

For Sale

# 44.38 Acres In Sugar Grove

Route 56 & Galena Blvd Sugar Grove , IL 60554



## Location Description

Located directly off the Route 56 & Route 30 (Galena Blvd) interchange in Sugar Grove.

## Property Highlights

- Great development property with great frontage on Route 56 & Route 30 interchange ramp and Galena Blvd
- Access via Route 56 and Route 30 interchange and 1/2 mile east of Route 47
- Minutes south of I-88 East/West Tollway
- Zoning: R-2 PUD & B-3 PUD
- Best Uses for Office, Retail, High-Density Residential
- Taxes (2022): \$2,089.02

## Offering Summary

Sale Price:	\$70,000 / acre
Lot Size:	44.38 Acres

## Demographics

	1 Mile	3 Miles	5 Miles
Total Households	1,344	8,332	30,019
Total Population	3,688	22,634	85,088
Average HH Income	\$116,801	\$114,900	\$99,843

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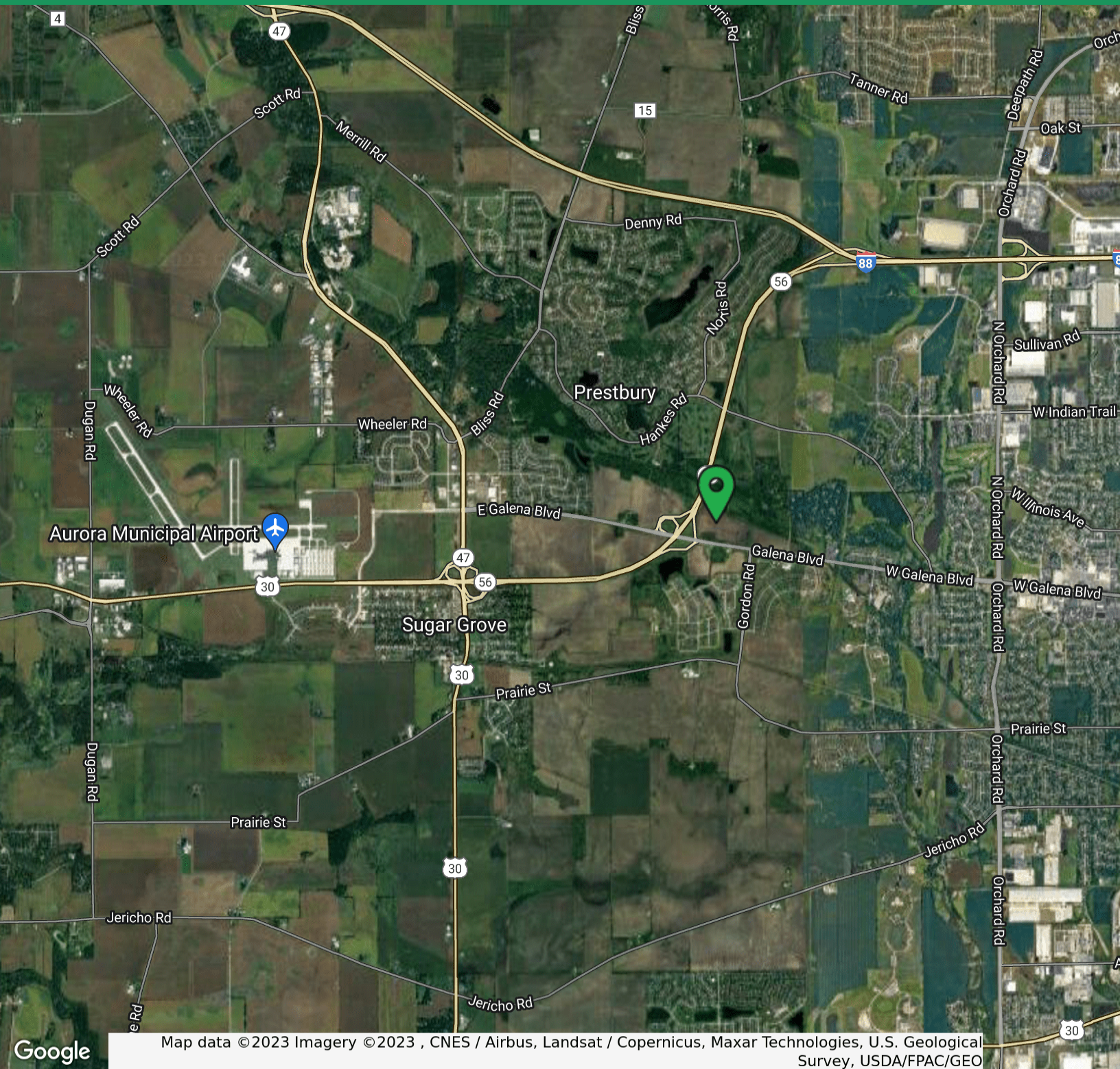
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Google

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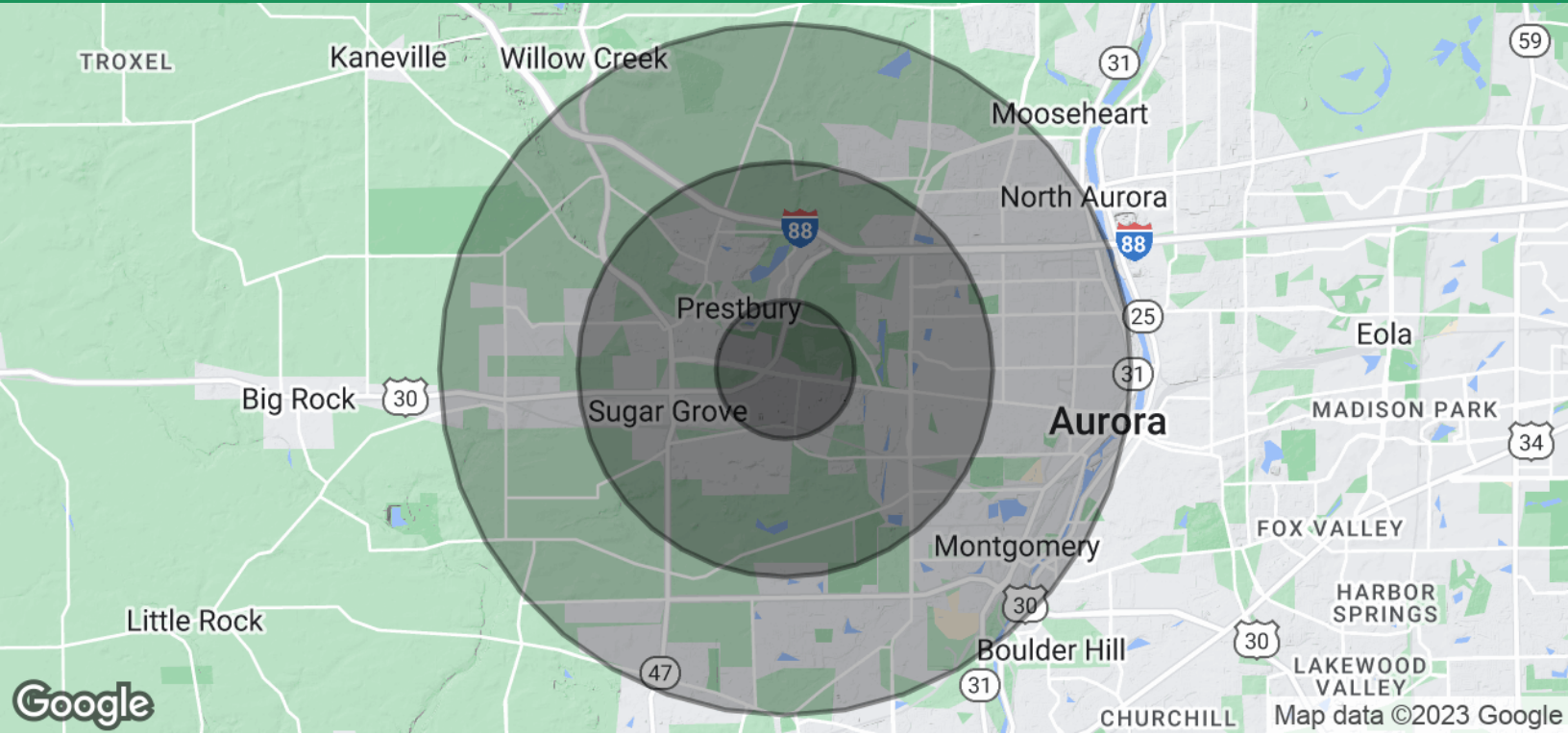
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## Population

	1 Mile	3 Miles	5 Miles
Total Population	3,688	22,634	85,088
Average Age	42.3	41.8	36.7
Average Age (Male)	40.3	40.0	35.0
Average Age (Female)	50.2	44.5	38.9

## Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,344	8,332	30,019
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$116,801	\$114,900	\$99,843
Average House Value	\$268,740	\$252,668	\$220,295

\* Demographic data derived from 2020 ACS - US Census

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