

Retail Spaces for Lease in Elburn, IL \$13.00 PSF NNN



Property Highlights:

- ◆ Available Spaces Range from 919 to 1,337 Square Feet
- ◆ Located at key intersection of Route 38 and Route 47
- ◆ Adjacent to McDonald's, Across from Jewel/Osco and Walgreens
- ◆ Convenient to New Road Leading to Metra Station in Elburn

Offered By:

Mike Carpenter, CCIM

Managing Broker

815.540.5101

mcarpenter@rvgcommercial.com



COMMERCIAL

REAL ESTATE SERVICES

rvgcommercial.com

1731 DeKalb Avenue
Sycamore, IL 60178
815.754.4000

Property Overview & Demographics

Address:	151 E. Route 38 - Elburn, Illinois
Zoning:	Commercial
Total Building Size:	10,439 Square Feet
Lot Size:	1.34 Acres
Year Built:	2003
ADT:	13,900
Parking Spaces:	66

	5 Miles	10 Miles	15 Miles
2016 Total Population	23,979	171,241	61,5011
2021 Est. Total Population	25,314	177,194	637,926
2016 Households	7,635	59,705	202,762
2021 Est. Households	7,997	61,356	209,220
2016 Median Household Income	\$113,611	\$100,331	\$73,734
2021 Est. Median Household Income	\$122,150	\$107,971	\$80,908



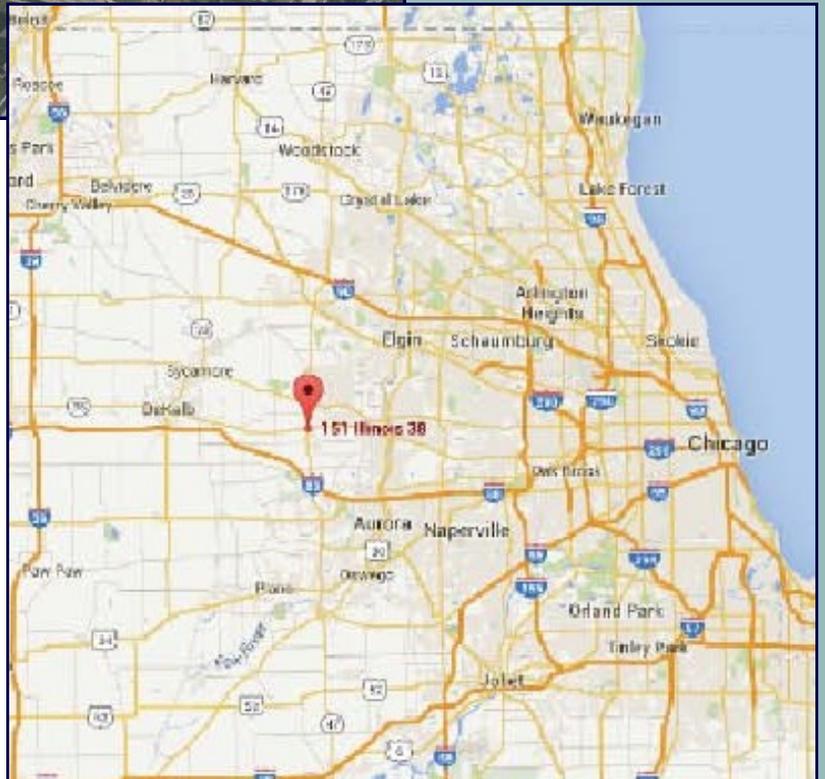
COMMERCIAL

REAL ESTATE SERVICES

rvgcommercial.com

1731 DeKalb Avenue
Sycamore, IL 60178
815.754.4000

Location Overview



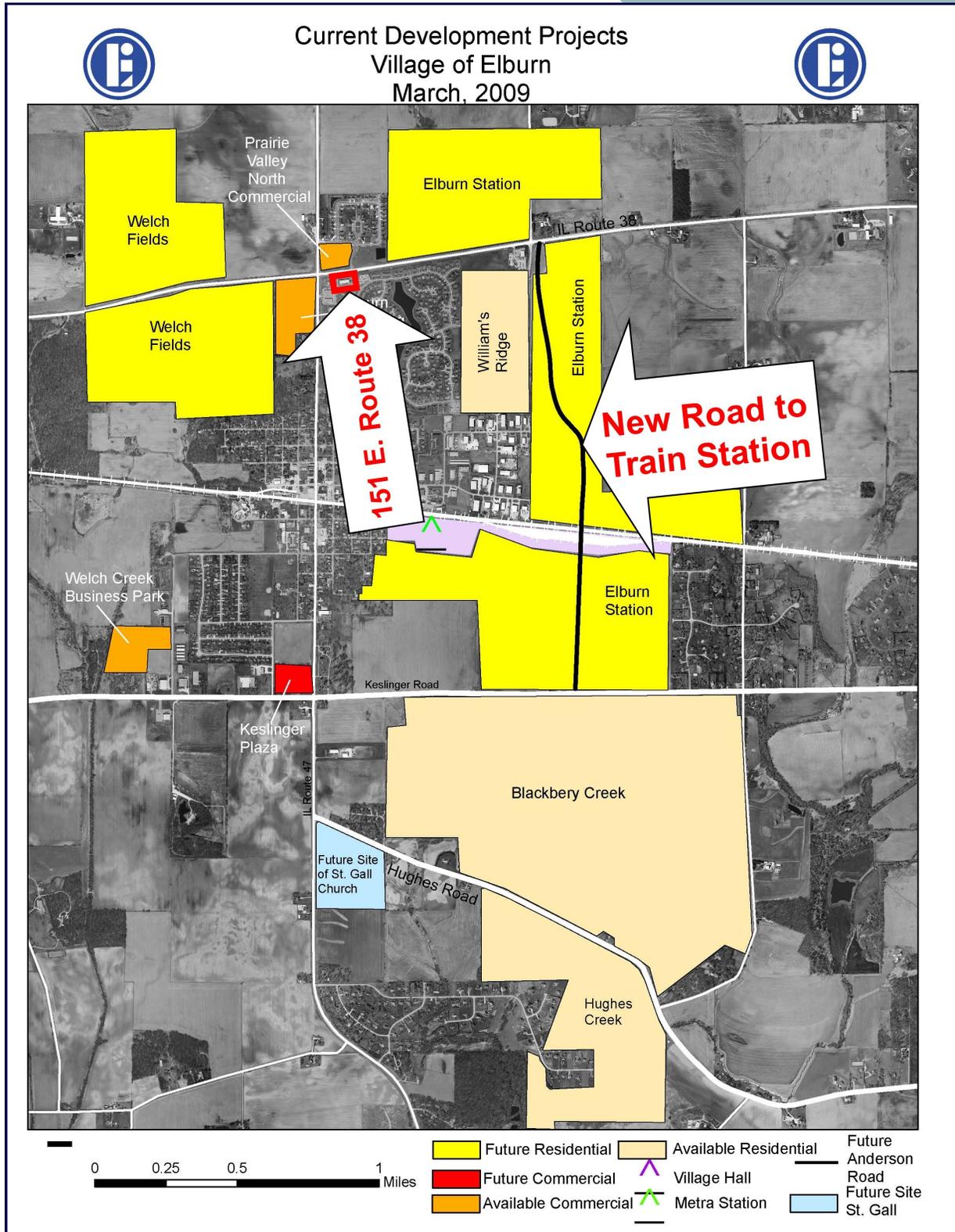
COMMERCIAL

REAL ESTATE SERVICES

rvgcommercial.com

1731 DeKalb Avenue
Sycamore, IL 60178
815.754.4000

Proximity to Metra Station



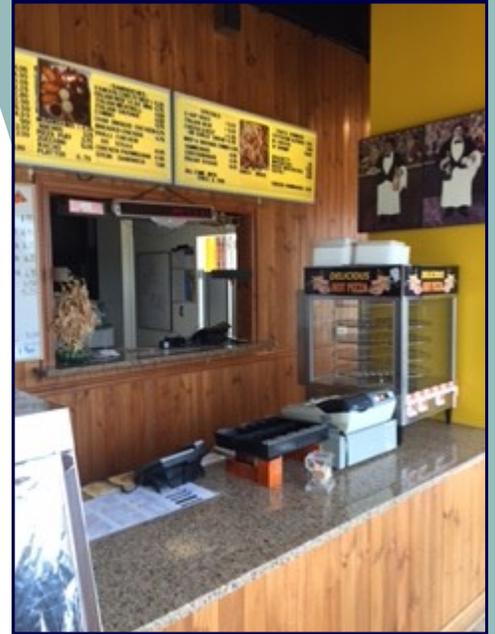
COMMERCIAL

REAL ESTATE SERVICES

rvgcommercial.com

1731 DeKalb Avenue
 Sycamore, IL 60178
 815.754.4000

Pizza Restaurant Interior Photos



Shell Space Interior Photo



COMMERCIAL

REAL ESTATE SERVICES

rvgcommercial.com

1731 DeKalb Avenue
Sycamore, IL 60178
815.754.4000