



**CONFIDENTIAL: RESTAURANT IS STILL OPEN AND OPERATING.
PLEASE DO NOT DISTURB EMPLOYEES OR OPERATIONS.**

PROPERTY PROFILE

Available	3,136 SF building on 1 AC
Area Retailers	Lowe's, Walmart, Target, Jewel-Osco
Traffic Count	18,000 VPD
Parcel Number	08-13-103-008
R.E. Taxes	\$17,282.62

DEMOGRAPHICS

	3 mile	5 mile
Population	49,549	65,349
Average HHI	\$78,238	\$84,809
Households	18,831	25,063
Employment	18,610	23,191

PROPERTY HIGHLIGHTS

- True turnkey quick-service restaurant building with existing drive-thru and all FF&E negotiable
- Recently-remodeled restaurant in excellent condition situated on a prime one-acre site on IL-23 in Dekalb
- Strong anchor tenants nearby including Jewel-Osco, Walmart, and Target near Northern Illinois University
- Rarely-available site with frontage on IL-23 (18,000 VPD)

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AVAILABLE DRIVE-THRU RESTAURANT FRONTING IL-23 IN DEKALB
2000 SYCAMORE ROAD | DEKALB, ILLINOIS

CITADEL
PROPERTY ADVISORS

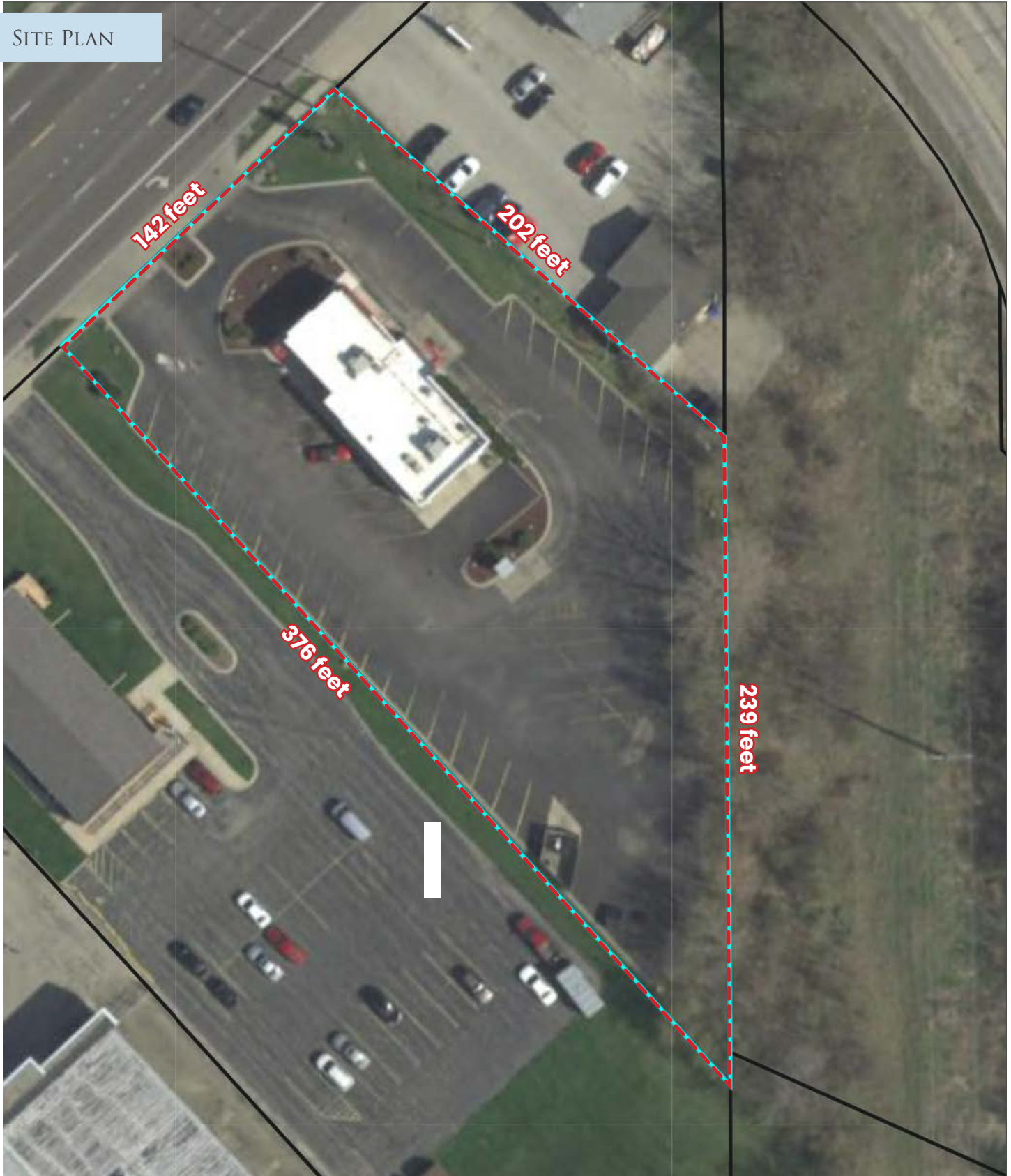
MARKET AERIAL



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SITE PLAN



PHOTOS

