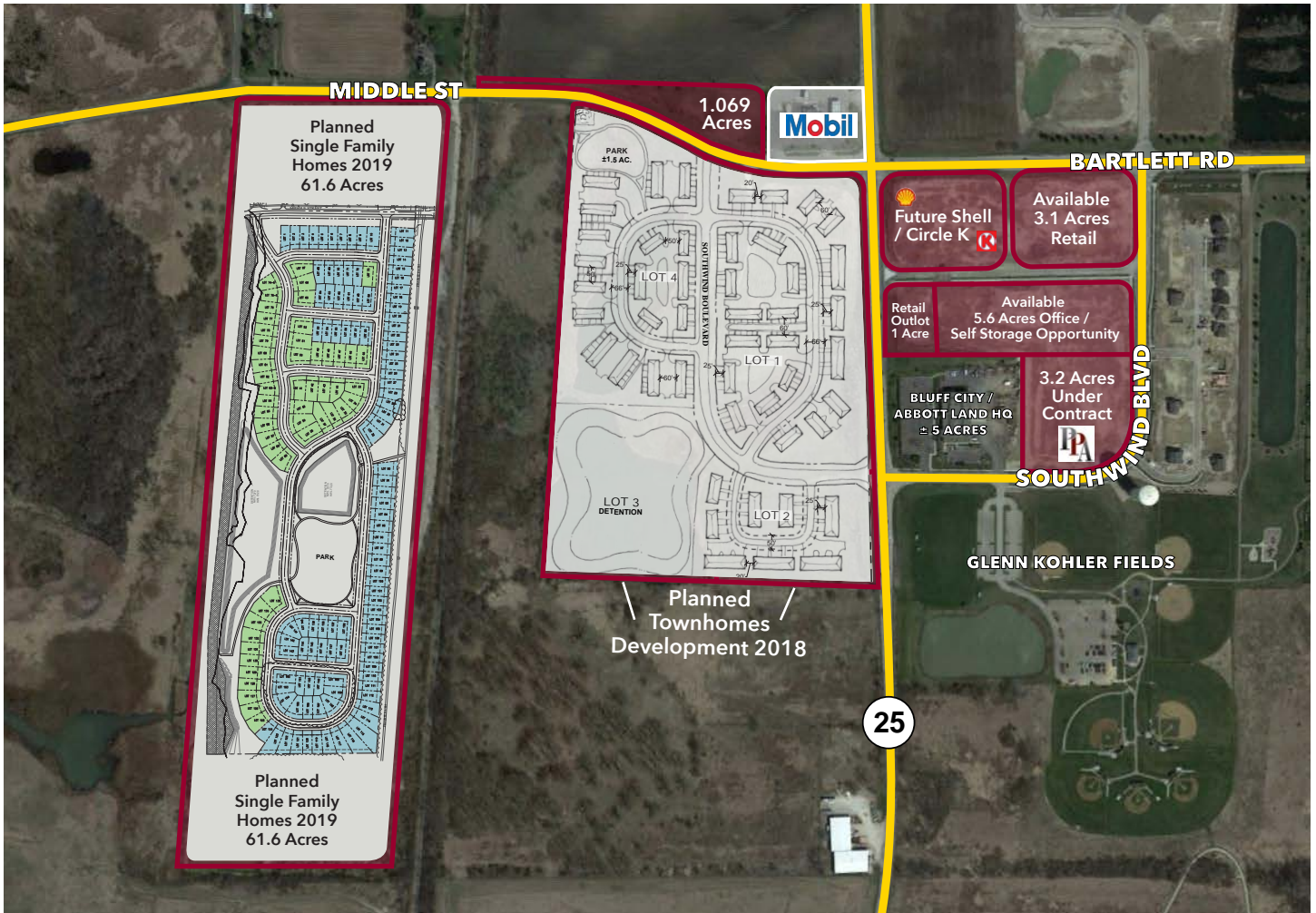


DEVELOPMENT OPTIONS - FOR SALE OR LEASE

NWC E. MIDDLE ST. & ROUTE 25

South Elgin / Bartlett, IL



BUILDING SPECIFICATIONS:

- › Fully Improved Pads
- › Affluent Pocket
- › Ideal For Convenience Retail, Self Storage, Flex Space

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	7 MILE
POPULATION:	3,440	58,040	192,246	329,770
EST. AVERAGE HH INCOME	\$126,873	\$92,786	\$107,569	\$111,564
DAYTIME POPULATION	1,229	35,688	109,778	229,389

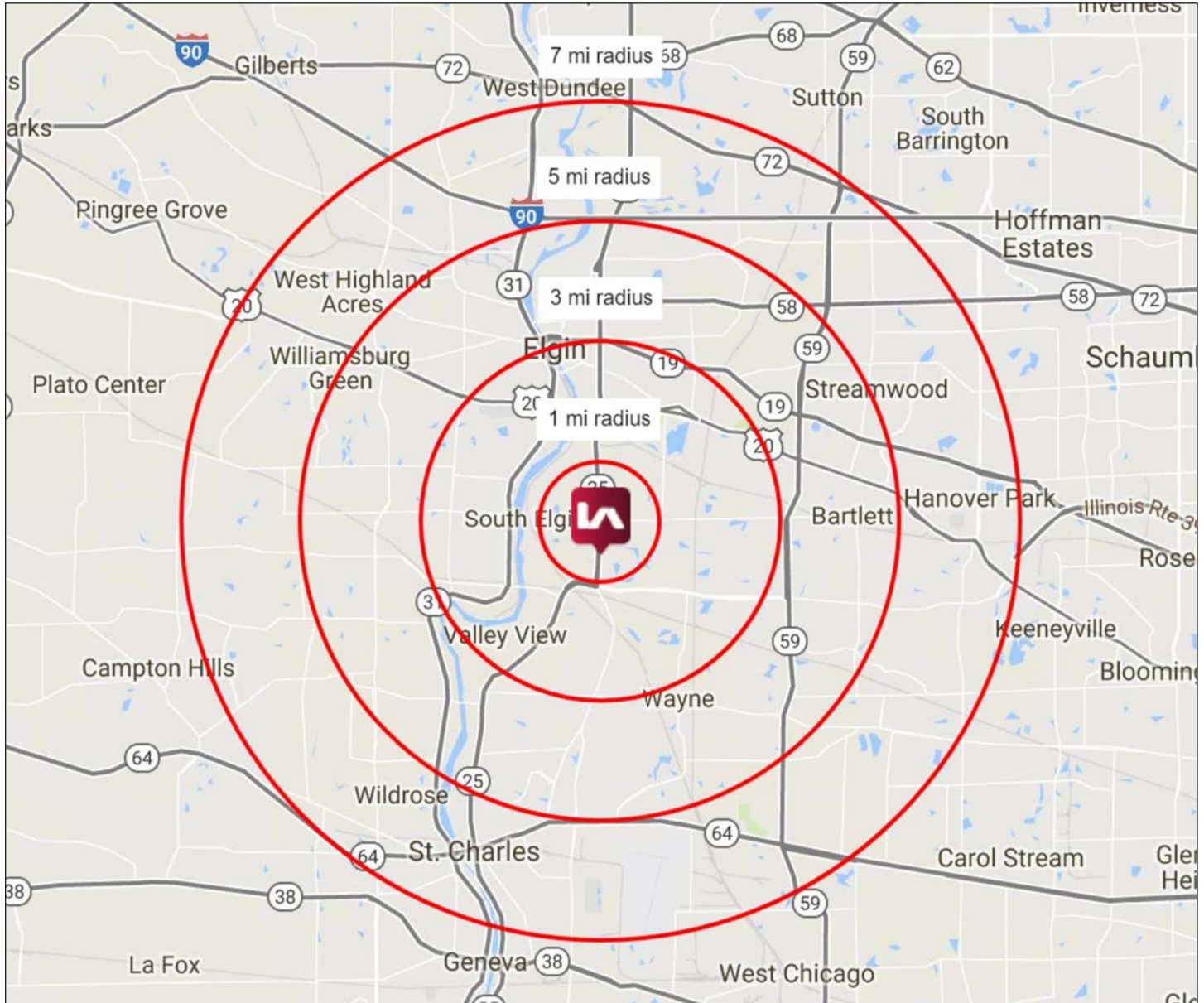
A. Rick Scardino
Principal
rscardino@lee-associates.com
D 773.355.3040

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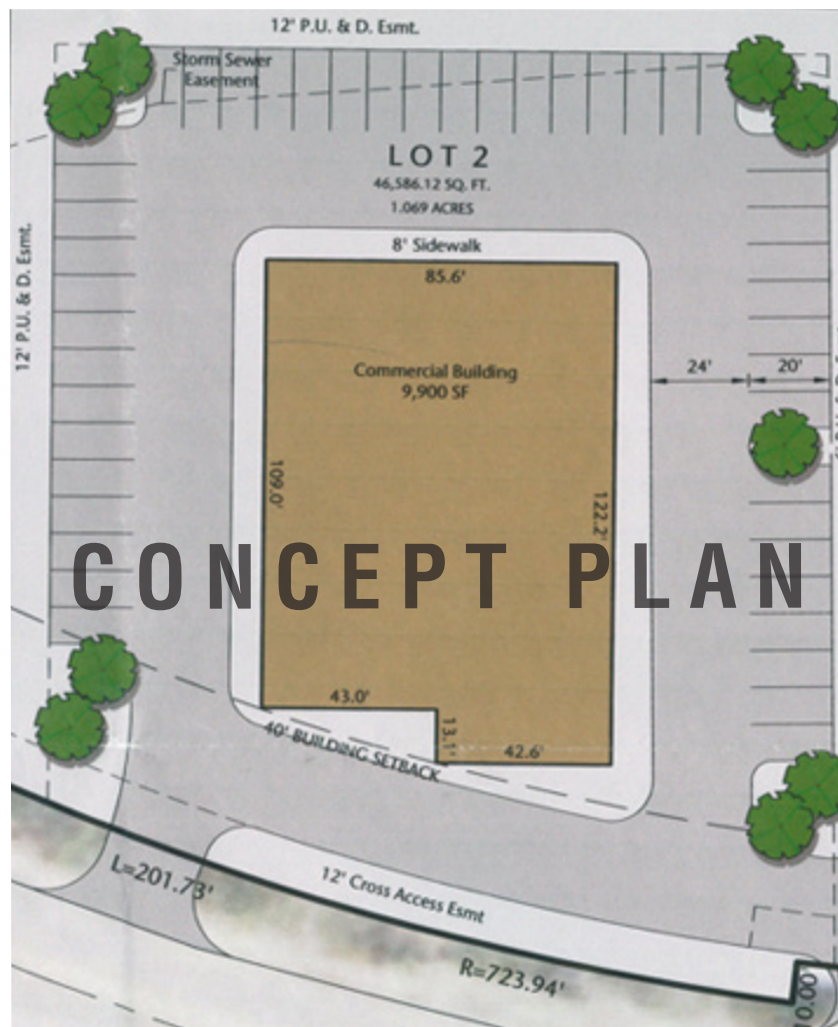
AVAILABLE FOR SALE OR GROUND LEASE

1.069-ACRE PARCEL

NWC E. MIDDLE ST. & ROUTE 25 - South Elgin / Bartlett, IL

Destination Retail Opportunity in Under-served Retail Pocket

- Fully Improved Pad
- Cross Access to only Gas Station in Immediate Market
- Long Term Ground Lease Available
- Built-to-Suit Potential for Qualified Tenant
- Good Site for Quick Oil Change or Auto-Related User
- Contiguous to High Traffic Marathon Fuel Center
- Low Kane County Taxes

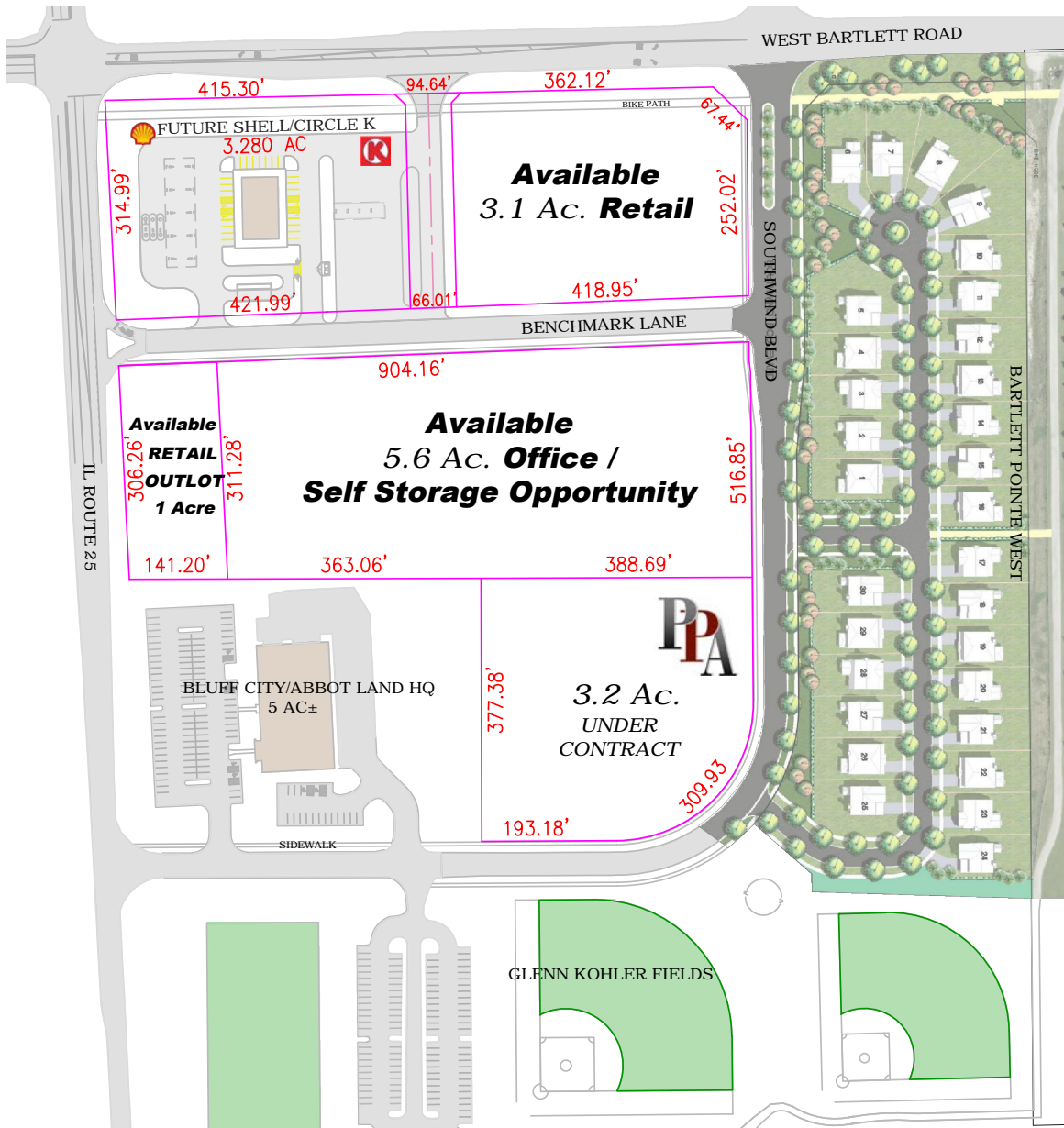


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DEVELOPMENT OPTIONS FOR SALE OR LEASE

South Elgin / Bartlett, IL

Southwind Business Park Bartlett, IL



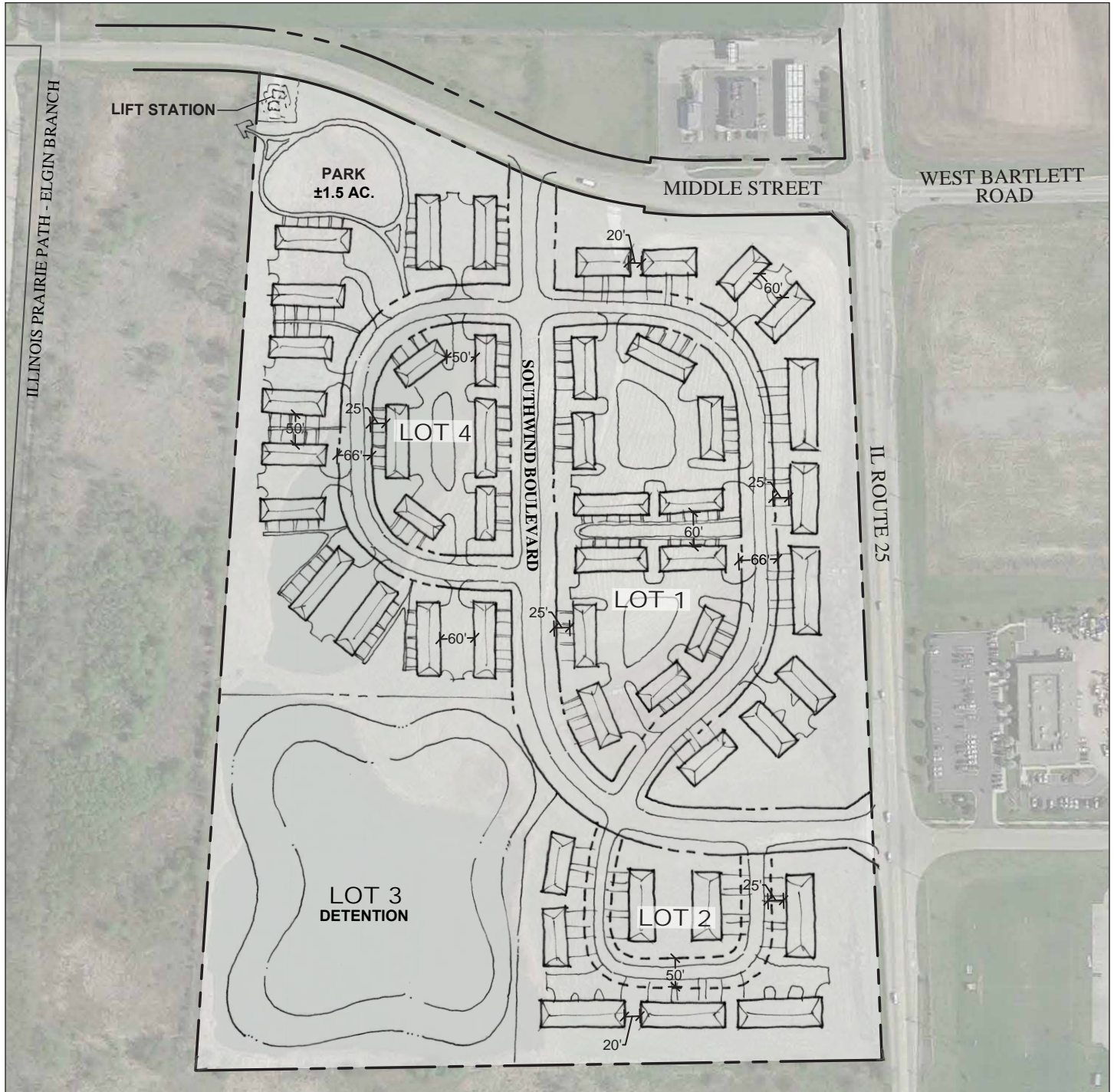
- Kane County
- Fully Improved
- Offsite Retention
- Lots can be subdivided

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DEVELOPMENT OPTIONS FOR SALE OR LEASE

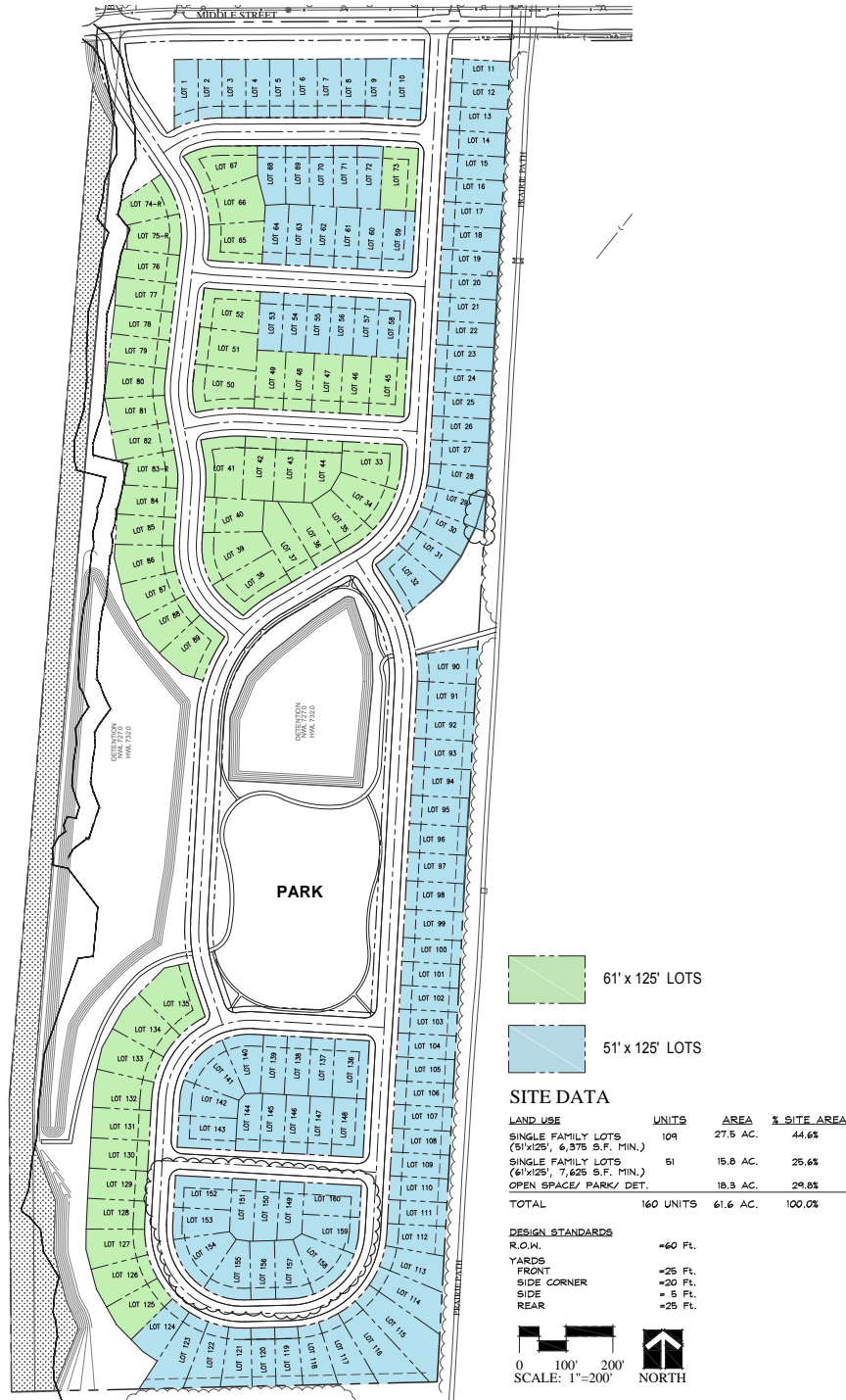
South Elgin / Bartlett, IL

Planned Townhome Development - 2018



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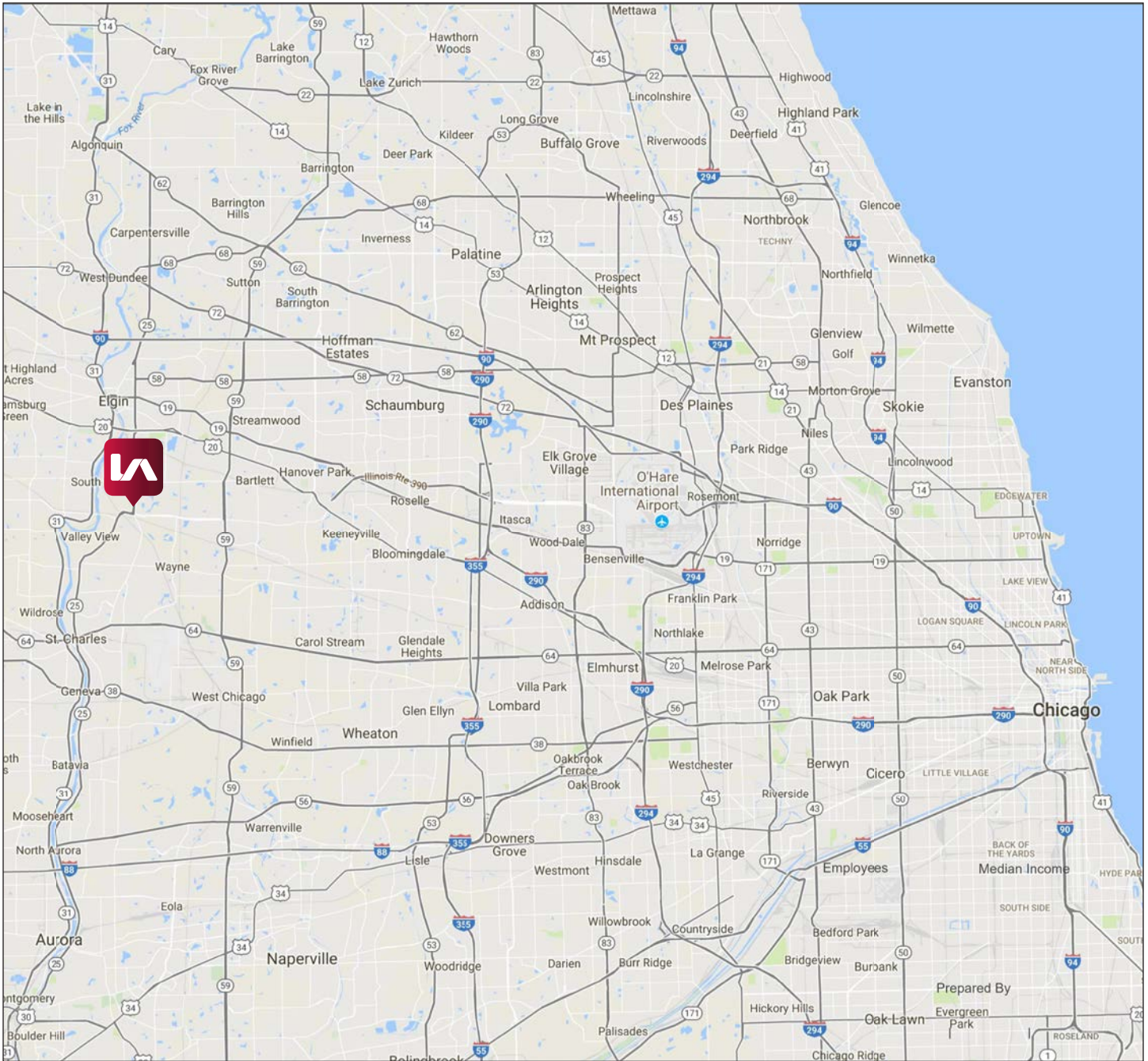
Planned Single Family - 2019



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DEVELOPMENT OPTIONS - FOR SALE OR LEASE NWC E. MIDDLE ST. & ROUTE 25

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