



SALE

Elburn Crossing Retail Outlot Pad | BTS

800 N MAIN ST

Elburn, IL 60119

PRESENTED BY:

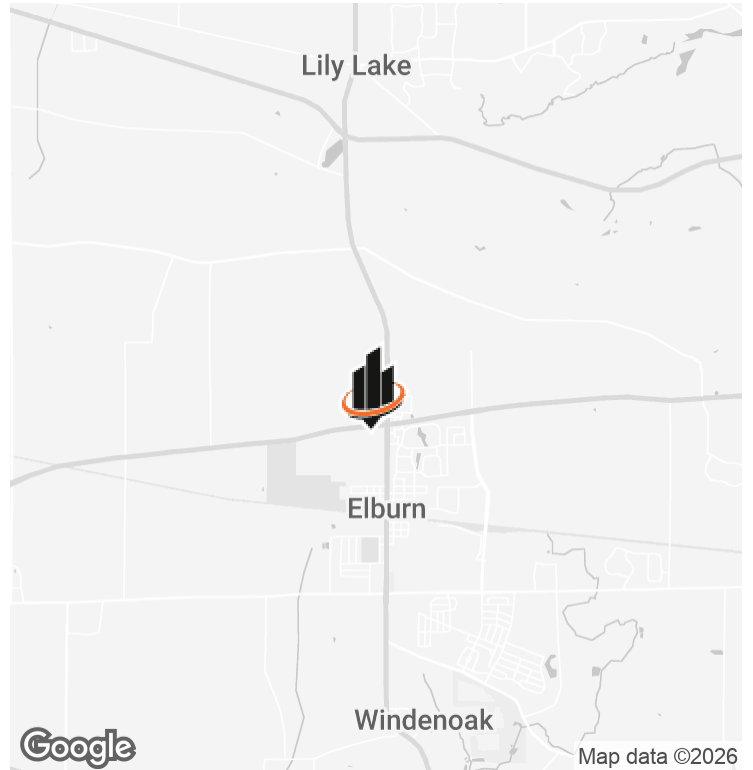
**KAREN KULCZYCKI, CCIM,
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$7.75 / SF
LOT SIZE:	0.75 Acres
OCCUPANCY:	97%
SUBMARKET:	East-West Corridor

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present ±0.75 AC Retail Outlot at Elburn Crossing in Elburn, Illinois. This Jewel-Osco anchored shopping center with 9 retail units is along the prime retail corridor. Join this multi-tenant mix of National and Local tenants including Bella Nail Salon, T-Mobile, Hair Cuttery, Rosati's Pizza, DC Music, Vital Wellness, Subway and Edward Jones. BTS development or Sale opportunity with various site plan options including drive-thru opportunity. Perfect location for fast food QSR, Medical, Dental, or other retail and service uses.

PROPERTY HIGHLIGHTS

- ±0.75 AC Retail Outlot Available
- Neighborhood Center | Jewel Anchored
- Retail Corridor | Signalized Intersection
- Ample parking | High Visibility | 97% Occupied

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AERIAL PHOTO



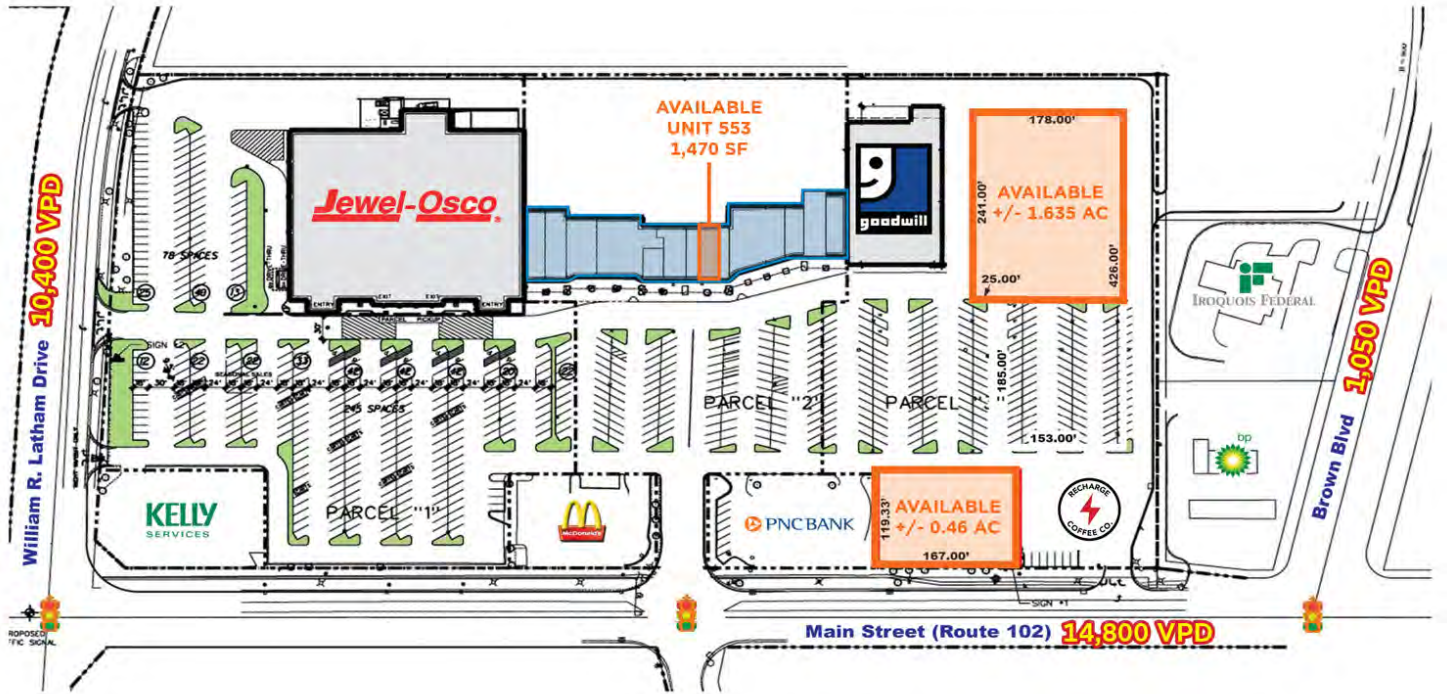
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ADDITIONAL PHOTOS



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RETAIL CORRIDOR



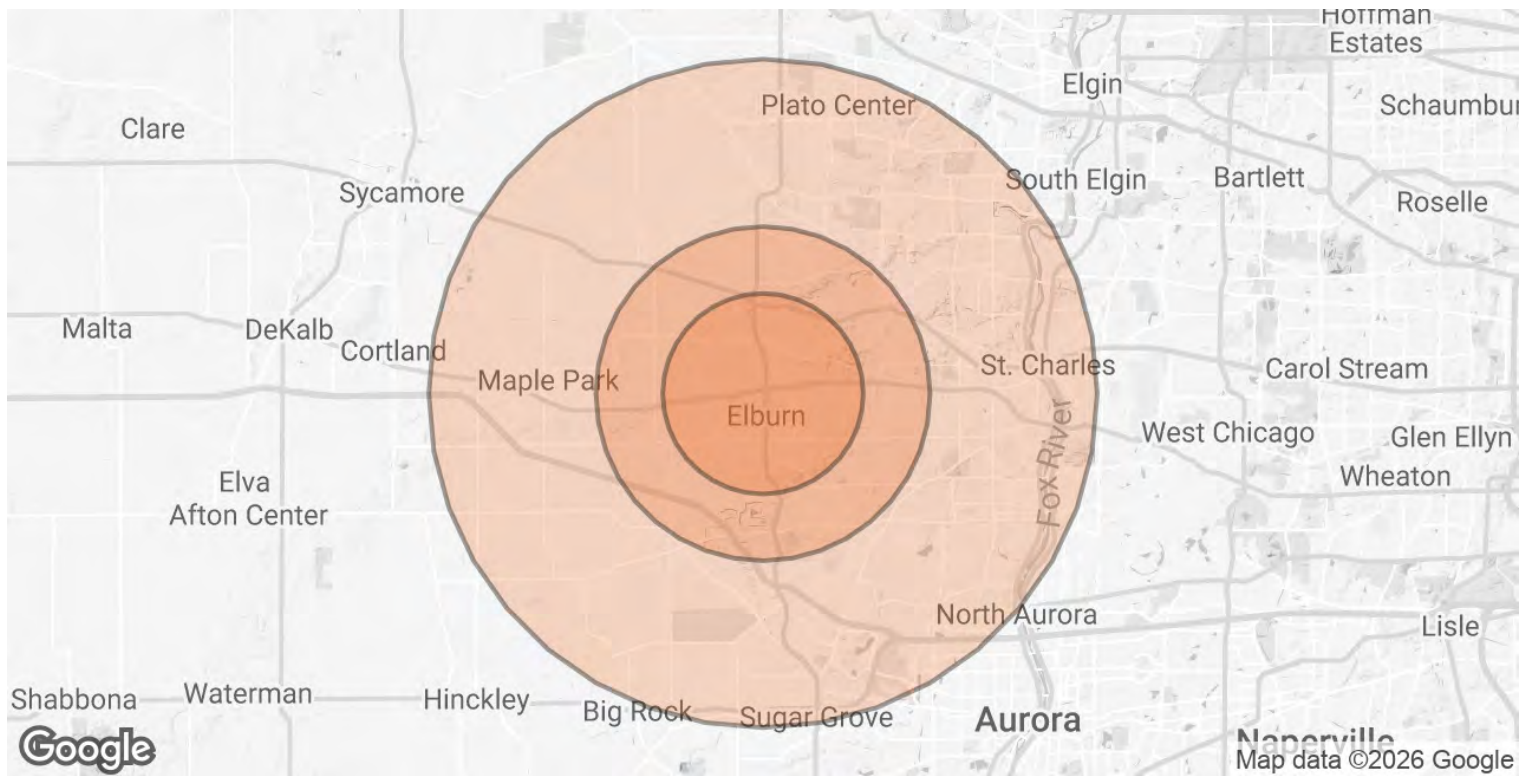
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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	9,252	19,100	168,259
AVERAGE AGE	40	41	41
AVERAGE AGE (MALE)	39	40	40
AVERAGE AGE (FEMALE)	41	41	42
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,317	6,683	62,474
# OF PERSONS PER HH	2.8	2.9	2.7
AVERAGE HH INCOME	\$151,252	\$175,411	\$171,865
AVERAGE HOUSE VALUE	\$409,887	\$452,058	\$437,493

Demographics data derived from AlphaMap

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