

For Sale

Office Condos For Sale In Sugar Grove

474 Division Dr , Sugar Grove, IL 60554



Location Description

Located near the intersection of Route 47 & Park Ave.
Approximately 15,800 VPD on Route 47.

Property Highlights

- Brick building built in 2008
- Ideal for medical offices, attorneys, insurance, etc.
- Great location with easy access
- Near retail, fast food, banks, groceries, and more
- The building is in shell condition

Offering Summary

Sale Price:	\$320,000
Number of Units:	2
Available SF:	4,366 SF (Divisible)
Building Size:	10,000 SF

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	758	4,669	18,901
Total Population	2,168	12,678	52,896
Average HH Income	\$115,425	\$133,678	\$107,728

Dan J. Dolan

630.885.5785

djdolan@dolanmurphy.com

Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

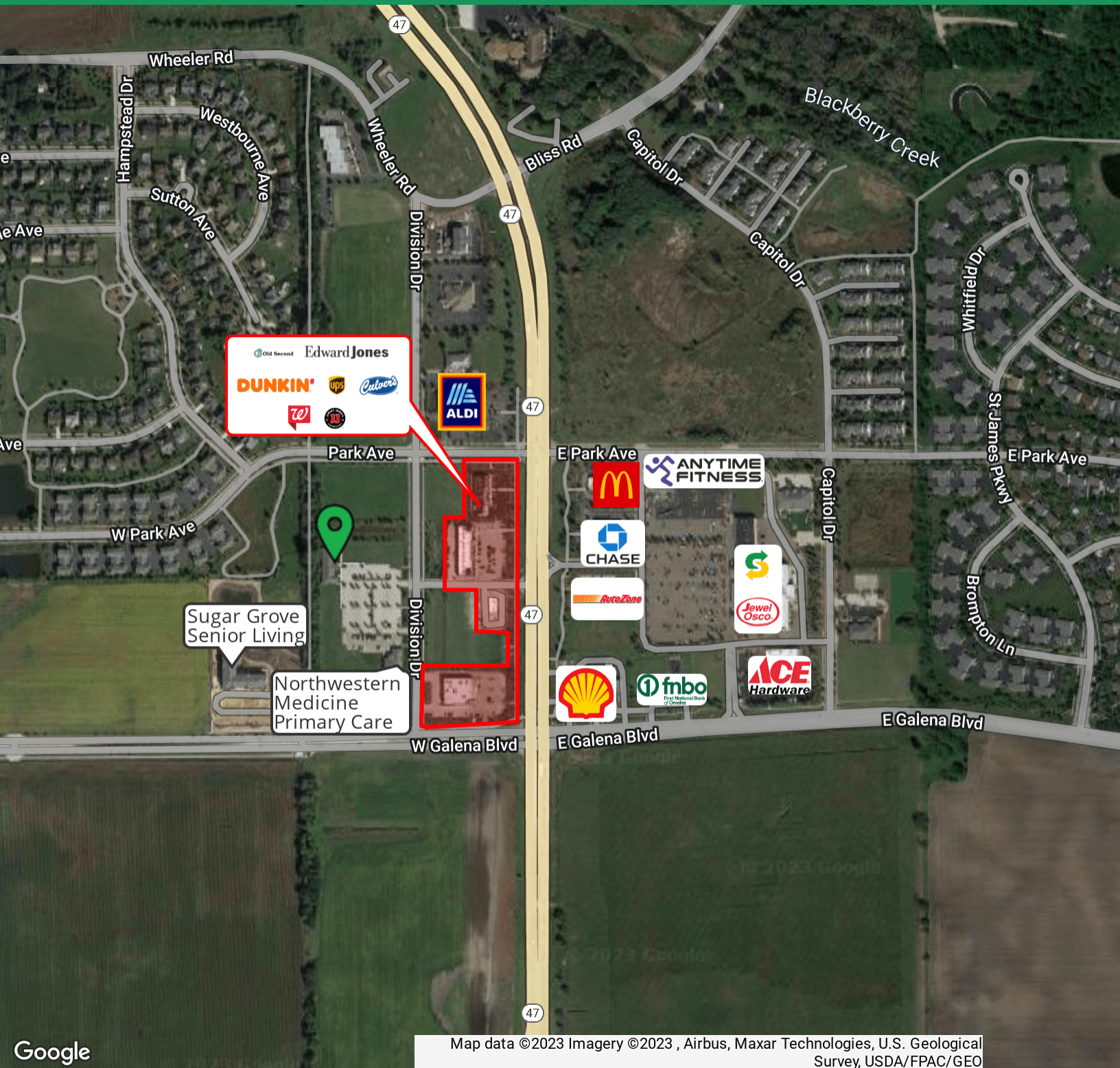
The information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without any warranty as to accuracy.



For Sale

Office Condos For Sale In Sugar Grove

474 Division Dr , Sugar Grove, IL 60554



Dan J. Dolan

630.885.5785

djdolan@dolanmurphy.com

Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

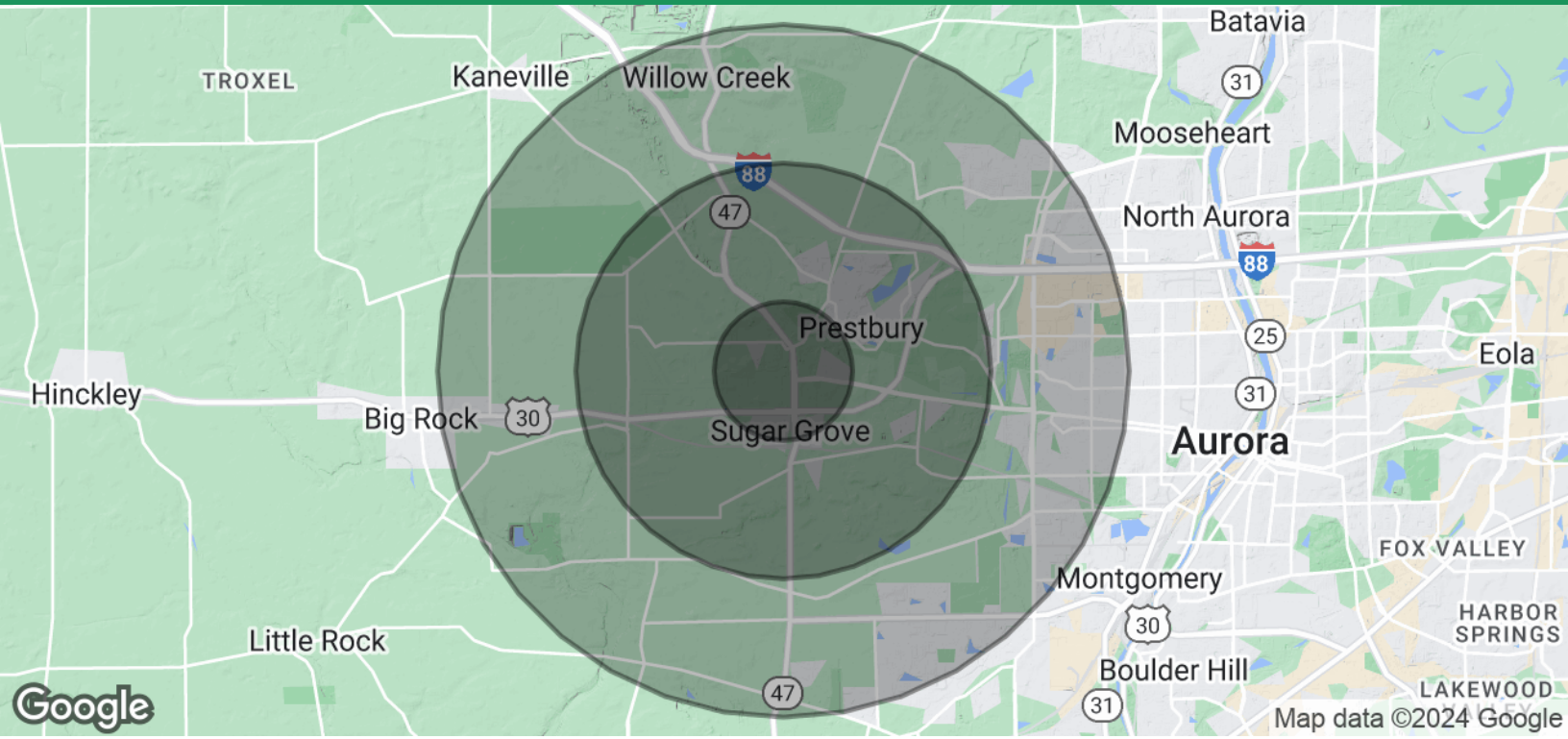
The information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without any warranty as to accuracy.



For Sale

Office Condos For Sale In Sugar Grove

474 Division Dr , Sugar Grove, IL 60554



Population

	1 Mile	3 Miles	5 Miles
Total Population	2,168	12,678	52,896
Average Age	38.1	43.7	38.5
Average Age (Male)	38.2	43.1	36.7
Average Age (Female)	46.1	46.5	40.5

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	758	4,669	18,901
# of Persons per HH	2.9	2.7	2.8
Average HH Income	\$115,425	\$133,678	\$107,728
Average House Value	\$275,937	\$296,394	\$238,357

2020 American Community Survey (ACS)

Dan J. Dolan

630.885.5785

djdolan@dolanmurphy.com

Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

The information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without any warranty as to accuracy.

