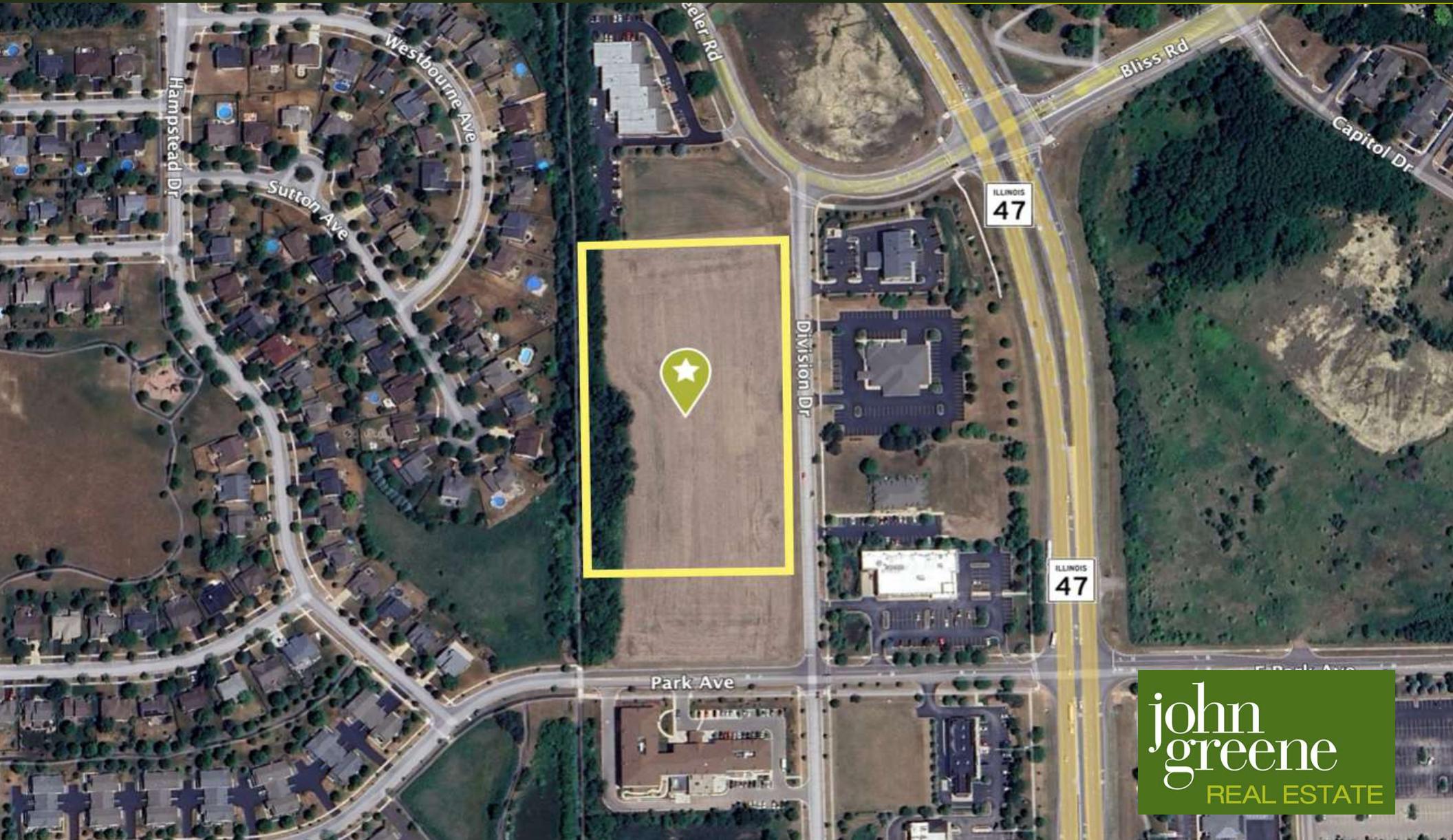


Division Drive 6.5 Acres

Sugar Grove, IL 60554

LAND FOR SALE

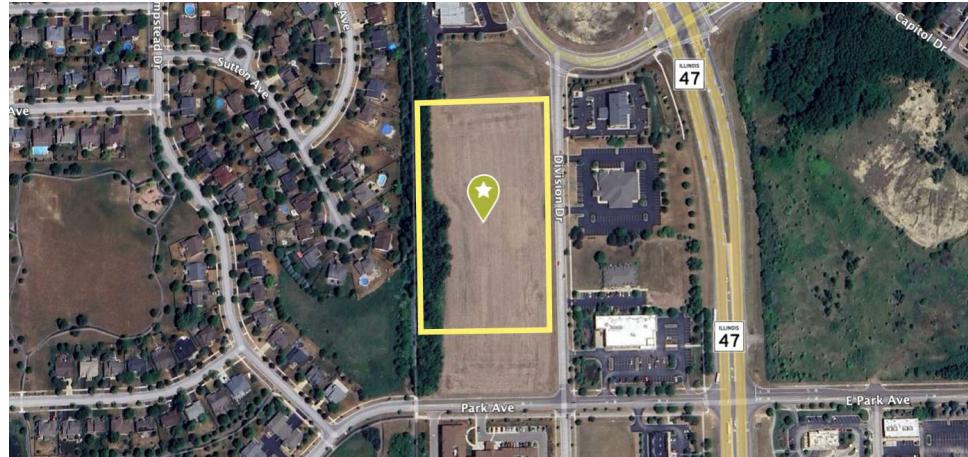


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Division Drive 6.5 Acres | Sugar Grove, IL 60554

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OFFERING SUMMARY

Sale Price:

\$900,000

Lot Size:

6.5± Acres

Zoning:

M-1 Limited Manufacturing District

PUD

Traffic Count:

20,100 (Route 47)

2024 Taxes:

\$343.88

County:

Kane

Jon Waldron

jonwaldron@johngreenecommercial.com

815.693.0544

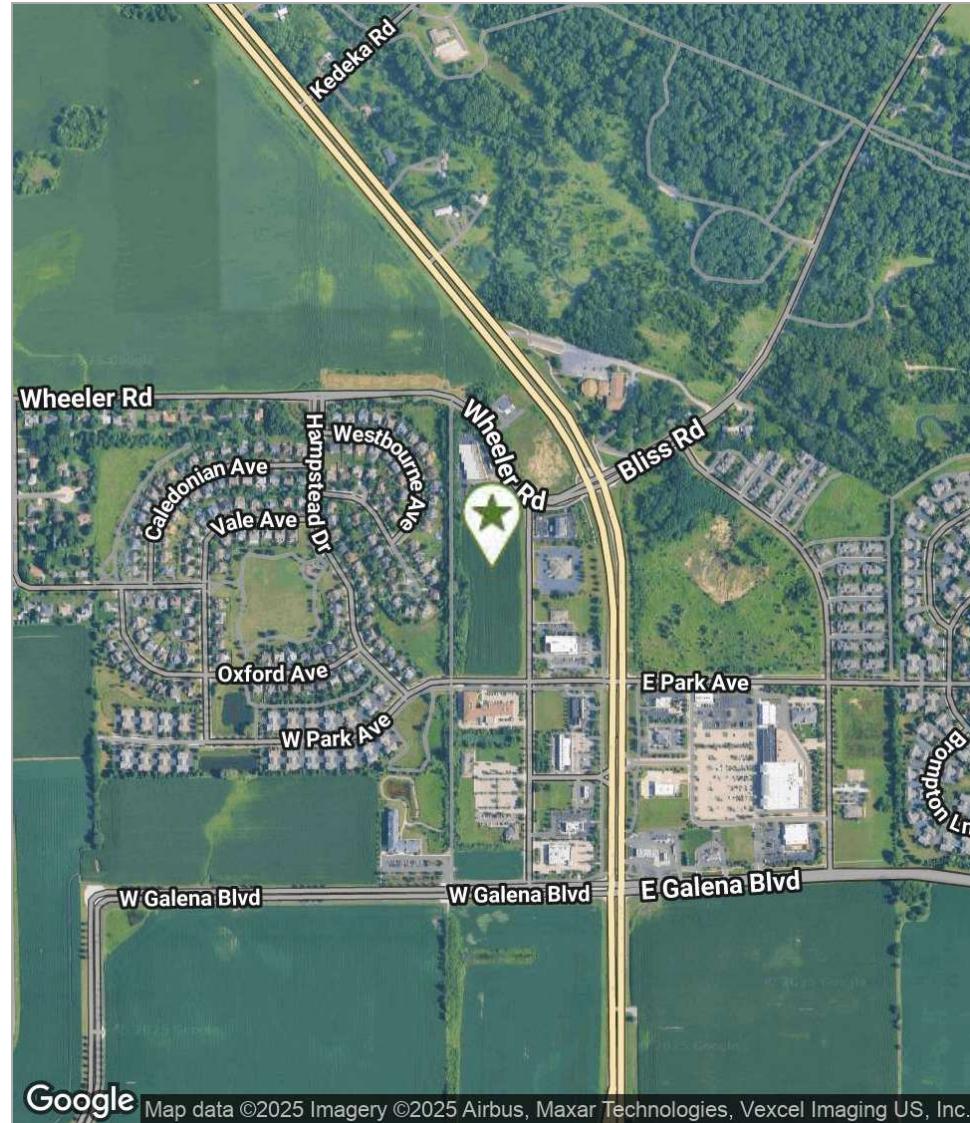
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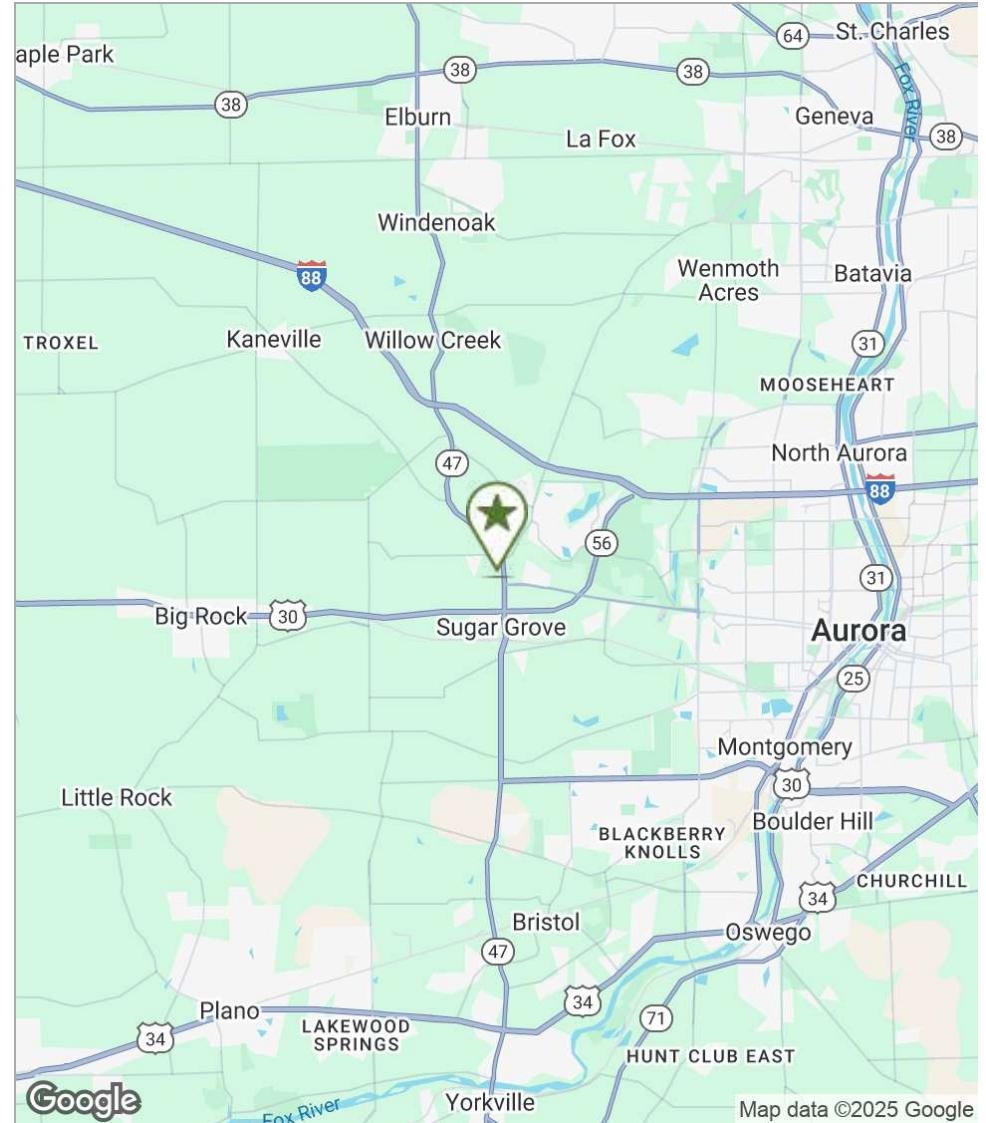
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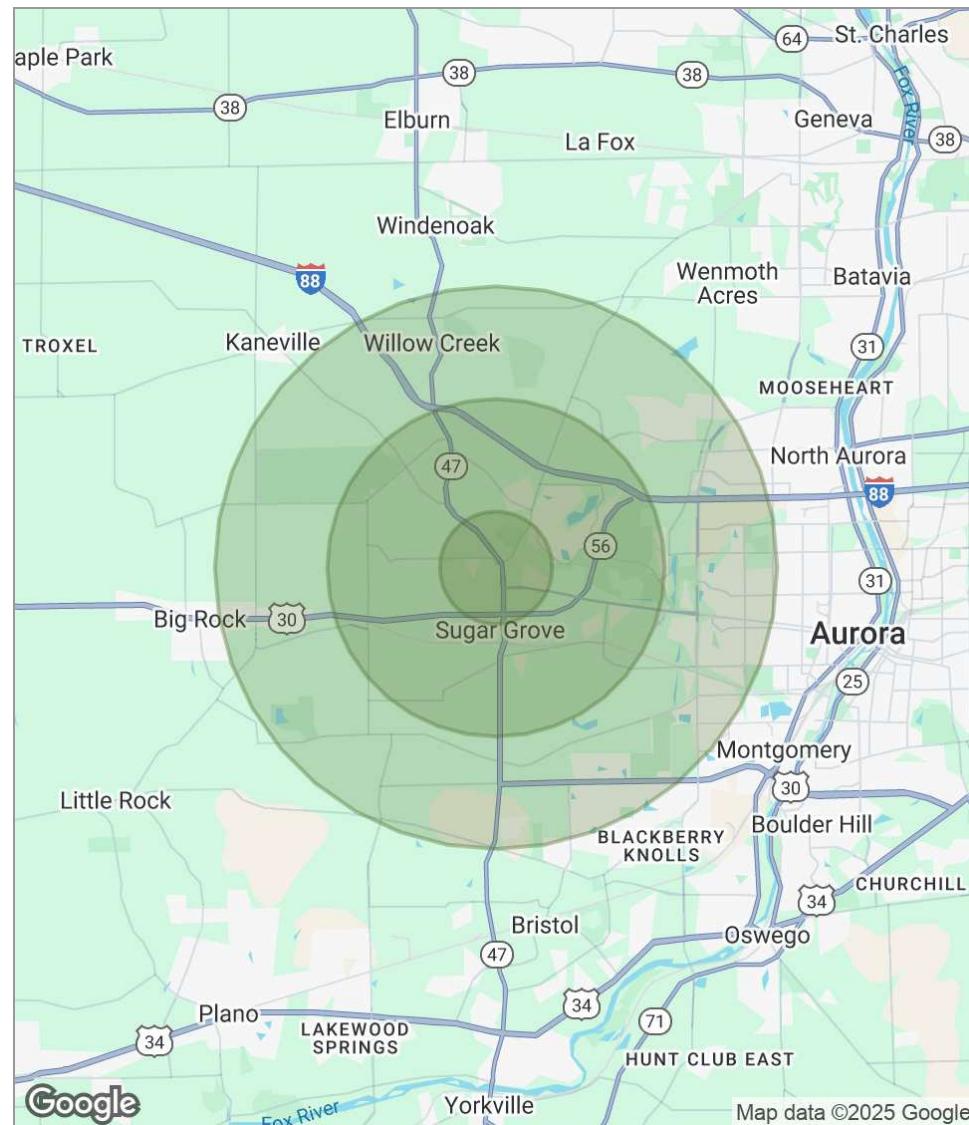
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	1,611	14,138	36,489
Median age	39.2	37.7	36.4
Median age (Male)	38.6	36.4	35.2
Median age (Female)	40.0	39.1	37.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	555	4,657	11,914
# of persons per HH	2.9	3.0	3.1
Average HH income	\$128,644	\$117,168	\$107,450
Average house value	\$400,651	\$400,163	\$362,738

* Demographic data derived from 2020 ACS - US Census

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