



Kwill  
REAL ESTATE

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## AVAILABLE LAND SITE FOXFIELD & KIRK ROAD, ST. CHARLES, IL

**M** Northwestern  
Medicine®

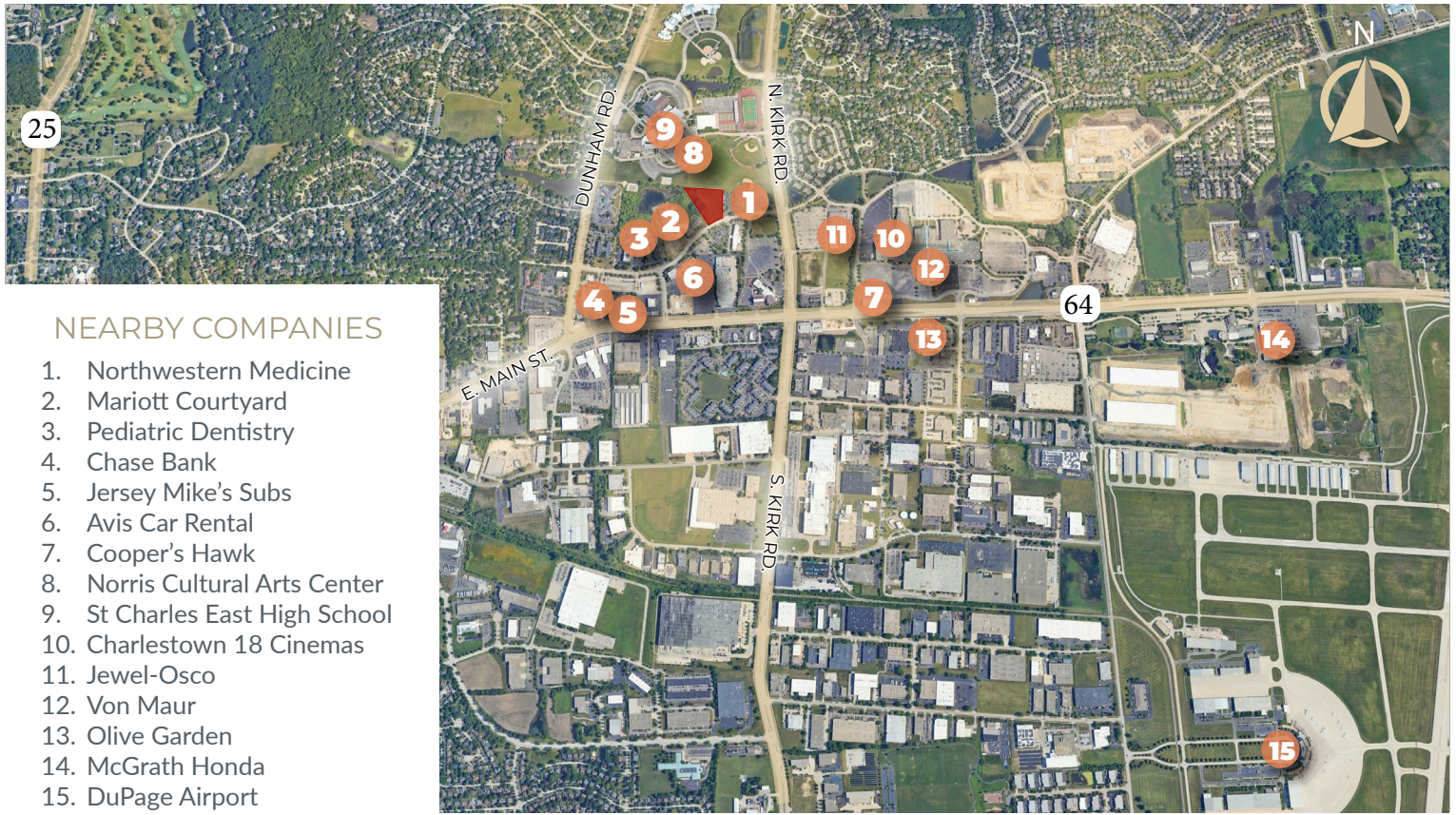
### PROPERTY DETAILS

- 3.75 AC
- Zoning: OR PUD # 2 (Office Research)
- Kane County
- Visibility: 225' of frontage on Foxfield Road
- Permitted Uses: Assisted living, recreation & amusement, education, worship, bank, day care, healthcare, hotel, business & professional, veterinary, fitness
- AADT: 4,100 (Foxfield Road)  
18,100 (Kirk Road)  
30,800 (Route 64)
- PIN: 09-25-100-037





# FOXFIELD & KIRK ROAD



## DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	409	21,540	84,309
Average Age	43.6	42.5	41.4
Average Age (Male)	44.9	43.5	41.4
Average Age (Female)	43.9	42.0	41.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	129	9,139	36,448
# of Persons per HH	3.2	2.4	2.3
Average HH Income	\$119,057	\$91,097	\$84,348
Average House Value	\$233,610	\$203,047	\$176,673

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