



Offering Summary

Lease Rate:	Negotiable
Building Size:	4,900 SF
Lot Size:	88,475 SF
Year Built:	1966
Renovated:	2008
Zoning:	C-3
VPD:	Approx. 18,500 VPD
Parking:	30 Surface-Level Spaces

Property Overview

1425 DeKalb Avenue is a 4,900 square foot freestanding retail building located in Sycamore, Illinois. The former bank building was originally constructed in 1968 and underwent a full renovation in 2008. The property features excellent visibility along DeKalb Avenue, an interior building with private offices, four (4) drive-thru lanes and 30-surface level parking spaces on-site. The Property is well located within Sycamore's primary commercial and is located approximately five (5) miles north of Northern Illinois University. Additionally, the property is surrounded by retailers including Blain's Farm & Fleet, Hy-Vee Grocery Store, Menards, Walgreens, O'Reilly Auto Parts, Culver's, Starbucks, among others.

Property Highlights

- Freestanding 4,900 SF retail building on a 2.03-acre site
- Visibility and exposure to 18,000+ VPD along DeKalb Avenue
- Positioned within Sycamore's primary commercial corridor, surrounded by national retailers, restaurants, and service businesses
- Located less than three (3) miles from Northern Illinois University and downtown DeKalb

Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Picchietti
Vice President

847.602.2005
apicchietti@frontlinerepartners.com

Andrew Slovis
Associate Broker

847.989.6020
aslovis@frontlinerepartners.com



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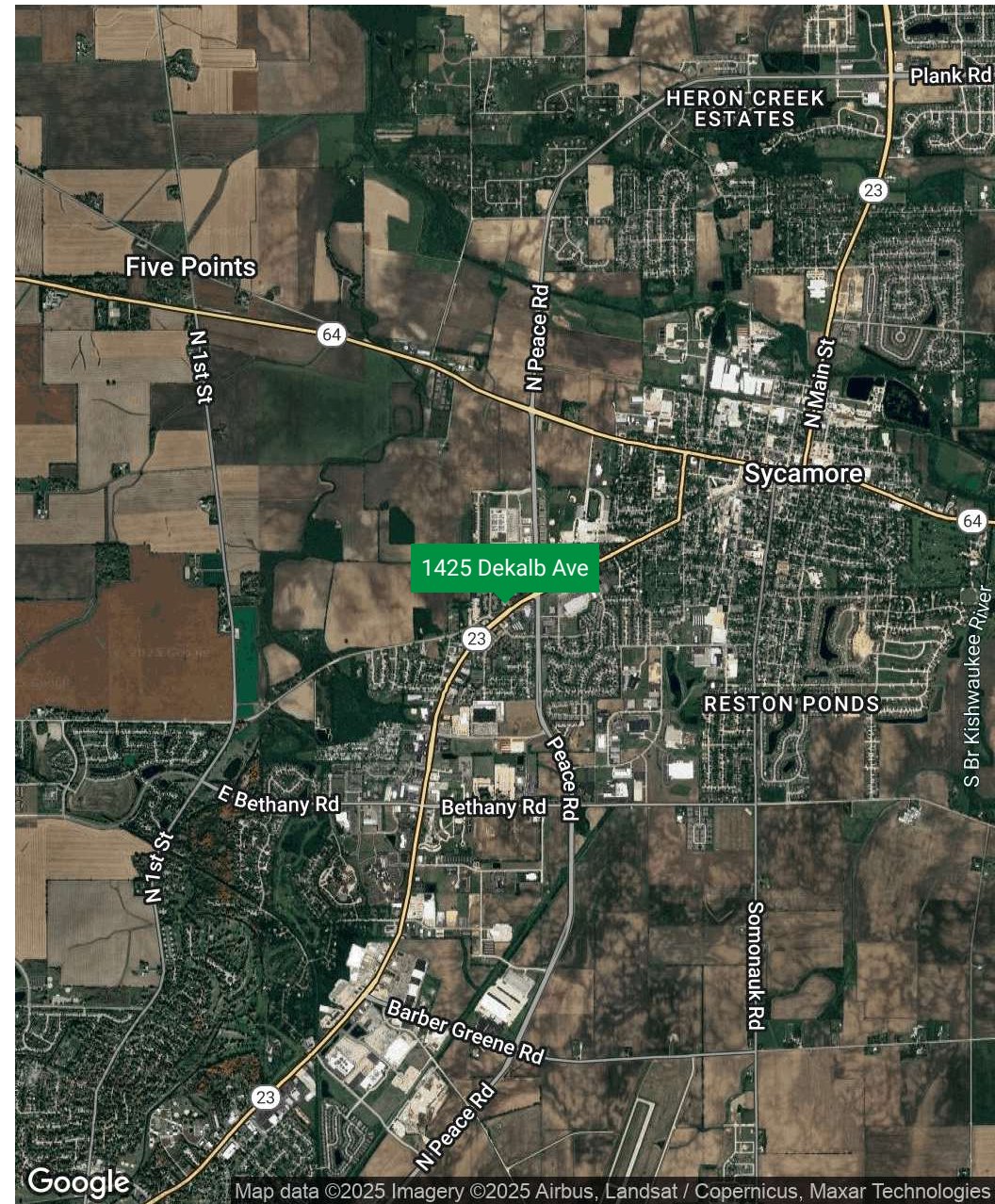
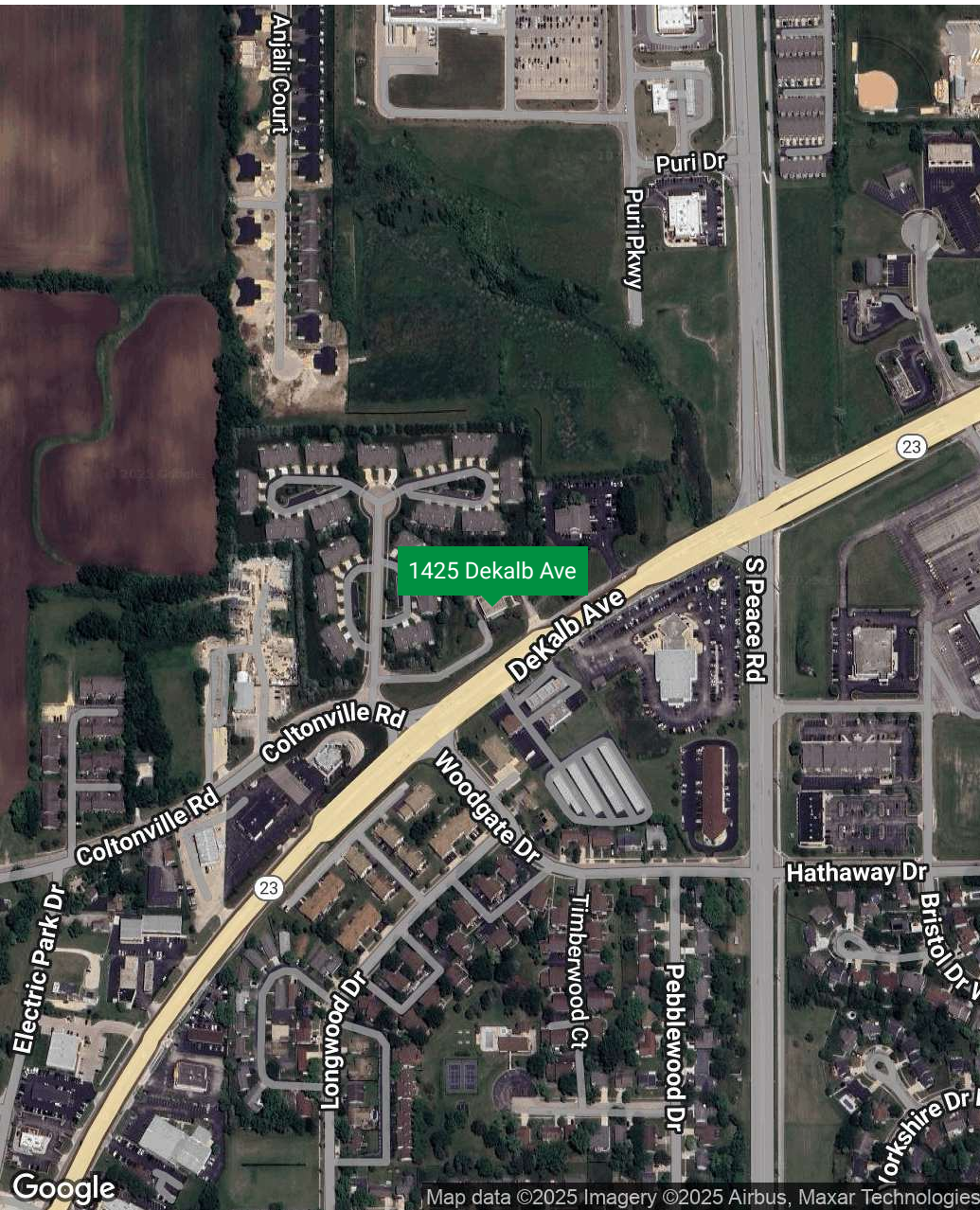
847.602.2005
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FOR LEASE | 1425 DEKALB AVE

LOCATION MAP



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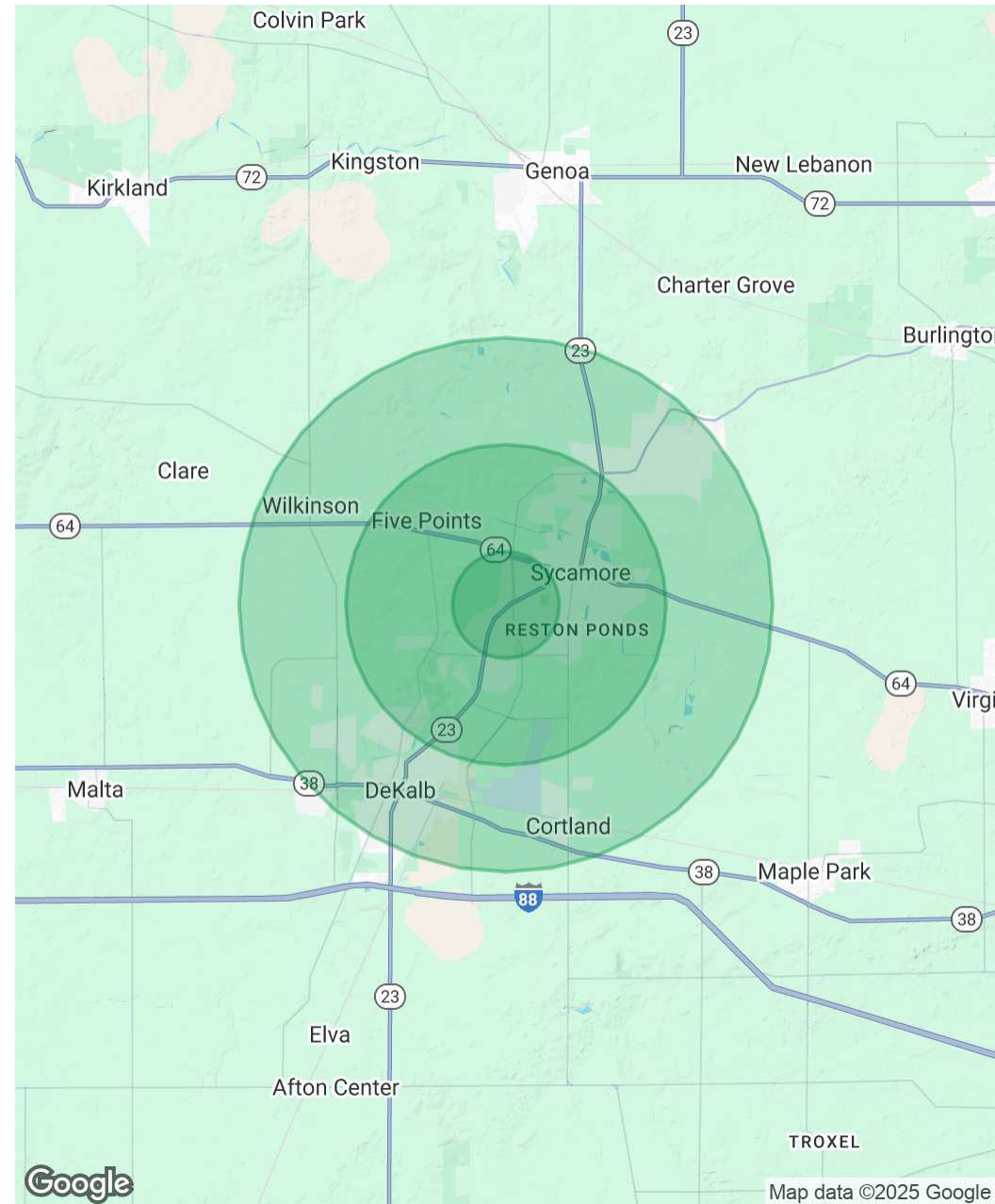
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Population	1 Mile	3 Miles	5 Miles
Total Population	5,309	25,228	64,996
Average Age	41	42	37
Average Age (Male)	40	40	36
Average Age (Female)	43	43	38

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,256	10,291	25,183
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$92,065	\$103,184	\$84,750
Average House Value	\$232,323	\$275,875	\$258,083

Demographics data derived from AlphaMap



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