

Retail Property For Lease



THE SHOPS AT THE LANDINGS

472 N ROUTE 47, SUGAR GROVE, IL 60554

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OFFERING SUMMARY

Available SF: 1,282 SF

Lease Rate: \$19.00 SF/yr (NNN)

Lot Size: 2.55 Acres

Year Built: 2009

Building Size: 13,815 SF

PROPERTY HIGHLIGHTS

- Only one remaining space
- 1,282 Sf former Great Clips with additional plumbing
- Great visibility and access from Route 47
- High traffic counts
- Join current tenants: Jimmy John's, Verizon, Rush Copley Convenient Care, The UPS Store and more

LOCATION OVERVIEW

Site is just south of Waubonsee Community College (14,861 students) and directly across from Jewel/Osco. Route 47 is the main thoroughfare in Sugar Grove. 0.50 Mile from US Route 56/30 interchange. Approximately 3 miles to I-88 interchange.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,153	4,855	16,868
Total Population	3,021	13,025	48,572
Average HH Income	\$139,352	\$159,306	\$134,939

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