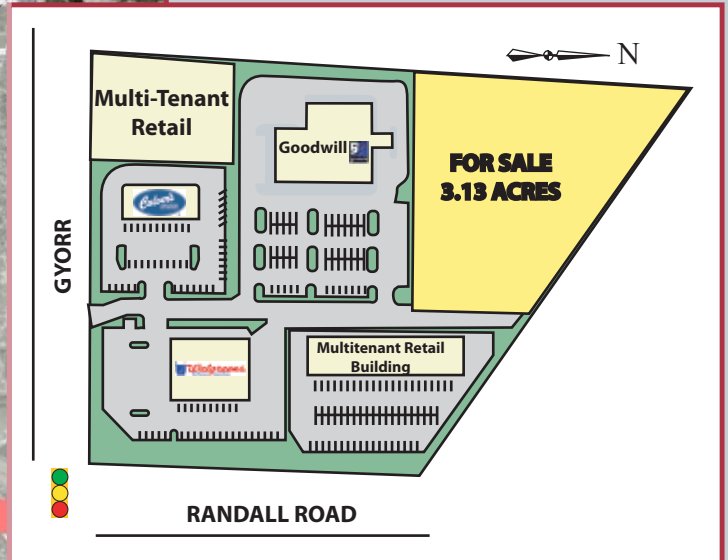




# INTRODUCING

## 3.13 ACRES FOR SALE/GROUND LEASE

### LAST RETAIL DEVELOPMENT OPPORTUNITY



DEMOGRAPHICS:	3 MILES	5 MILES	7 MILES
EST. POPULATION:	45,611	123,137	231,227
AVG HH INCOME:	\$95,951	\$95,309	\$93,143

TRAFFIC COUNTS > 35,000 ADT

- Zoned B2, Utilities to Site, Off-site detention
- Signalized Intersections
- Many large and small box national retailers near by
- This corridor is one of the largest shopping areas in Kane County Jewel, Kohls, Target to name a few
- Stearns extension project to be completed in 2010 will make the busiest intersection in Kane County  
Check project status by logging on to [www.stearnsroad.com](http://www.stearnsroad.com)
- Randall Road address with Access to a HUGE monument sign
- Strong population density
- Outstanding location for Entertainment use, Banquet facility, Lodging, Daycare
- Asking \$12.00 psf/ground lease available for qualified users
- Price and terms negotiable

