

## For Lease

720 Heartland Dr, Unit K , Sugar Grove, IL 60554

# Industrial Condo For Lease



### Location Description

Located less than a mile south of I-88 and Route 47 Interchange

### Property Highlights

- Hard-to-find small industrial space with 500 SF of office
- Office space includes two private offices, restroom and open area for storage/files
- Ample parking
- Easy Access
- Built in 2007
- 1 DID: 12'x14'
- Clear Height: 17'

### Offering Summary

Lease Rate:	\$13.75 SF/yr (MG)
Available SF:	4,200 SF
Zoning:	M-1: Limited Manufacturing District

Demographics	1 Mile	3 Miles	5 Miles
Total Households	346	3,832	10,551
Total Population	836	9,988	27,885
Average HH Income	\$189,704	\$165,034	\$150,613

### Dan J. Dolan

630.885.5785

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Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

The information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without any warranty as to accuracy.



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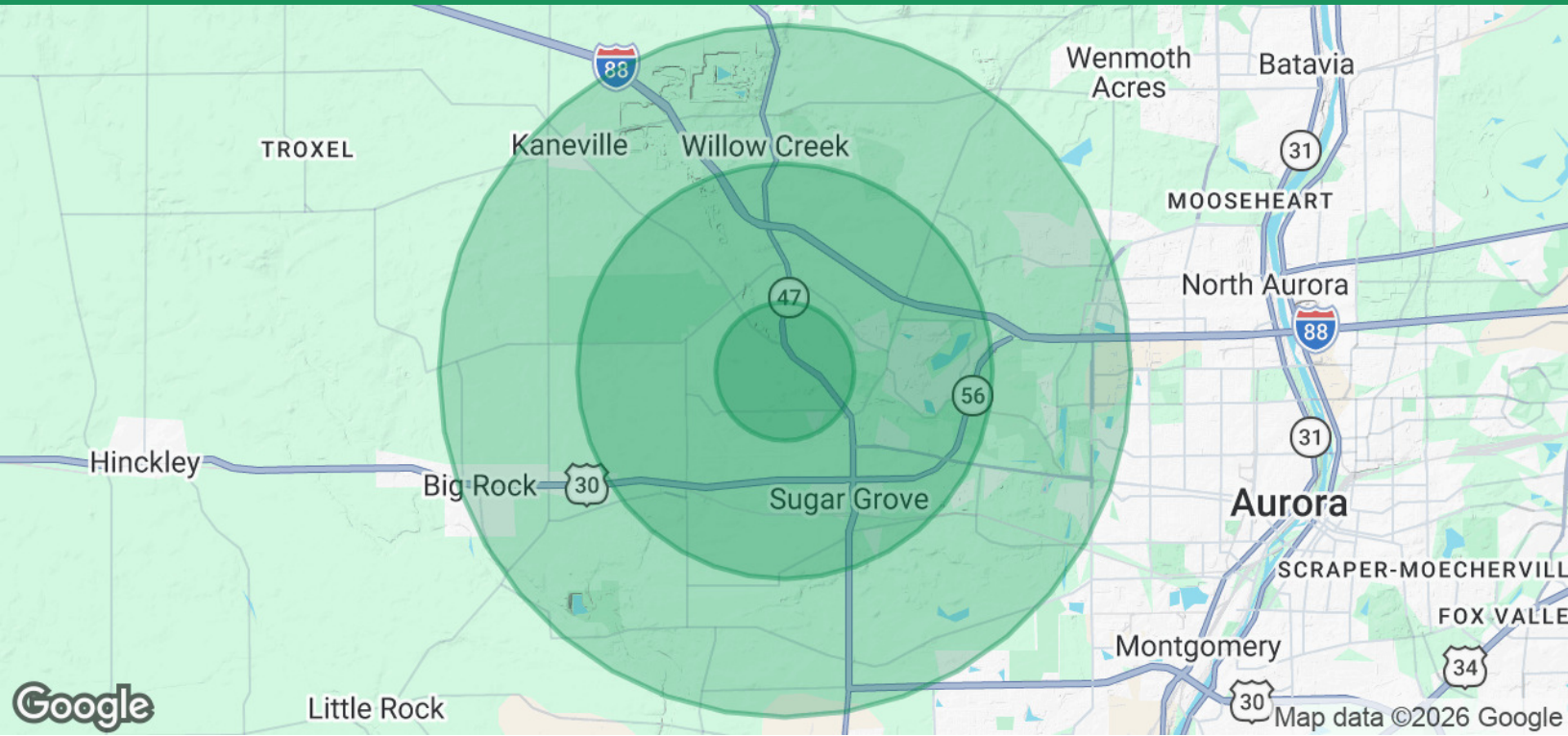
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### Population

	1 Mile	3 Miles	5 Miles
Total Population	836	9,988	27,885
Average Age	50.0	47.1	43.5
Average Age (Male)	50.7	47.1	42.7
Average Age (Female)	49.5	46.6	43.6

### Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	346	3,832	10,551
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$189,704	\$165,034	\$150,613
Average House Value	\$457,810	\$378,297	\$354,723

2023 American Community Survey (ACS)

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