

**1710 DEKALB AVENUE  
(FORMER BURGER KING)  
SYCAMORE, ILLINOIS**

MILNER & ASSOCIATES  
615 SYCAMORE ROAD  
DEKALB, ILLINOIS 60115  
BUSINESS: (815) 758.2100  
FAX: (815) 758.5201  
e-mail: milnersior@aol.com

## **MILNER AND ASSOCIATES, INC.**

Milner and Associates Commercial Real Estate, Inc., is a full service commercial real estate firm located in DeKalb County. The company is actively involved in the selling, leasing and development of Commercial, Industrial, Retail and Multi-Family properties. Milner and Associates has helped individuals, corporations and partnerships meet their commercial and investment real estate goals for over 25 years. Their expertise in the DeKalb market area is inestimable in evaluating area investment, expansion, relocation and development.

For further information contact:

Steve Milner, CCIM/SIOR	Broker/Owner
Ruthanne Trunda, CCIM/CPM	Broker/Associate
Denise Weinmann, CCIM	Associate
Steve Vidmar	Associate

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## CONFIDENTIALITY AND CONDITIONS AGREEMENT

Acceptance hereof is acknowledgment that the Market Report was prepared solely for the use of prospective purchasers in determining their intention with respect to the potential of acquisition of the property located at **1710 DeKalb Avenue, Sycamore, Illinois.**

Any sketches, plats, or drawings included in this Market Report are included to assist the reader in visualizing the property. Milner & Associates, Inc. has made no survey of the property or properties referenced in this report.

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**PROPERTY INFORMATION:**

**1710 DeKalb Avenue, Sycamore, IL 60178**

Location: This restaurant site is located on the east side of Illinois Route 23/DeKalb Avenue, approximately 4 1/2 miles north of Bethany Road in Sycamore.

Access: The property has two curb cuts. The primary access would be via Illinois Route 23 or DeKalb Avenue. The property is located minutes from the Peace Road exit off Interstate 88. (Please refer to enclosed map for additional details.)

Zoning: C-2 Commercial.

Average Daily Traffic Count: 20,600

Trade Area: Within the immediate vicinity is McDonald's, Pizza Hut, KFC, and Portillo's. This site is within the immediate area of the new 800-employee Kishwaukee Hospital, the new DeKalb Clinic, Northern Illinois University satellite classrooms and offices, Single family housing, restaurants, and banking are also located nearby.

Demographics: Within a 5 mile radius:

Total population	72,806
Median age	27.7
Ave. household income	\$61,808
Per capita income	\$23,528
Daytime employees	26,045
Total businesses	2,219

Site Specifics: This restaurant site is approximately 1.03 acres. The building, a former Burger King, is approximately 3,000 square feet.

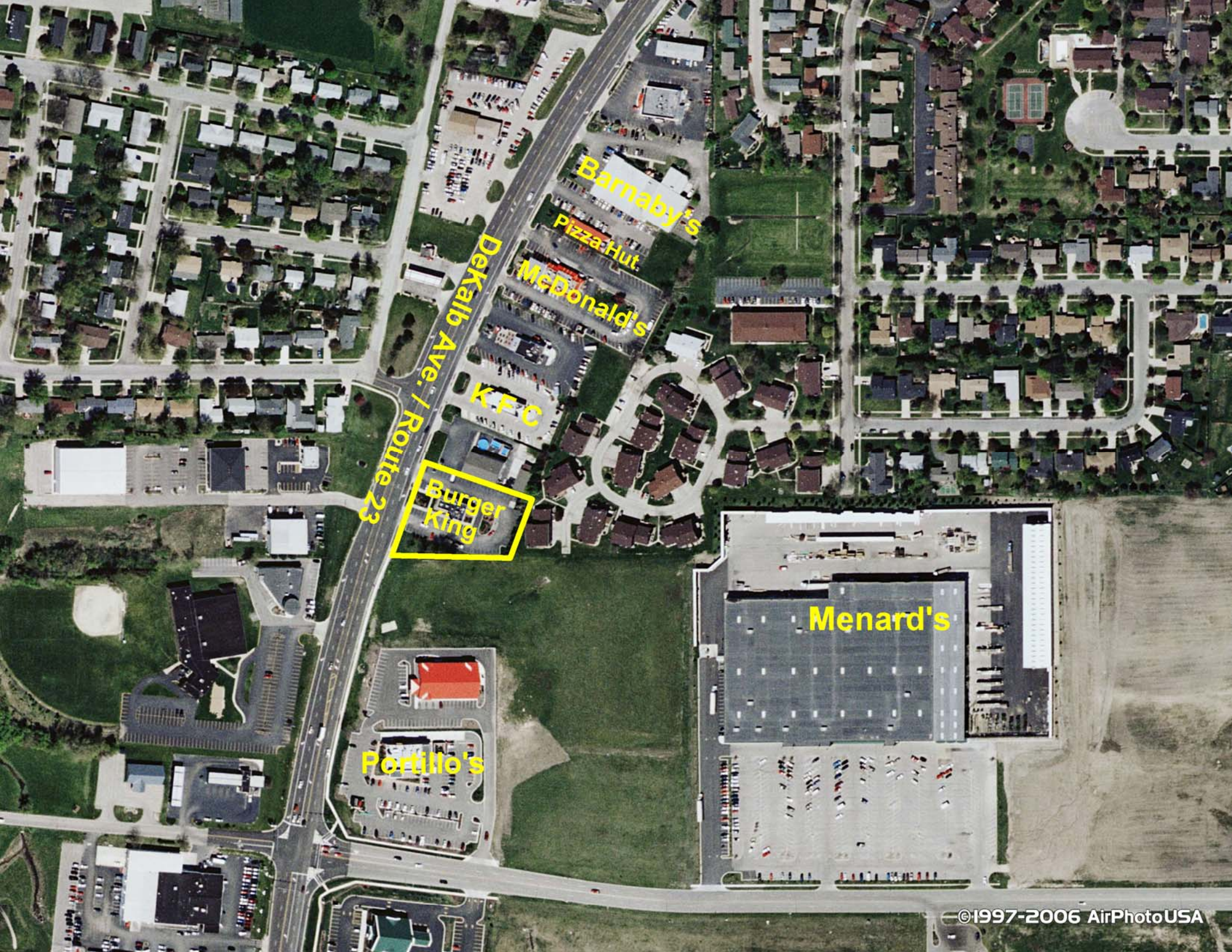
Topography: The topography is level.

Parking: There are 74 parking places and 2 handi-capped spaces.

Year Built:	1988
Building Description:	The exterior of the building is a mixture of brick, wood, and atrium glass. The roof is a combination of shingles and flat roof. This restaurant seats approximately 76 people using standard booths and tables and chairs.
Drive-Thru:	There is a full service drive-thru facility at the restaurant.
FF&E:	The FF & E includes tables, chairs, and booths in the seating area. In the kitchen there are two free-standing sinks, exhaust hood, fryers, food conveyor, multiple shelving units, and walk-in cooler/freezer.
Lighting:	The lightening is fluorescent.
Heat & Air Conditioning:	The building has central heat and air conditioning.
Restrooms:	Men's and women's washrooms are ADA accessible.
Delivery Doors:	One (1) single service door to the rear of the building.
Water/Sewer:	City of Sycamore: (815) 895-4515
Electricity:	ComEd: (800) 334-7661
Gas:	Nicor: (888) 642-6748
Telephone:	Verizon: (800) 483-5000
<b>Lease Rate:</b>	<b>\$6,000.00/nnn</b>
<b>Real Estate Taxes &amp; CAM: Pin # 08-01-451-019</b>	<b>\$2,000.00/monthly</b>



FOR LEASE  
Milner  
REAL ESTATE



Dekalb Ave / Route 23

Barnaby's

Pizza Hut

McDonald's

KFC

Burger King

Portillo's

Menard's

# 1710 DeKalb Avenue - Sycamore

