



KWILL
REAL ESTATE

POWERED BY KWILL MERCHANT ADVISORS

1-9 AC AVAILABLE

GATEWAY DRIVE, SYCAMORE IL

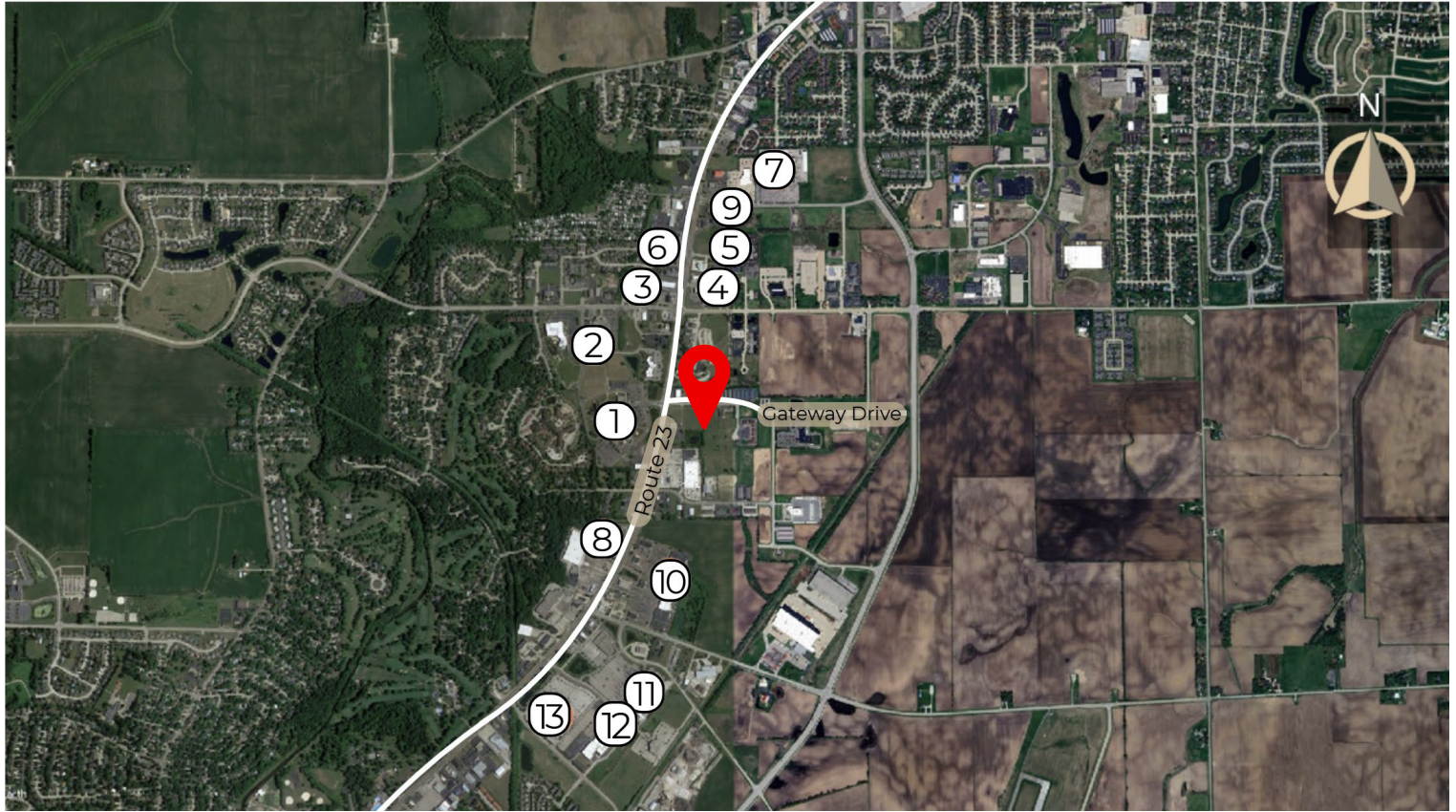


PROPERTY DETAILS

- 1-9 AC
- Zoning: C-2
- Dekalb County
- 482' of frontage available on Gateway Drive
- Permitted Uses: Retail, Convenience Store, Restaurant, Deli, Salons, Automotive, Professional Offices
- Sites on Gateway Dr & Rt 23 next to new **Olive Garden**, sites up to 9 AC available
- AADT:
14,500-16,000 (Dekalb Ave/Gateway Dr)
2,500-4,000 (Gateway Dr/Dekalb Ave)
- Gateway Drive and Route 23 (Dekalb Ave) is traffic-controlled intersection, across the street from Kishwaukee Hospital
- PINS: 08-12-227-001, 08-12-227-002, 08-12-227-003, 08-12-227-010, 08-12-227-012, 08-12-227-013, 08-12-227-014



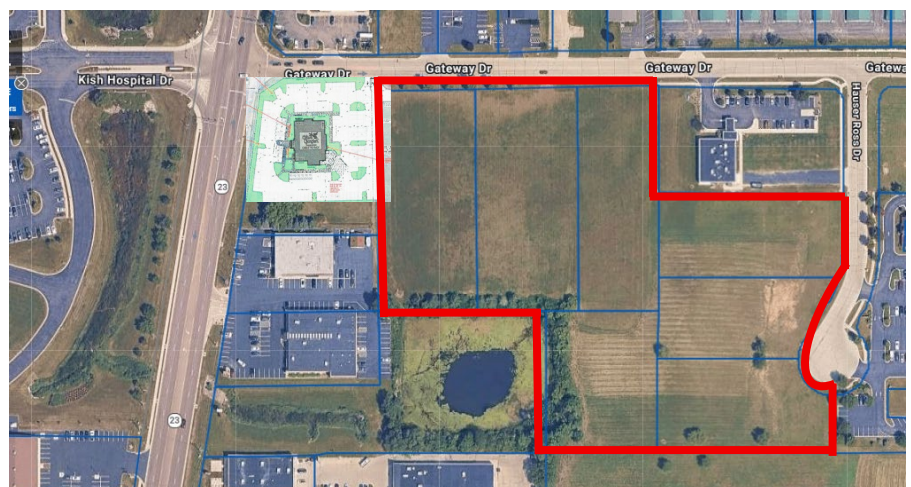
GATEWAY DRIVE & ROUTE 23



NEARBY COMPANIES

- | | | |
|---|----------------------|--------------|
| 1. Northwestern Medicine
Kishwaukee Hospital | 5. Texas Roadhouse | 10. Aldi |
| 2. Kishwaukee Family YMCA | 6. Honda of Sycamore | 11. Walmart |
| 3. Heartland Bank & Trust | 7. Menards | 12. Best Buy |
| 4. The UPS Store | 8. Harbor Freight | 13. Lowe's |
| | 9. Dunkin Donuts | |

DEMOGRAPHICS	DEKALB COUNTY
Total Population	100,686
Median Age	31.8
Median HH Income	\$68,617
Median Property Value	\$218,600



MATT KNAFEL
317.385.9808
mknafel@kwilladvisors.com

JOHN COLEMAN
847.323.7986
jcoleman@kwilladvisors.com