

FOR LEASE

DeKalb Market Square

2058 Sycamore Road | DeKalb, IL 60115



FEATURES

FOR LEASE

- + Existing Space - 13,305 SF
- + Expansion Area - up to 46,000 SF

PRIMARY SHOPPING INTERSECTION

- + Surrounded by major retailers
- + Biggest destination in County

EXCELLENT SIGNAGE

- + Panels available on 2 pylons

MAJOR POWER CENTER

- + 10 Major Anchors
- + 500,000+ SF

BONUS STUDENT POPULATION

- + 2 miles from Northern Illinois University
(25,000 Students)

EASY ACCESS

- + Multiple traffic light access points

CONTACT

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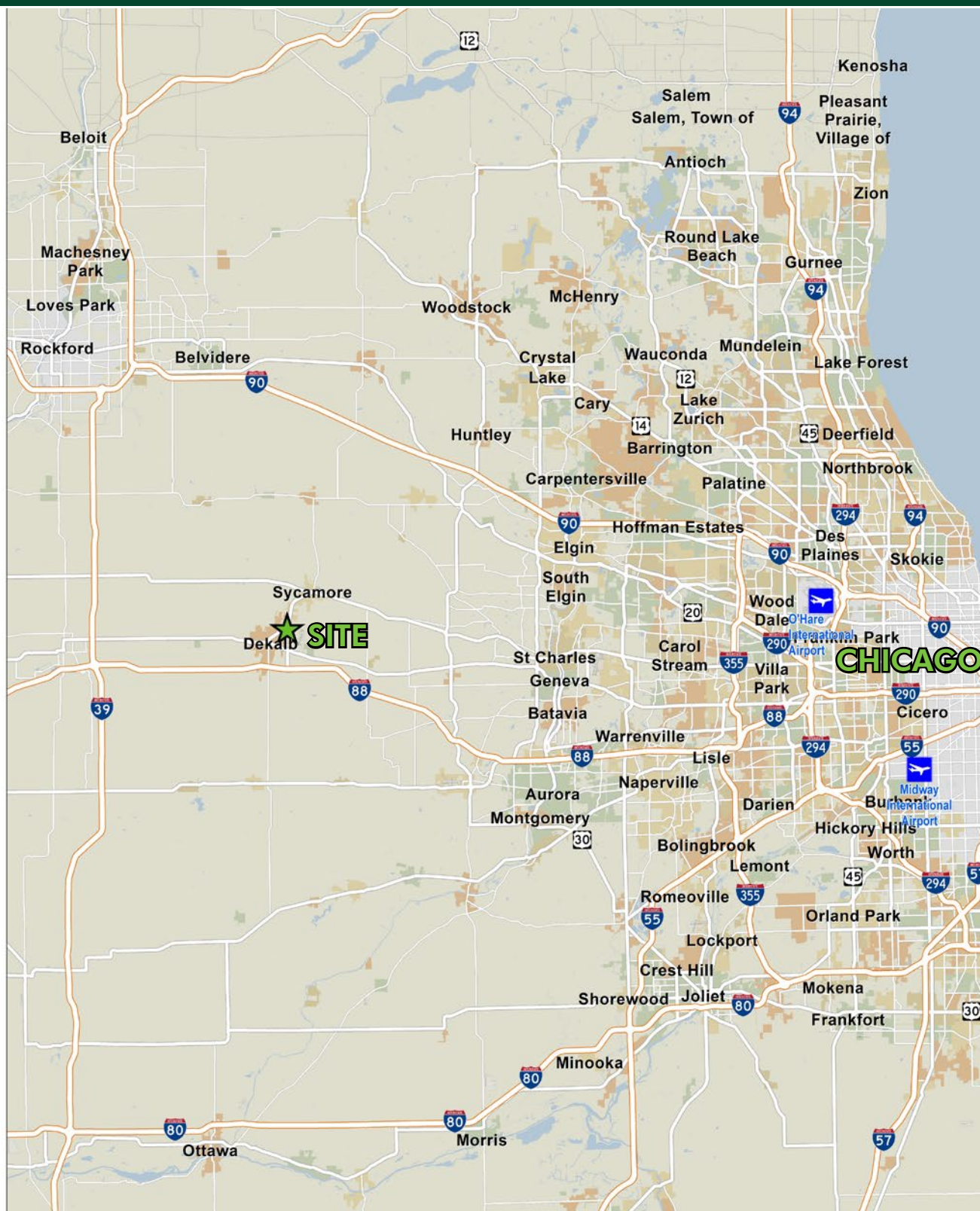
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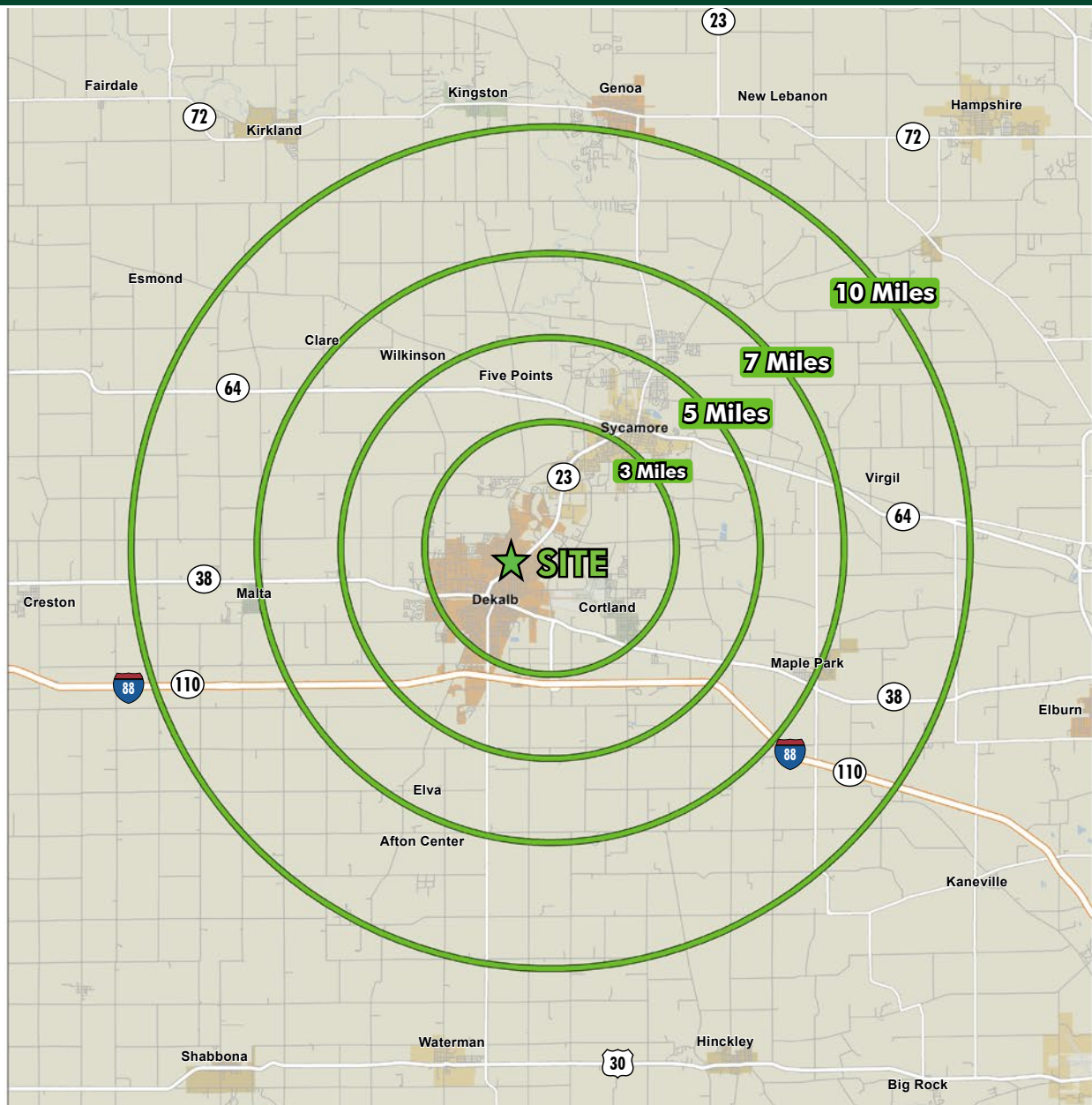
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Estimated Demographics	3 Miles	5 Miles	7 Miles	10 Miles
Population	49,678	67,993	72,019	80,764
Daytime Population	50,300	67,877	71,787	79,310
Average HH Income	\$70,966	\$77,469	\$79,095	\$81,938
Median Age	26.3	28.4	28.9	29.8

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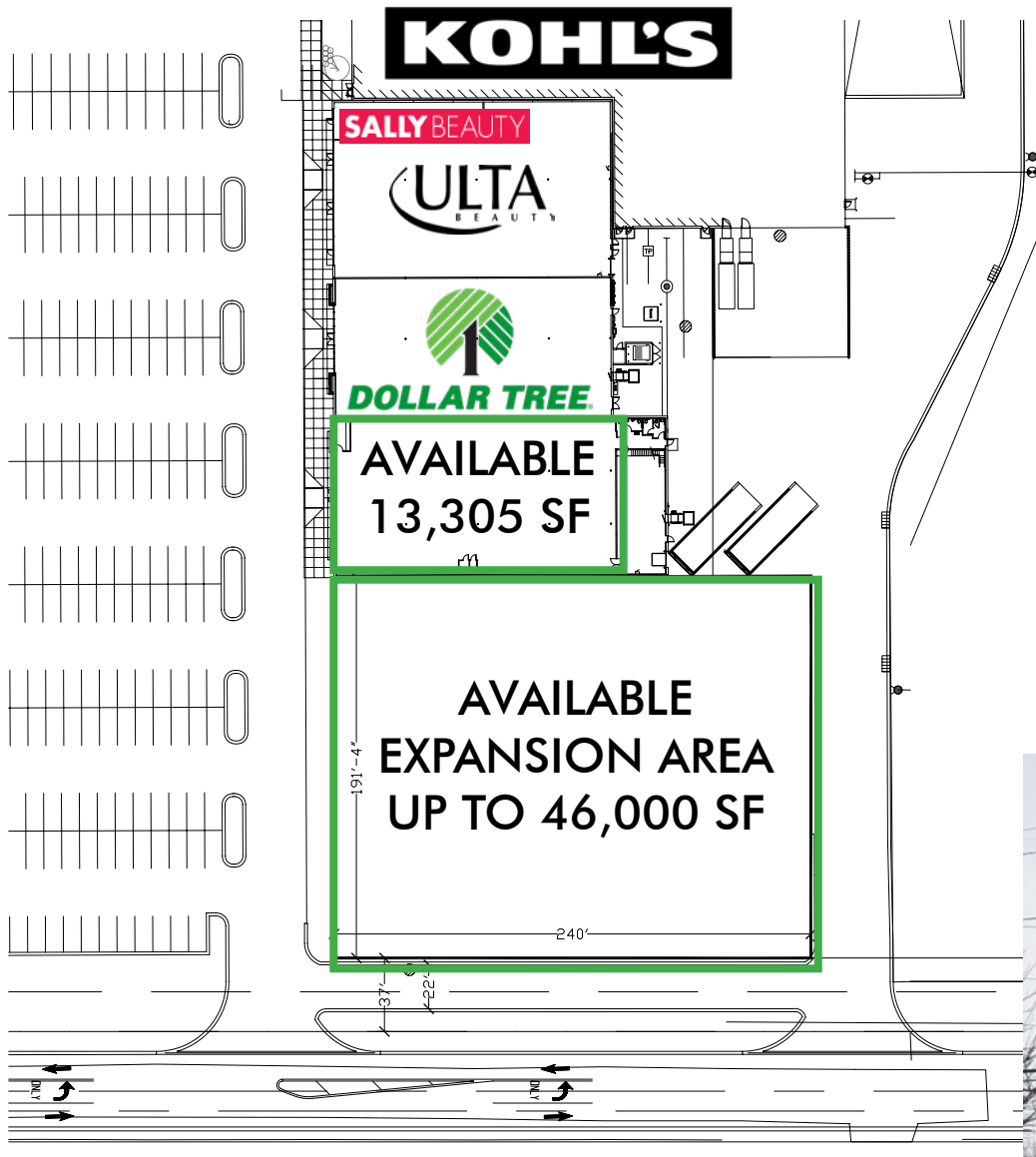
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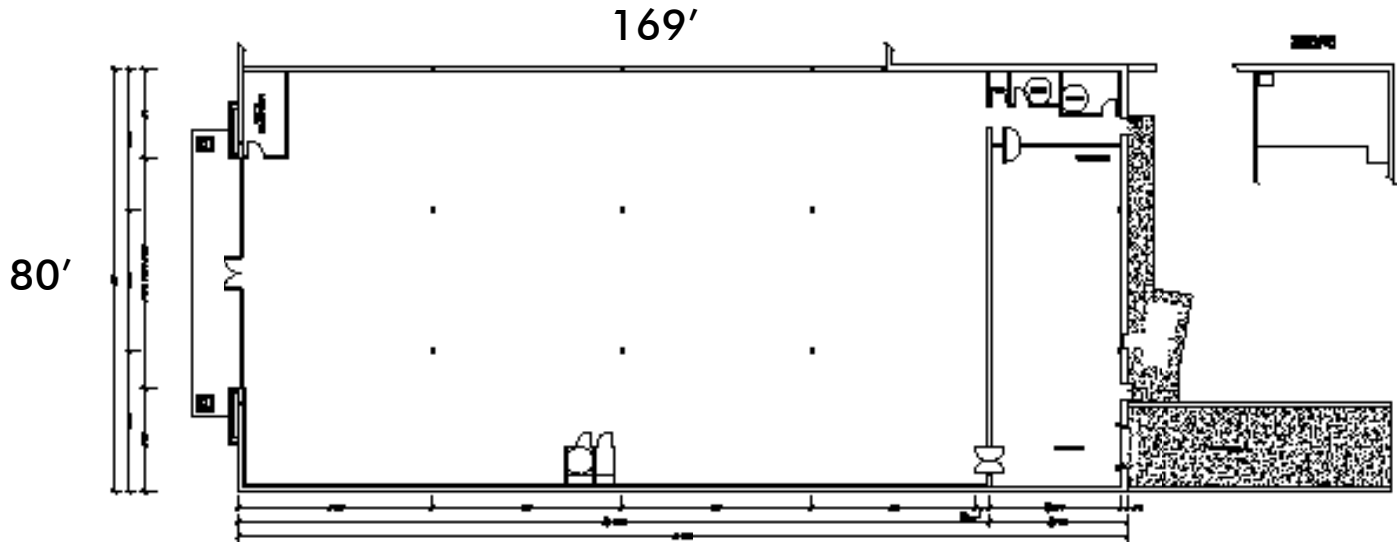
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SPACE PLAN



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DEMOGRAPHIC BRIEF

2058 SYCAMORE RD

 POPULATION	3 MILES	5 MILES	7 MILES	10 MILES
2021 Population - Current Year Estimate	49,678	67,993	72,019	80,764
2026 Population - Five Year Projection	48,995	67,381	71,625	80,852
2010 Population - Census	51,330	69,121	72,919	81,210
2000 Population - Census	45,289	58,204	60,430	66,980
2010-2021 Annual Population Growth Rate	-0.29%	-0.15%	-0.11%	-0.05%
2021-2026 Annual Population Growth Rate	-0.28%	-0.18%	-0.11%	0.02%
 HOUSEHOLDS				
2021 Households - Current Year Estimate	18,444	25,761	27,238	30,335
2026 Households - Five Year Projection	18,231	25,622	27,190	30,469
2010 Households - Census	18,423	25,392	26,753	29,655
2000 Households - Census	15,500	20,553	21,353	23,660
2010-2021 Annual Household Growth Rate	0.01%	0.13%	0.16%	0.20%
2021-2026 Annual Household Growth Rate	-0.23%	-0.11%	-0.04%	0.09%
2021 Average Household Size	2.41	2.43	2.45	2.48
 HOUSEHOLD INCOME				
2021 Average Household Income	\$70,966	\$77,469	\$79,095	\$81,938
2026 Average Household Income	\$78,705	\$86,197	\$88,125	\$91,630
2021 Median Household Income	\$51,585	\$57,425	\$59,158	\$61,326
2026 Median Household Income	\$54,994	\$62,305	\$64,616	\$67,520
2021 Per Capita Income	\$26,866	\$29,540	\$30,162	\$31,039
2026 Per Capita Income	\$29,830	\$32,939	\$33,693	\$34,789
 HOUSING UNITS				
2021 Housing Units	19,976	27,803	29,349	32,610
2021 Vacant Housing Units	1,532 7.7%	2,042 7.3%	2,111 7.2%	2,275 7.0%
2021 Occupied Housing Units	18,444 92.3%	25,761 92.7%	27,238 92.8%	30,334 93.0%
2021 Owner Occupied Housing Units	8,618 43.1%	13,147 47.3%	14,249 48.6%	16,731 51.3%
2021 Renter Occupied Housing Units	9,826 49.2%	12,614 45.4%	12,989 44.3%	13,603 41.7%
 EDUCATION				
2021 Population 25 and Over	25,926	37,901	40,661	46,754
HS and Associates Degrees	14,137 54.5%	20,269 53.5%	21,776 53.6%	25,649 54.9%
Bachelor's Degree or Higher	10,048 38.8%	15,179 40.0%	16,285 40.1%	18,038 38.6%
 PLACE OF WORK				
2021 Businesses	1,668	2,252	2,358	2,574
2021 Employees	22,640	29,322	30,748	32,833

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