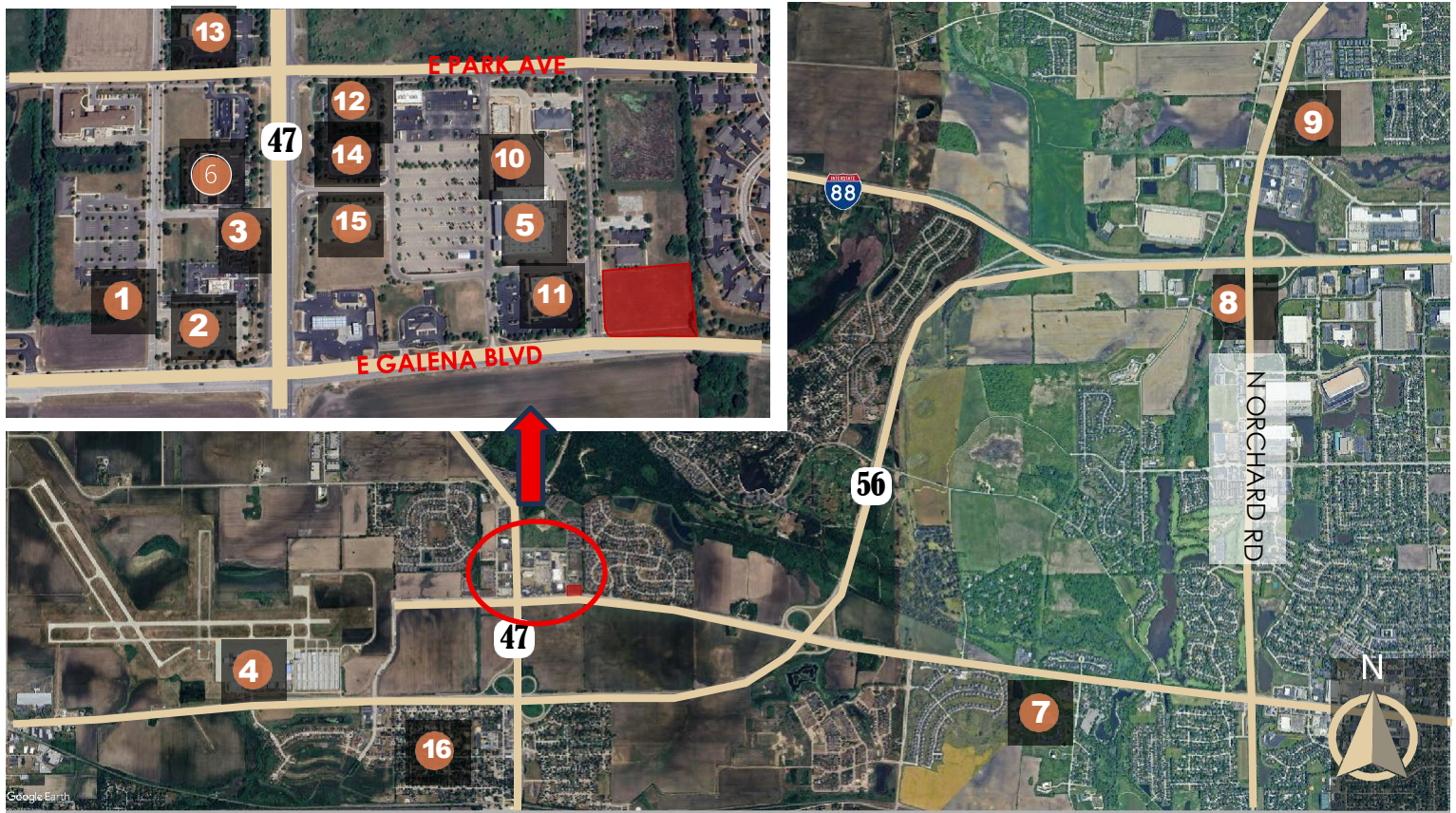
M Northwestern
Medicine®

PROPERTY DETAILS

- 2.04 AC
- Zoning: B3 Regional Business District
- Kane County
- Permitted Uses: Art Gallery, Automotive, Banquet Hall, Day Care, Fitness / Health Club, General Office & Retail, Grocer, Plant Nursery, Restaurant or Bar, School, Veterinary, Shelter & Pet Grooming
- AADT: 7,200 (Galena Rd)
15,800 (Route 47)
- PIN: 14-16-426-002



GALENA ROAD AT ROUTE 47



NEARBY COMPANIES

- | | | | |
|-----------------------------|------------------------------|--------------------------|---------------------|
| 1. Northwestern Medicine | 5. Jewel Osco | 9. Woodman's Food Market | 13. Aldi |
| 2. Walgreens | 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	3,580	14,216	42,503	Total Households	854	4,777	19,927
Average Age	36.8	37.4	36.5	# of Persons per HH	2.9	2.7	2.8
Average Age (Male)	36.2	36.9	36.1	Average HH Income	\$114,087	\$133,874	\$106,964
Average Age (Female)	37.5	37.9	37.0	Average Home Value	\$273,210	\$295,842	\$236,289

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