

## OUTLOTS FOR SALE

# BLAIN'S FARM & FLEET PAD SITES

1300 DEKALB AVENUE, SYCAMORE, ILLINOIS

RETAIL



## AVAILABLE LOTS & PRICING

- + **Outlot #1** 26,132 SF / 0.60 acres
- + **Outlot #2** 26,132 SF / 0.60 acres
- Price** \$5.75 psf / \$300,000 for both lots

## FEATURES

- + Zoned Commercial
- + Located at the signalized intersection of Hwy. 23 & Peace Rd., adjacent to Walgreens
- + Easy access via entry to the Blain's Farm & Fleet at Fox Pointe and right in/right out on Peace Rd
- + All utilities are available to the site
- + Lot sizes may be adjusted to suit
- + Off-site detention



### TRAFFIC COUNTS

Dekalb Ave. 14,200 VPD

### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	6,930	24,641	63,598
Average Household Income	\$83,839	\$84,429	\$67,817
Median Age	39.1	37.7	27.5



## CONTACT US

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**CBRE**

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## OUTLOT PLAN





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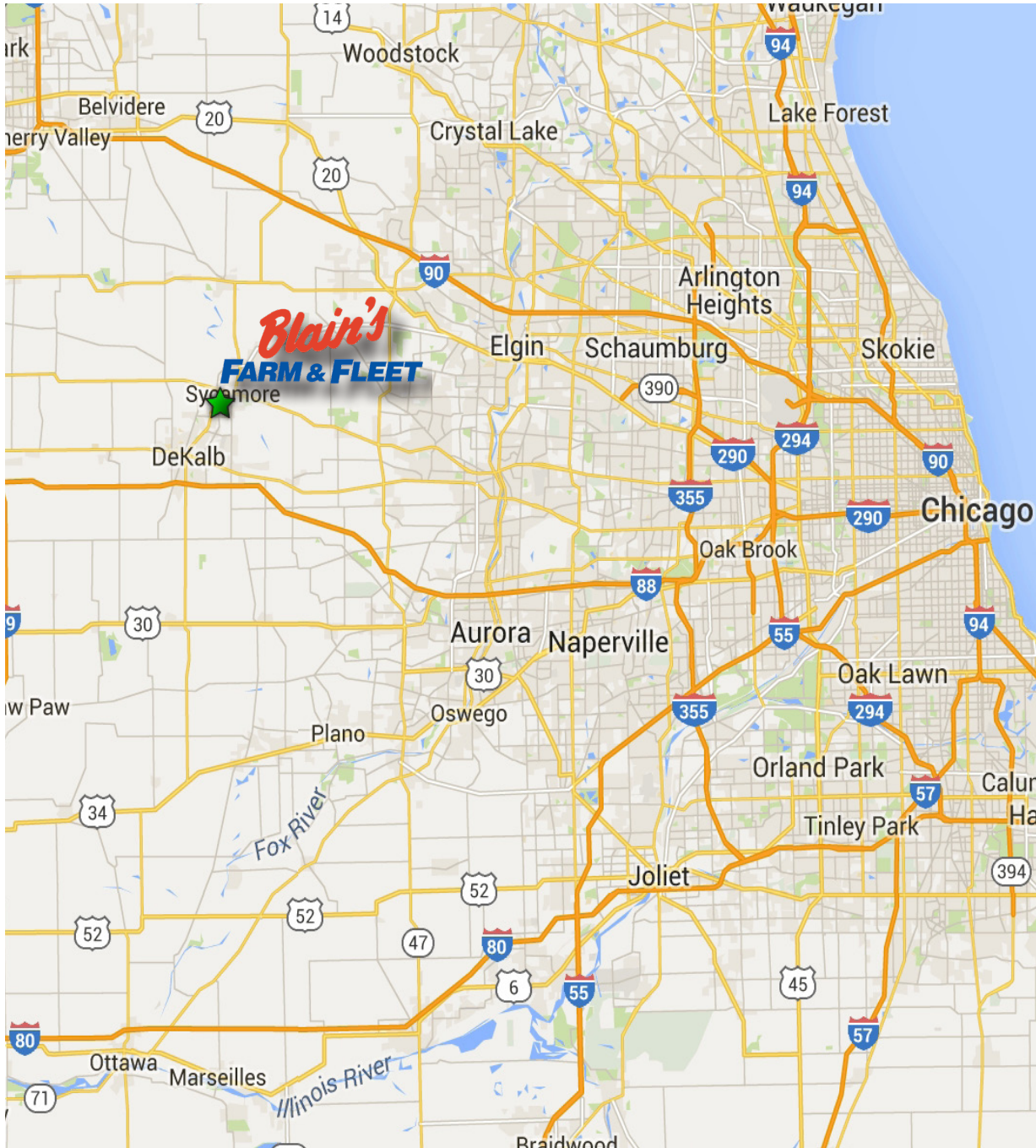
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## REGIONAL MAP





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MARKET AERIAL

