



SALE

Elburn Crossing Retail Outlot Pad | BTS

800 N MAIN ST

Elburn, IL 60119

PRESENTED BY:

KAREN KULCZYCKI, CCIM

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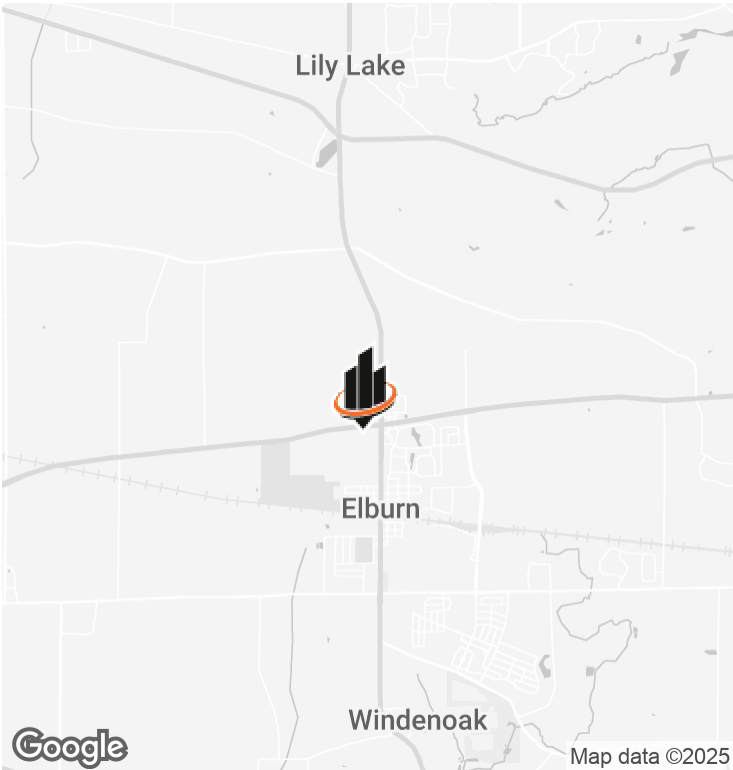
OLIVIA WIRTH

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$7.75 / SF
LOT SIZE:	0.75 Acres
OCCUPANCY:	97%
SUBMARKET:	East-West Corridor

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present ±0.75 AC Retail Outlot at Elburn Crossing in Elburn, Illinois. This Jewel-Osco anchored shopping center with 9 retail units is along the prime retail corridor. Join this multi-tenant mix of National and Local tenants including Bella Nail Salon, T-Mobile, Hair Cuttery, Rosati’s Pizza, DC Music, Vital Wellness, Subway and Edward Jones. BTS development or Sale opportunity with various site plan options including drive-thru opportunity. Perfect location for fast food QSR, Medical, Dental, or other retail and service uses.

PROPERTY HIGHLIGHTS

- ±0.75 AC Retail Outlot Available
- Neighborhood Center | Jewel Anchored
- Retail Corridor | Signalized Intersection
- Ample parking | High Visibility | 97% Occupied

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AERIAL PHOTO



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ALTA/ACSM LAND TITLE SURVEY

LEGAL DESCRIPTION

PARCEL 1
 LOT 1 AND 2 IN EUBANK CROSSLAND, IN THE VILLAGE OF EUBANK, EDWIE COUNTY, ILLINOIS,
 ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 16, 2002 AS DOCUMENT 20020301877.

PARCEL 2
 EASEMENTS FOR ACCESS, EGRESS, EXCESS AND PARKING FOR THE BENEFIT OF PARCEL 1 AND
 TOWNSHIP IN ILLINOIS. ALL RESTRICTIONS AND EASEMENTS DATED APRIL 12, 2007 MADE BY
 JAMES W. EUBANK, JR. AND JAMES W. EUBANK, JR. L.L.C. AND JAMES W. EUBANK, JR. L.L.C.
 DOCUMENT 20070200383.

PREPARED FOR:
EDGEMARK DEVELOPMENT, L.L.C.
410 17 TH STREET SUITE 1700
DENVER, COLORADO 80202

BASIS OF BEARING

WEST LINE OF LOT 1 IN ELBURN CROSSING AS NORTH 00 DEGREES 16 MINUTES 33 SECONDS EAST, PER ELBURN CROSSING FINAL PLAT OF SUBDIVISION RECORDED AUGUST 15, 2002 AS DOCUMENT NUMBER 2002H101817.



SURVEY

5. DISTANCES ARE MARKED IN FEET AND ASSIGNED BY SCALE MEASUREMENT HERE. FURCHHEIMER (0.007) ARE RECORD OR 0.

2. MANHOLES, INLETS AND OTHER UTILITY LOCATIONS OF SUCH, AND ONLY REPRESENTED FROM ABOVE GROUND AT TIME OF SURVEY OF THE SITE. THE LABELING OF THESE MARKERS ON THE "STAMPED" MARGINS ON THE PLAN TO VERIFY THE ACTUAL USE OR EXISTENCE.

2. ONLY THE IMPROVEMENTS WHICH REMAIN AND THROUGH A MORAL SEARCH AND OF THIS FLAT.

4. THIS SURVEY MAY NOT REFLECT ALL
HOOD BY LANDSCAPING OR ARE OTHER

B. THE LOCATION OF THE PROPERTY AND
THE DESCRIPTION AND INFORMATION FOR
COMMITMENT. THE PARCEL WHICH IS DEDICATED

7. COMPARE THIS PLAY, LEGAL DESCRIPTION AND NARRATIVE REPORT ANY DISCREPANCY

6. SURFACE INDICATIONS OF UTILITIES OR UNDERGROUND AND OFFSITE OBSERVATIONS OF UTILITIES SERVING OR EXISTING ON THE PROJECT HAVE BEEN SHOWN.

10. THE SURVEYED PROPERTY IS OWNED
 ELSAUR AND IS ZONED R-2 P.D. (200

THE SCHEDULE B FIRM 1 (PART 1) LIST

14. SCHEDULE B ITEM 3 PART 12: THE AGREEMENT (WATER SUPPLY, RECORDS AND COMPLIANCE FOR WASTEWATER USE)

15. SCHEDULE B ITEM 4 (PART 1): THE AGREEMENT TO THE VILLAGE OF SLURRY
2002/10/14. SEE DOCUMENT FOR PART

DEVELOPMENT ORDINANCE NO. 2022-18, 2022010818. IT APPEARS THAT THE SL (ESTABLISHED BY TWO AGREEMENT, AMOR 540) REGULATIONS, MARKING BUILDING REQUIREMENTS, BUILDING REQUIREMENTS, EASEMENT REQUIREMENTS, SEE OCCASION

THESE SHALL BE NO DIRECT ACCESS TO
THERE SHALL BE ONE FULL ACCESS TO
THERE SHALL BE NO DIRECT ACCESS TO

18. SCHEDULE B FROM 3 (PART 1): THE AND PROVISIONS AS SHOWN ON PLAT OF DOCUMENT NO. 2006010417. SEE 0003

23. SCHEDULE B ITEM 8 (PART 1): THE PROVISIONS AND CONDITIONS CONTAINED DOCUMENT NO. 32603922. SEE DOCUMENT NO. 32603922.

21. SCHEDULE B ITEM 12 (PART 1): THE PROVISIONS AND CONDITIONS CONTAINED HEREIN FEBRUARY 14, 2004 AS SOLE PURCHASER.

23. SCHEDULE B ITEMS 1-6 (PART 2):

FOR THE U.S. DEPARTMENT OF HOUSING

CERTIFIED TO: FIRST AMERICAN TITLE
- WELLS FARGO BANK, N.A.
- FURNISH 38 & 42 (1)

THIS IS TO CERTIFY THAT THIS MAP OR
MADE IN ACCORDANCE WITH THE "MINI-
LAND TITLE SURVEYS" JOINTLY ESTABLISHED
BOLLOCKS YEARS 2, 3, 4, 5, 7a, 7b, 7c,

PERFORMED TO THE ACCURACY STANDARD
ON THE DATE OF THIS CERTIFICATION, IS
PROFESSIONAL OPINION, AS A PROFESSIONAL
RELATIVE ACCURACY OF THIS SURVEY IS

DATE: 140 8TH DAY OF OCTOBER, 200

BLINDS PROFESSIONAL LAND SURVEYOR
LICENSE EXPIRES NOVEMBER 30, 2008

DDGM FIRM PROFESSIONAL LICENSE NO.
LICENSE EXPIRES APRIL 30, 2009

THIS PROFESSIONAL SERVICE CONFIRMS
MINIMUM STANDARDS FOR A BOUNDARY
DATE OF FIELD SURVEY: OCTOBER 7, 2011

ADDITIONAL PHOTOS



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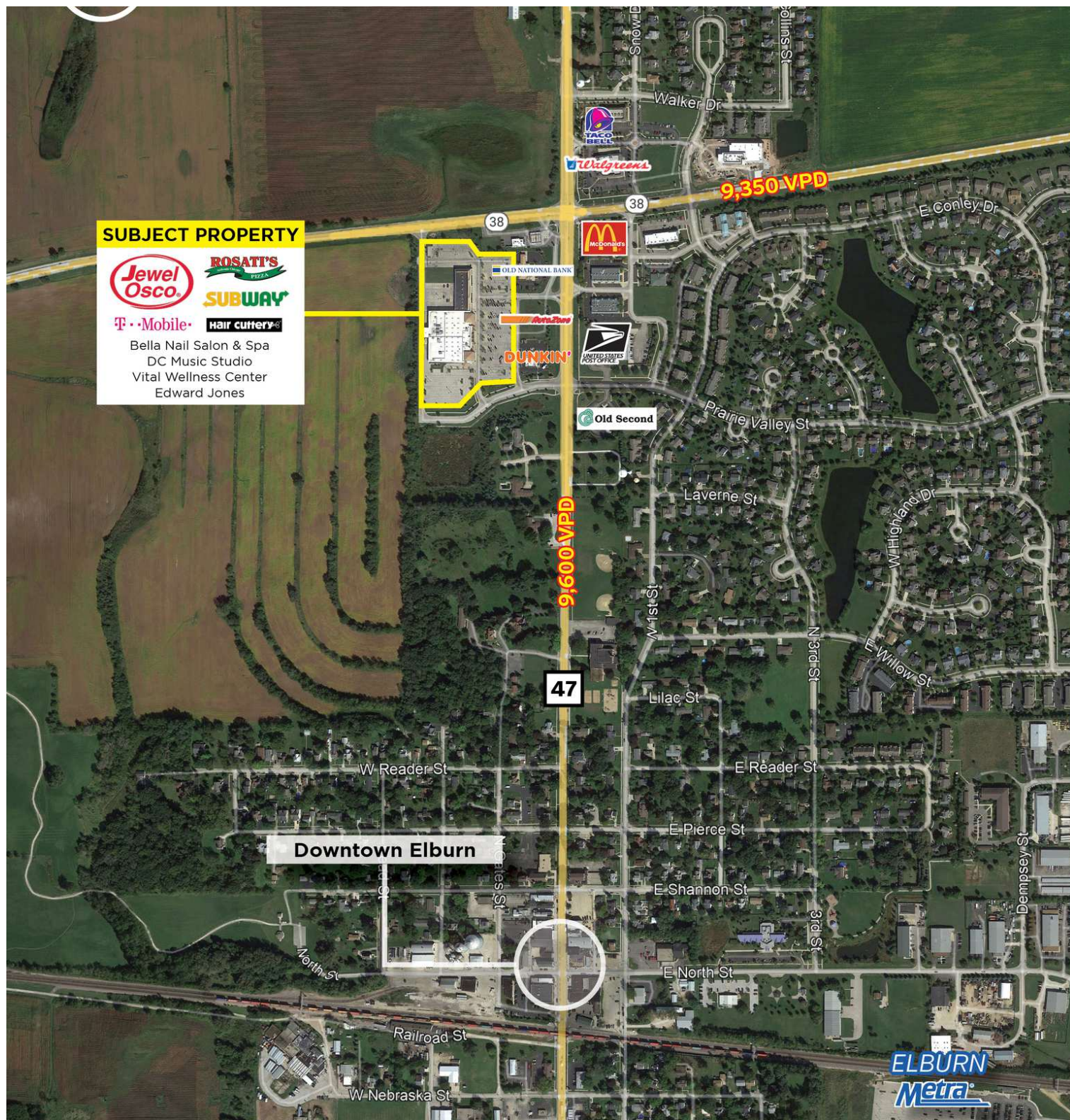
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RETAIL CORRIDOR



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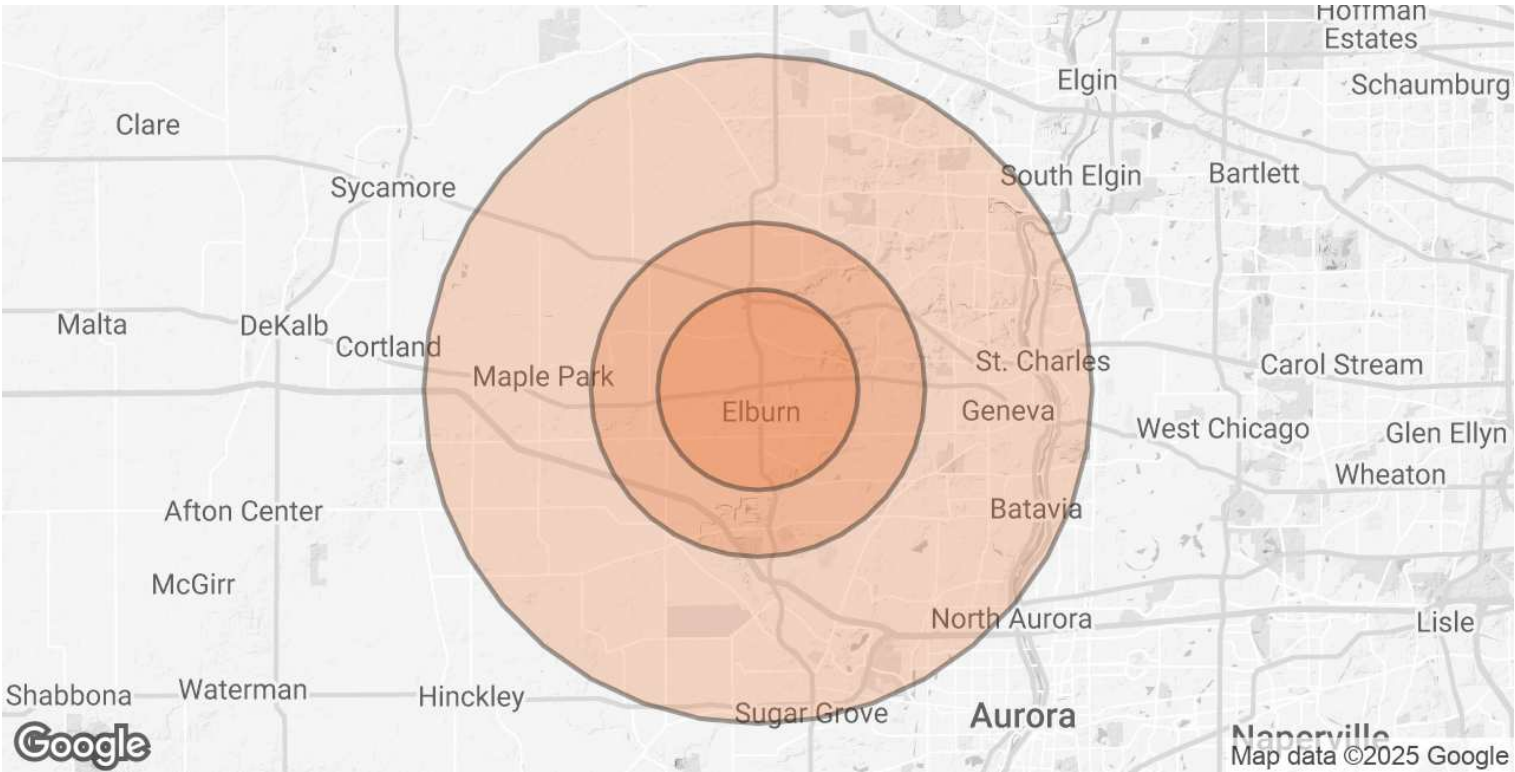
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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	9,252	19,100	168,259
AVERAGE AGE	40	41	41
AVERAGE AGE (MALE)	39	40	40
AVERAGE AGE (FEMALE)	41	41	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,317	6,683	62,474
# OF PERSONS PER HH	2.8	2.9	2.7
AVERAGE HH INCOME	\$151,252	\$175,411	\$171,865
AVERAGE HOUSE VALUE	\$409,887	\$452,058	\$437,493

Demographics data derived from AlphaMap

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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