



5,700 SF 2ND GENERATION RESTAURANT AVAILABLE

FREESTANDING BUILDING

2685 SYCAMORE DR, MORRIS, IL

FOR SALE OR LEASE



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PROPERTY HIGHLIGHTS

- 5,700 SF 2nd Generation Restaurant Available
- 2.95 AC Redevelopment Opportunity
- Prominent Location Near I-80 Entrance/Exit
- Pylon Signage with Visibility from I-80
- Strong Traffic Counts on Division St/ Rte 47

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,190	15,577	18,493
DAYTIME POPULATION	2,090	9,520	10,698
HOUSEHOLDS	1,370	6,537	7,646
AVG HH INCOME	\$93,074	\$100,362	\$106,230

TRAFFIC COUNTS

DIVISION ST	19,857 VPD
RTE 47	19,123 VPD
I-80	33,944 VPD

AREA TENANTS INCLUDE

Walmart

Runnings

MENARDS



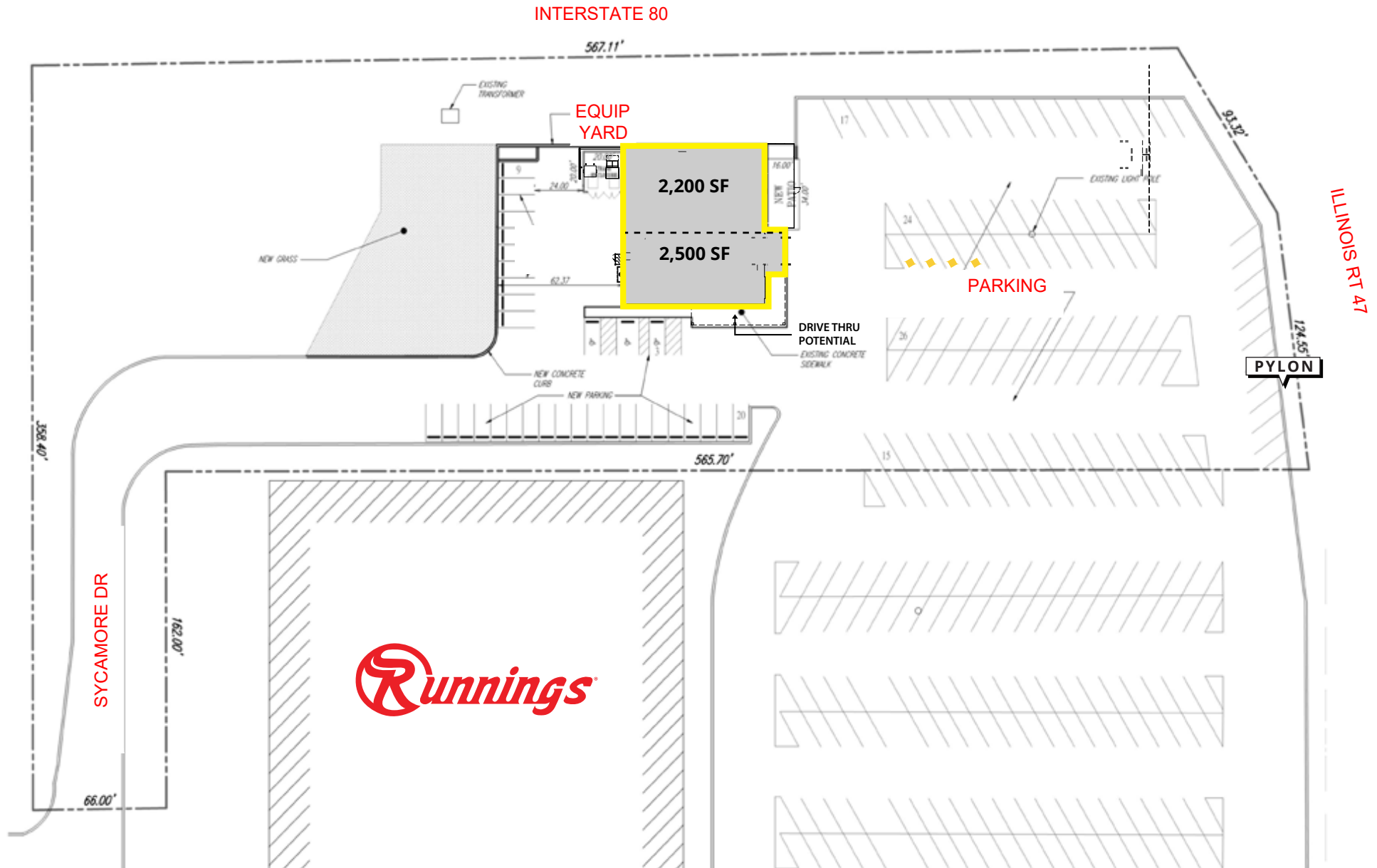
DOLLAR TREE



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