

# 200 N. Peace Road

## DeKalb, IL



## Property Highlights

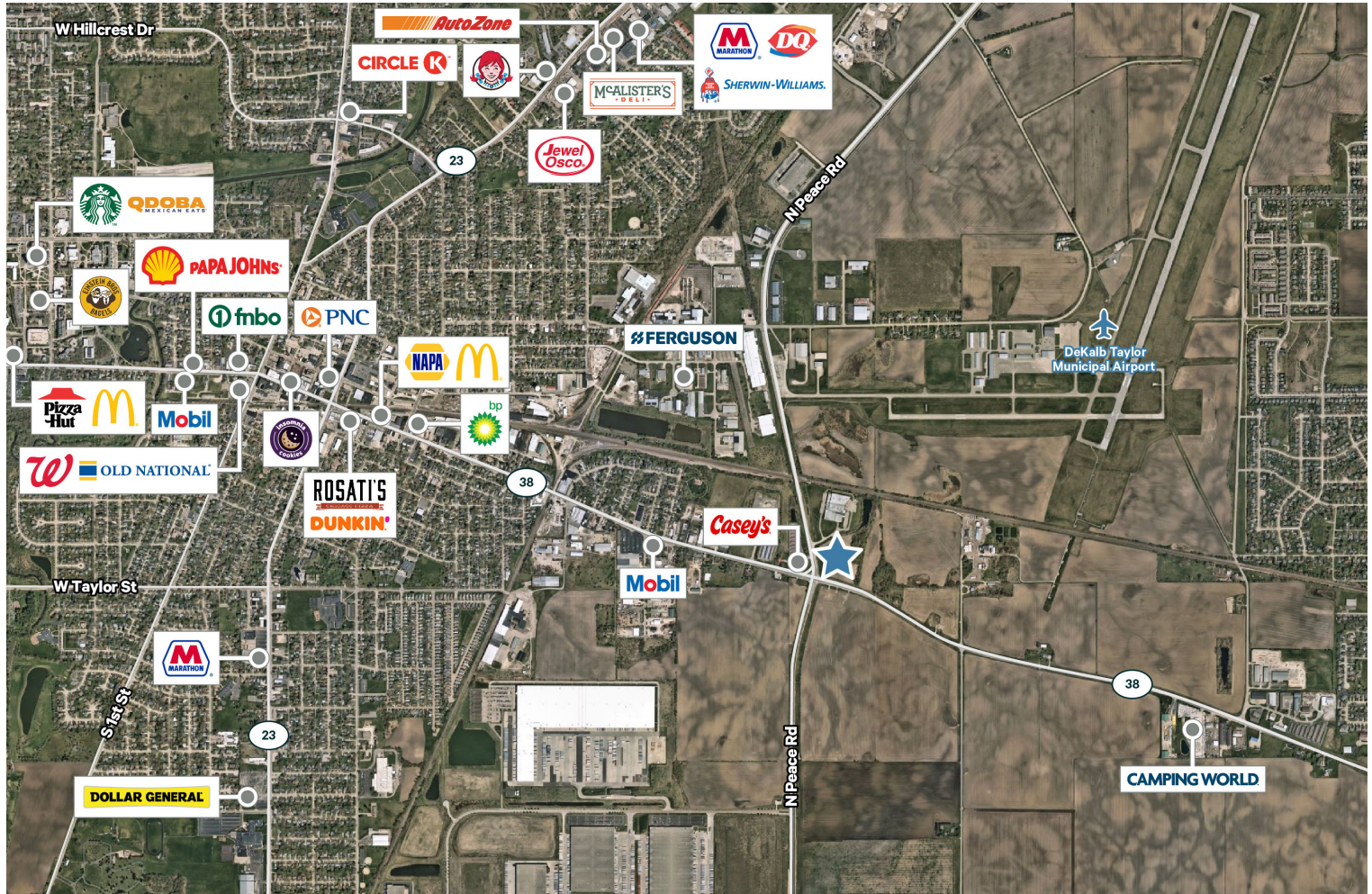
- + Prime location at the NEC of Peace Rd. and Rte. 38
- + Signalized intersection
- + All utilities available to the site
- + Located just south of the DeKalb Taylor Municipal Airport
- + Under 1.5 miles to the Peace Rd./I-88 interchange (31,100 VDP)
- + Close substantial industrial development occurring on the north and south sides of I-88
- + Situated on Rte. 38 which is projected to become an increasingly significant connector to the Chicago area suburbs to the east
- + City of DeKalb has indicated support for development of the corner for commercial uses



## 1 - 8.2 Acres | Commerical Land Site

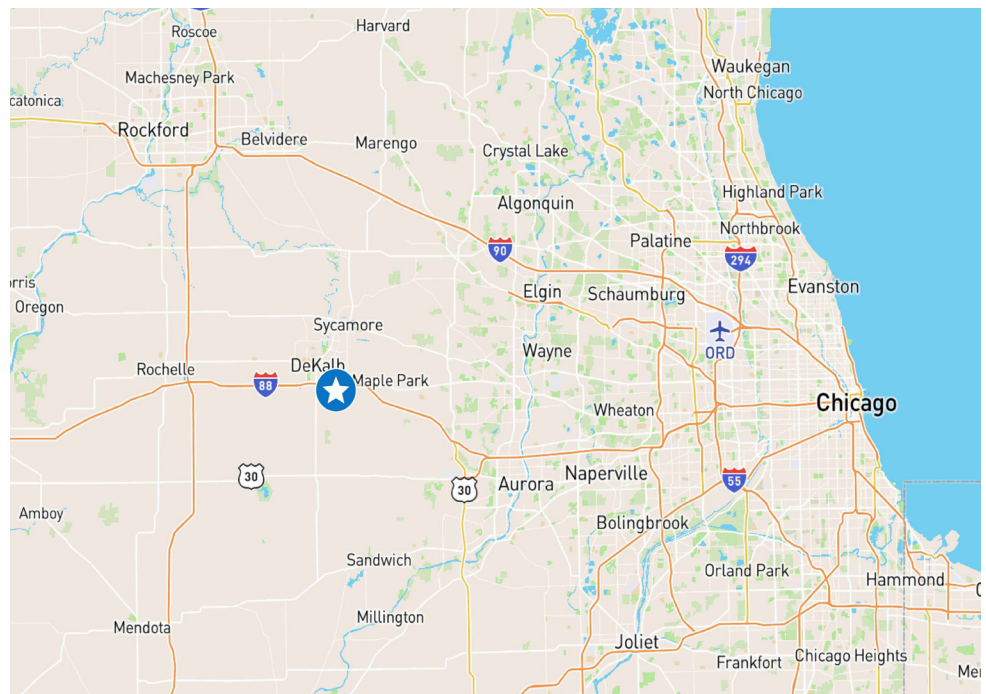
200 N. Peace Road, DeKalb, IL

# For Sale



### Traffic Counts

Peace Road	15,200 VPD (2021)
Rte. 38	9,750 VPD (2023)



### Contact

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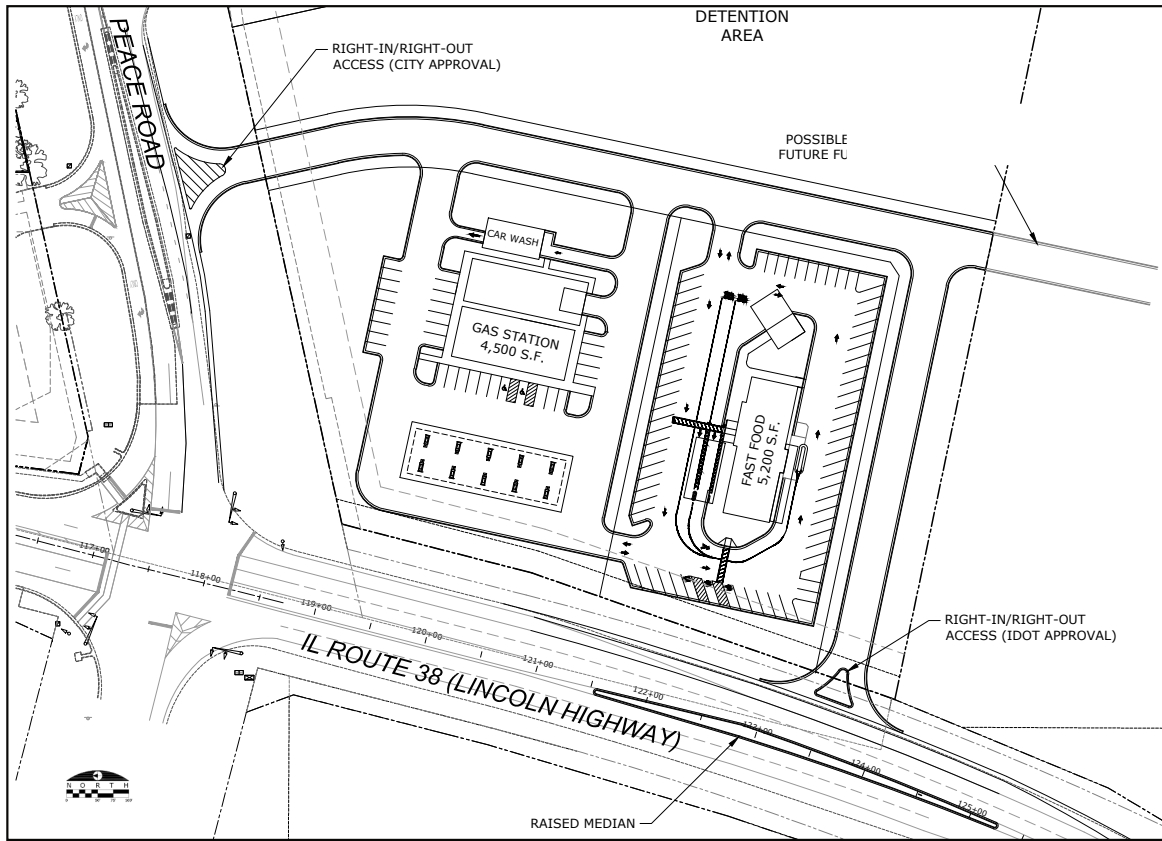


## 1 - 8.2 Acres | Commercial Land Site

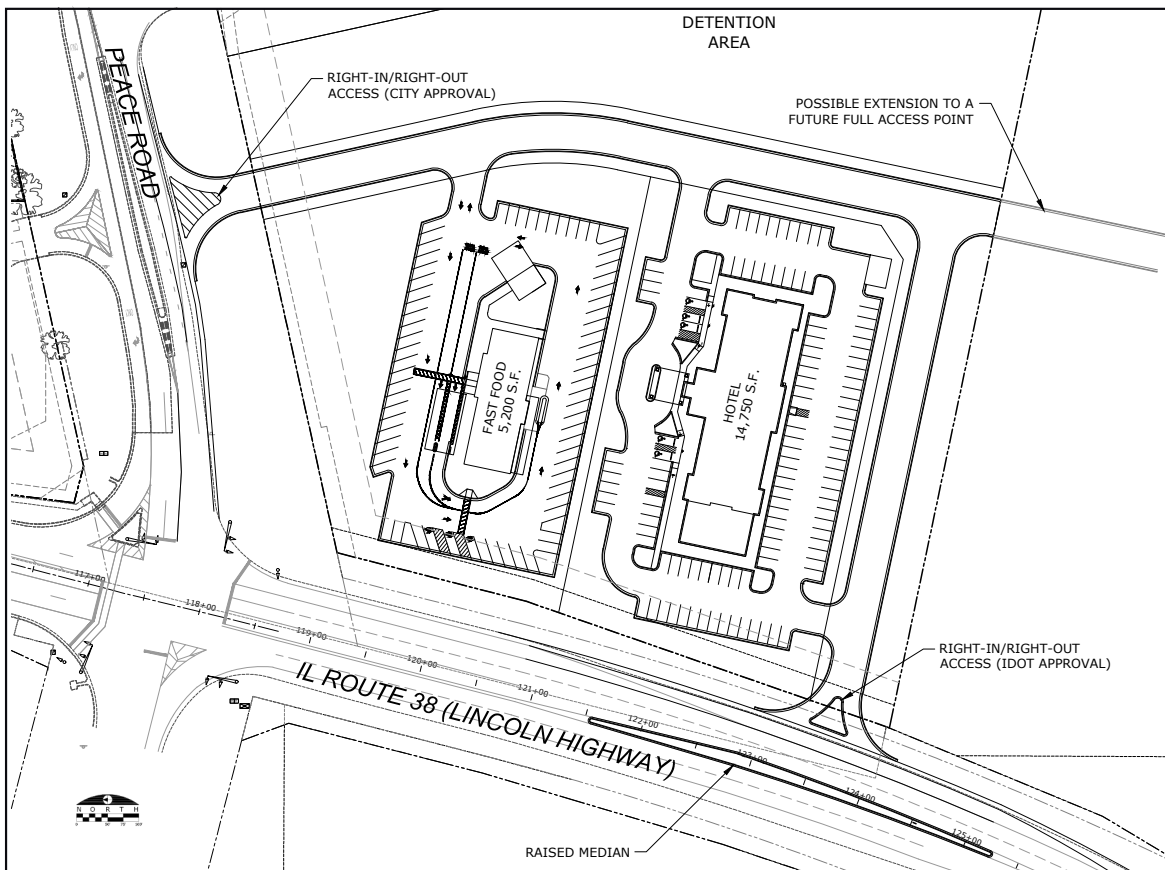
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### Gas Station w/Carwash and Quick Serve Restaurant



### Quick Serve Restaurant and Hotel



# 1 - 8.2 Acres | Commercial Land Site

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	1 MILE	5 MILES	10 MILES
<b>POPULATION</b>			
2024 Population - Current Year Estimate	3,527	51,412	83,913
2029 Population - Five Year Projection	3,429	50,684	82,503
2020 Population - Census	3,614	52,091	84,757
2010 Population - Census	3,659	54,022	88,771
2020-2024 Annual Population Growth Rate	-0.57%	-0.31%	-0.24%
2024-2029 Annual Population Growth Rate	-0.56%	-0.28%	-0.34%
<b>HOUSEHOLDS</b>			
2024 Households - Current Year Estimate	1,667	20,567	32,706
2029 Households - Five Year Projection	1,669	20,859	33,087
2010 Households - Census	1,618	20,323	32,392
2020 Households - Census	1,664 96.6%	20,408 92.6%	32,466 93.1%
2020-2024 Compound Annual Household Growth Rate	0.04%	0.18%	0.17%
2024-2029 Annual Household Growth Rate	0.02%	0.28%	0.23%
2024 Average Household Size	2.11	2.38	2.42
<b>HOUSEHOLD INCOME</b>			
2024 Average Household Income	\$90,839	\$86,108	\$88,791
2029 Average Household Income	\$104,310	\$97,800	\$101,022
2024 Median Household Income	\$66,294	\$64,376	\$68,430
2029 Median Household Income	\$77,049	\$73,291	\$78,017
2024 Per Capita Income	\$40,427	\$34,835	\$34,922
2029 Per Capita Income	\$47,797	\$40,650	\$40,831
<b>HOUSING UNITS</b>			
2024 Housing Units	1,739	22,447	35,436
2024 Vacant Housing Units	72 4.1%	1,880 8.4%	2,730 7.7%
2024 Occupied Housing Units	1,667 95.9%	20,567 91.6%	32,706 92.3%
2024 Owner Occupied Housing Units	1,094 62.9%	11,592 51.6%	19,825 55.9%
2024 Renter Occupied Housing Units	573 32.9%	8,975 40.0%	12,881 36.4%
<b>EDUCATION</b>			
2024 Population 25 and Over	2,482	32,199	52,819
HS and Associates Degrees	1,379 55.6%	16,545 51.4%	29,135 55.2%
Bachelor's Degree or Higher	984 39.6%	13,915 43.2%	20,368 38.6%
<b>PLACE OF WORK</b>			
2024 Businesses	158	1,990	2,877
2024 Employees	2,231	26,897	35,800

