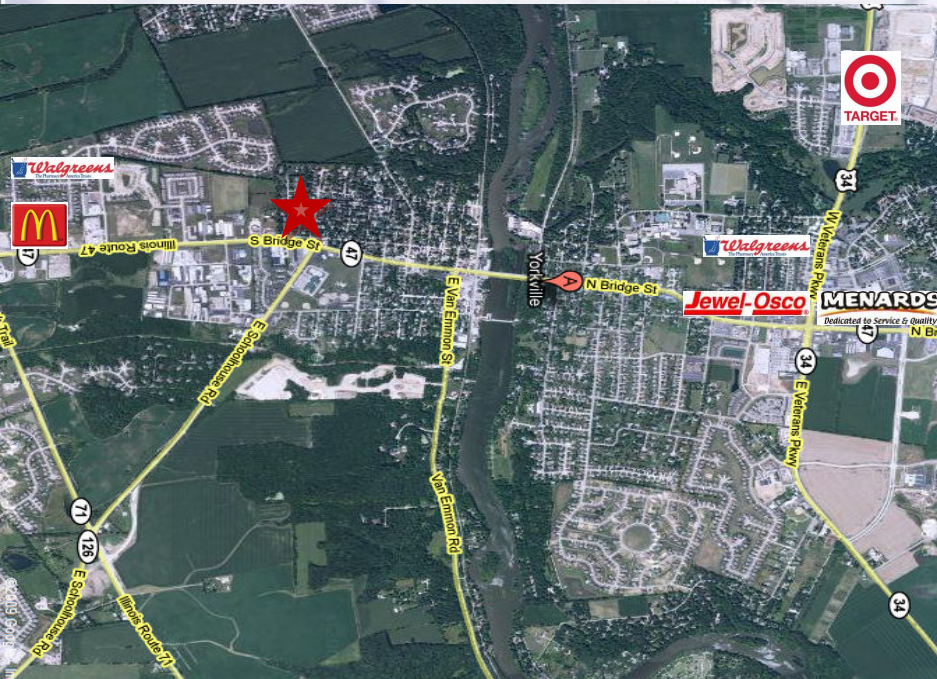


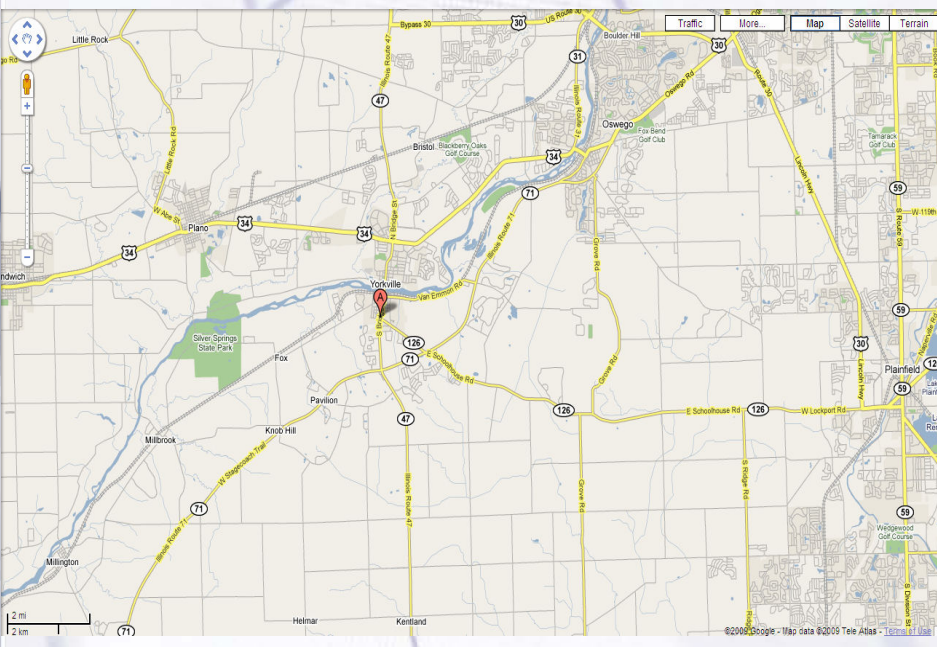
SE Corner of Route 47 & Route 126 | Yorkville, IL

Cozy Corner | New Retail Development



property highlights

- ❖ 15,000 sq. ft. new construction
- ❖ 35,500 vehicles per day
- ❖ Located within the fastest growing county in Illinois
- ❖ Population estimated to grow to 41,000 by 2010
- ❖ Median home values 13% higher than state average
- ❖ Per capita income 106% and 114% respectively of state and national averages
- ❖ Diverse employment base
- ❖ End cap available with drive thru availability

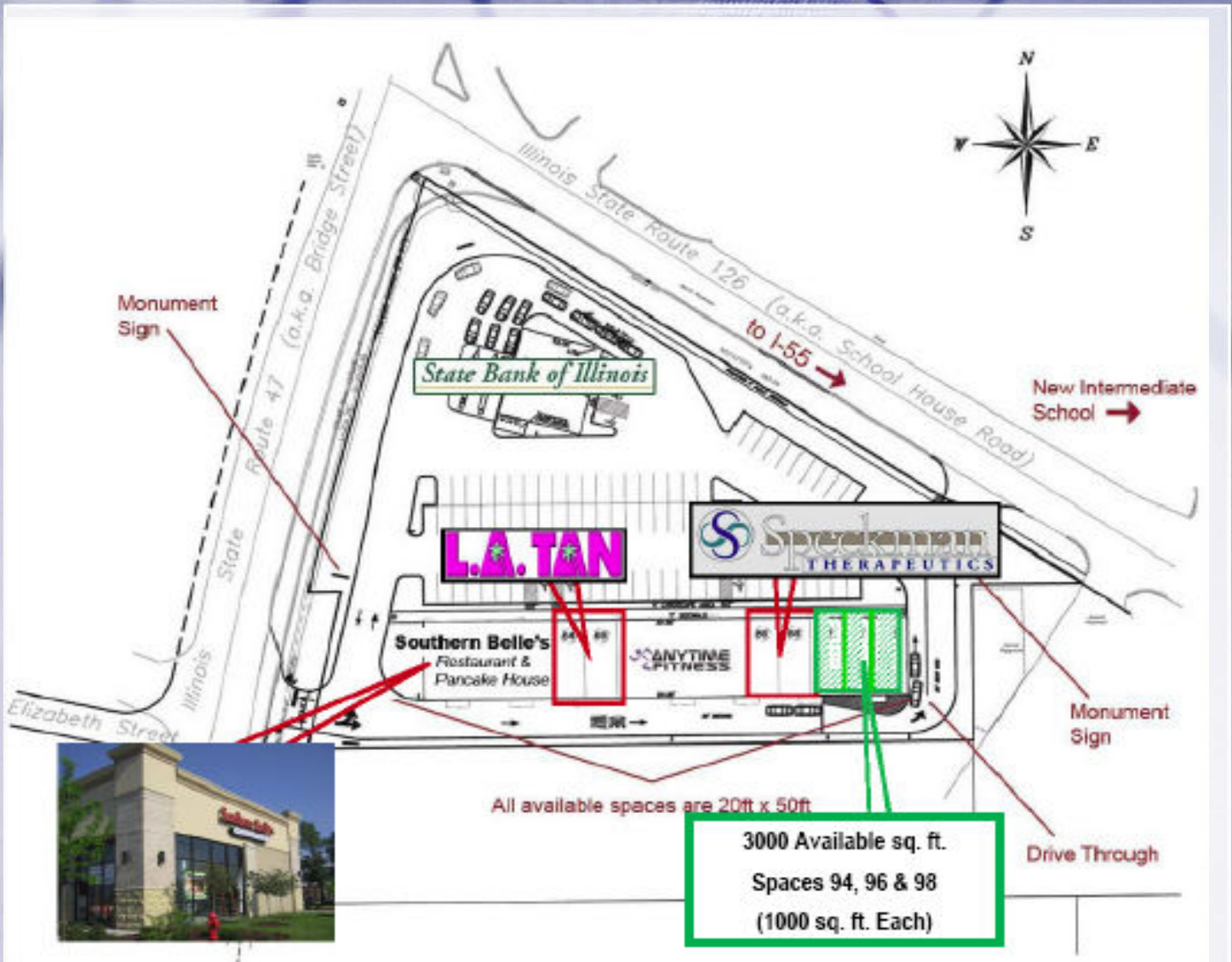


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All information is deemed to be reliable sources; however no guarantee is made as to the accuracy or correctness of this information. This information is for marketing purposes only and is subject to verification, price change and removal of the property from the market.

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Demographics

	1 Mile	2 Miles	3 Miles	4 Miles
Population	8,483	13,409	17,893	25,824
Households	2,829	4,417	5,831	8,335
Average HH Income	\$73,176	\$76,221	\$78,762	\$78,141
Median Income	\$75,819	\$78,431	\$80,671	\$79,667

For more information contact:

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