



RETAIL DEVELOPMENT SITE DEKALB, IL

NWC OF N. ANNIE GLIDDEN RD. & W. DRESSER RD., DEKALB, IL



FOR SALE OR LEASE

PERFECTLY LOCATED DEVELOPMENT SITE JUST A FEW MINUTES DRIVE FROM THE HEART OF NORTHERN ILLINOIS UNIVERSITY CAMPUS, THE SITE HAS SIGNALIZED ENTRANCES ON BOTH TWOMBLY RD. AND DRESSER RD. AND APPROVAL FOR A FUTURE SIGNALIZED ENTRANCE ON DRESSER RD.

LOT SIZE | 24.8 ACRES

PRICE | PLEASE CALL TO INQUIRE

DAYTIME POPULATION | 20,000+ WITHIN 3 MILES

POPULATION | 44,000 WITHIN 3 MILES

AVERAGE HH INCOME | \$53,000+ WITHIN 3 MILES

MEDIAN AGE | 24 YRS OLD WITHIN 3 MILES

TOTAL RETAIL TRADE AND FOOD & DRINK AVAILABLE | \$82,968,957 WITHIN 2 MILES

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SAMPLE SITE PLAN

BUILDING DATA	
SUPERMARKET	36,825 S.F.
ANCHOR A1	14,390 S.F.
RETAIL A	13,000 S.F.
RETAIL B	7,000 S.F.
RETAIL C	6,300 S.F.
RETAIL D	6,050 S.F.
RETAIL E	3,000 S.F.
RETAIL F	3,000 S.F.
RETAIL G	5,460 S.F.
RETAIL H	2,800 S.F.
RETAIL I	2,800 S.F.
RETAIL J	2,800 S.F.
RETAIL K	2,800 S.F.
RETAIL L	4,850 S.F.
SERVICE CORRIDOR LL/ RISER ROOM AND ELECTRICAL ROOM	750 S.F.
TOTAL BUILDING AREA	112,785 S.F.
TOTAL PARKING:	
507 SPACES	4.49/1000 S.F.

NOTE: LANDSCAPING DEPICTED IN THIS DRAWING IS CONCEPTUAL. SEE PRELIMINARY LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DESIGN.



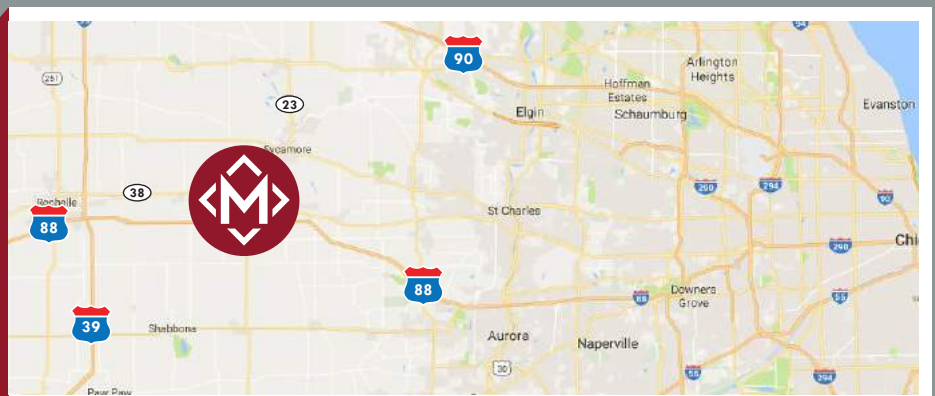
The City of DeKalb is an urban community with a vital industrial and commercial base placed in a rural setting. Home to Northern Illinois University, it is an integral part of the larger metropolitan area. Its downtown is the heart of the community, playing host to numerous events and providing unique dining, shopping and entertainment alternatives. Its diverse neighborhoods offer a variety of housing options to residents of different economic, ethnic, and lifestyle backgrounds. Its highly educated workforce finds plentiful opportunity for fulfilling work. The community offers a high quality of life with excellent city services, easy mobility around the community, and access to cultural, sports and educational activities. Its residents are proud to call DeKalb home.

Northern Illinois University is an 800 acre public institution and has a total undergraduate enrollment of 15,435. Graduate students can choose from about 80 master's degrees, including those offered by the colleges of business and law and the highly ranked Division of Public Administration. Undergraduates can choose from about 60 academic majors and participate in the Research Rookies program, which gives freshmen and sophomores a chance to conduct research in their field of study under faculty guidance. Many students at NIU choose to study abroad, and the school offers programs for academic credit in about 75 countries.

DEKALB



MAP



312-337-1001



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