

**PRAIRIEFIELD CENTER
610 & 630 PLAZA DRIVE
SYCAMORE, ILLINOIS**

MILNER & ASSOCIATES
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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.

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CONFIDENTIALITY AND CONDITIONS AGREEMENT

Acceptance hereof is acknowledgment that the Market Report was prepared solely for the use of prospective lessors in determining their intention with respect to the potential of acquisition of the property located at **610 & 630 Plaza Drive, 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 – 610 & 630 PLAZA DR., SYCAMORE

Location: The Plaza Drive Shopping Center (a.k.a. Prairiefield Centers) is located at 610 & 630 Plaza Drive, Sycamore, IL. This center is located ¼ mile north of the intersection of Route 23 and Plaza Drive.

Access: Primary access is from Plaza Drive via the stoplight intersection at Route 23 and Plaza Drive. There are two curb cut accesses on Plaza Drive which offers access to both buildings. Please refer to the enclosed aerial map.

Traffic Count: The average daily traffic count for the intersection of Plaza Drive and Route 23 is 17,100.

Trade Area: This center is visible from Route 23 and is surrounded by neighbors such as Farm & Fleet, Taco Bell, Walgreen's, Culver's, Sycamore High School, and other office, retail, and service related businesses.

Shopping Center Size: The center consists of two masonry brick buildings. 610 Plaza Drive consists of 6,668 square feet and contains 4 suites ranging in size from 1,200 to 1,593 square feet. 630 Plaza Drive consists of 11,090 square feet and contains 8 suites ranging in size from 1,230 to 2,310 square feet.

Available suites:

610 Plaza Drive

Suite #2 = 1,200 square feet.

(Former Chiropractic Office).

Suite #4 = 1,593 square feet.

(Former Fireplace Showroom).

630 Plaza Drive:

Suite #1 = 1,620 square feet.

(Former Real Estate Office).

Suite #5 = 1,250 square feet.

(Former Hot Dog & Deli).

Minimum Square Footage Available:	1,200 square feet.
Maximum Square Footage Available:	1,593 square feet.
Tenant Roster:	Join American General Finance, China Inn, Countywide Home Loans, Fox Title, Rosati's Pizza, and Women's Institute of Cosmetic surgery.
Signage:	Each unit will have its own designated space on the two-sided free-standing pylon located on Route 23. Signage is also permissible on the front of each unit. Cost of signage is the tenant's responsibility. Signage must conform to the City of Sycamore's codes.
Build-out Allowance:	On a case-by-case basis, at owner's discretion
Net Rate:	\$14.00 per square foot
CAM and Real Estate Taxes:	\$4.00 per square foot
Utilities:	<p>Water/Sewer: City of Sycamore (815) 895-2548</p> <p>Electric: ComEd (800) 334-7661</p> <p>Natural Gas: Nicor (888) 642-6748</p> <p>Telephone: Verizon (800) 483-4600</p>
City of Sycamore Web Site:	www.cityofsycamore.com



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FIREPLACES

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OR
OTHER
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China Inn

TOMMY'S PIZZA

DELI & DOGS

BURTON ENTERPRISES

BURTON ENTERPRISES

AMERICAN GENERAL

AMERICAN GENERAL

Peace Rd.

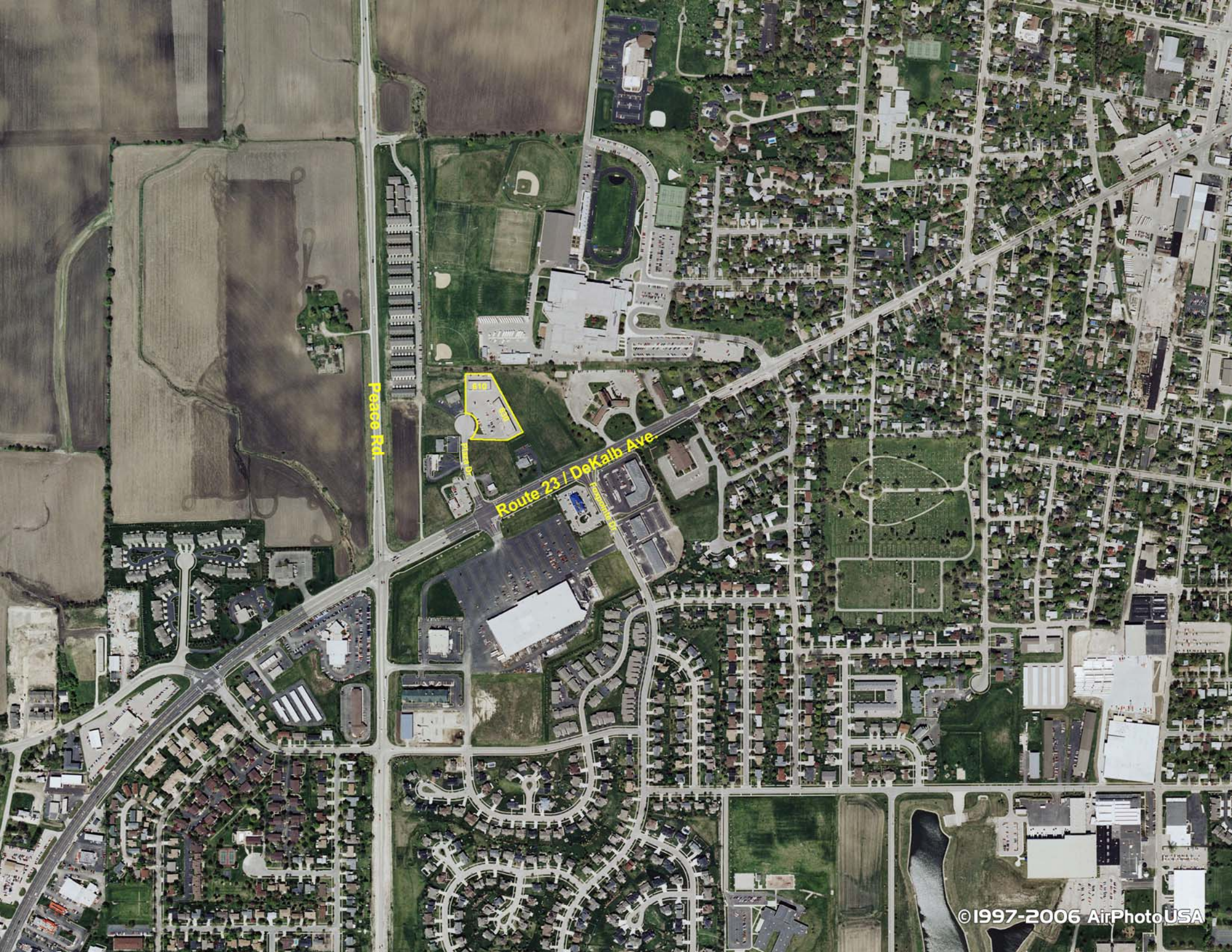
Plaza Dr.

Route 23 / DeKalb Ave.

Foxpointe Dr.

610

630



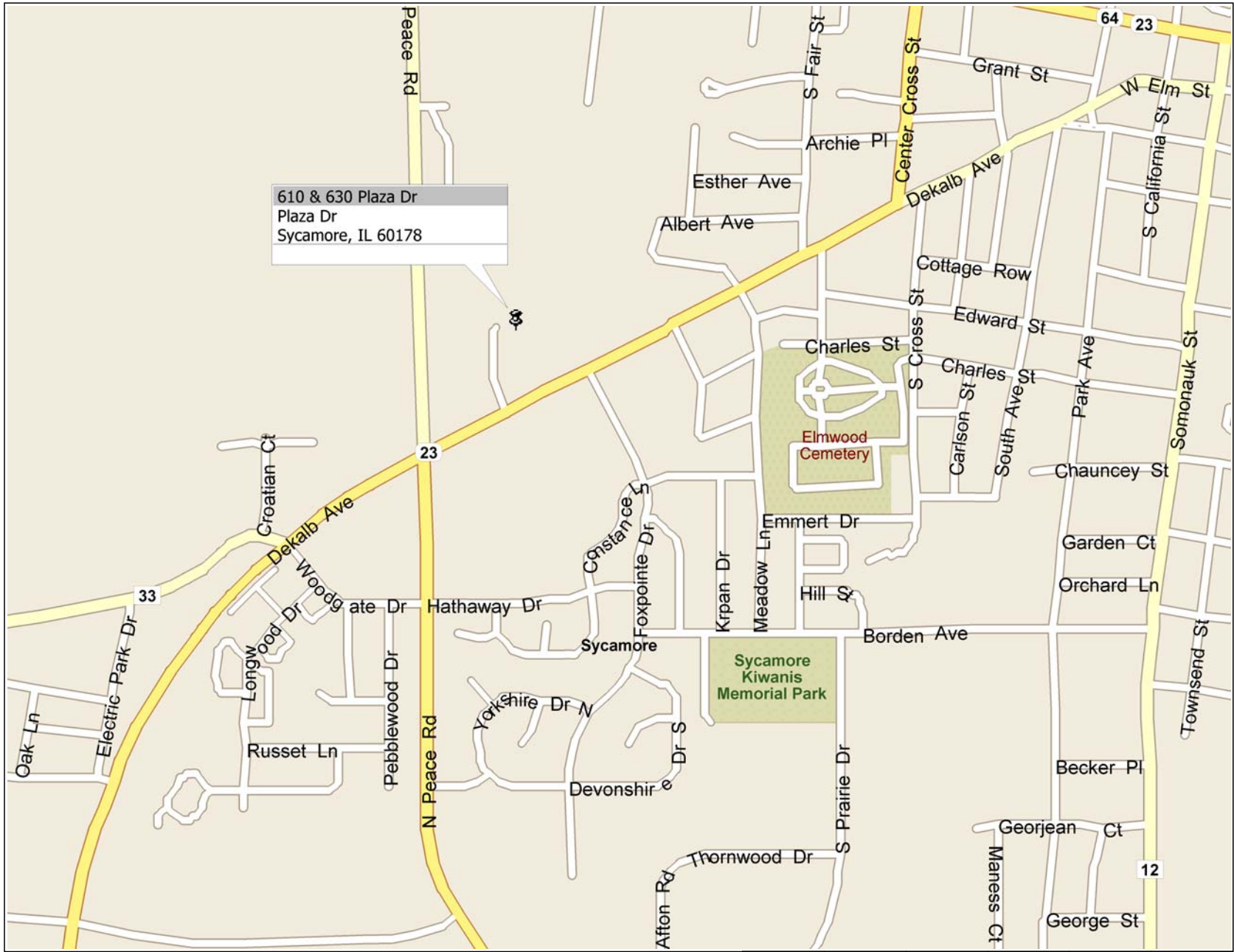
Peace Rd

810

Route 23 / DeKalb Ave.

Paces Rd

610 & 630 Plaza Dr - Sycamore



610 & 630 Plaza Dr
Plaza Dr
Sycamore, IL 60178

DeKalb County, Illinois

