

**FOXPOINTE ANNEX CENTER**  
**760 FOXPOINTE 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 lessees in determining their intention with respect to the potential of acquisition of the property located at **Foxpointe Annex Center**, 760 Foxpointe 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 – FOXPOINTE ANNEX CENTER at 760 FOXPOINTE DR.**

Location:	Foxpointe Annex Center is located on the East side of Foxpointe Drive 1/4 mile South of the intersection of Route 23 (aka DeKalb Avenue) and Foxpointe Drive in Sycamore, Illinois.
Access:	This shopping center has two curb cuts to access the center. Both access points are located on Foxpointe Drive.
Traffic Count:	The average daily traffic count for the intersection of Route 23 and Foxpointe is 16,900 cars.
Site Description:	This improved parcel has approximately 236' of frontage on Foxpointe Drive.
Building Size:	The center contains a total of 11,602 square feet and can be divided into 7 units. Please refer to rendering enclosed.
Occupancy:	The center is enclosed and ready for additional tenant buildout as required.
Trade Area:	This center is located within the city limits of Sycamore and is considered to be in a high growth area.
Minimum Square Footage Available:	1,100 square feet; however an average suite would measure 26 feet wide by 60 feet deep.
Maximum Square Footage Available:	11,602 square feet.
Sale Price:	<b>\$130.00 per square foot.</b>
Net Rate:	<b>The lease rate is \$11.00 per square foot NNN if 5 years or more The lease rate is \$11.50 per square foot NNN if less than 5 years</b>

CAM and Real Estate Taxes: \$ 4.30 per square foot

Build Out Allowance : Subject to negotiations.

Utilities:

**Water/Sewer:**

City of Sycamore (815) 895-2548

**Electric:**

Com Ed (800) 334-7661

**Natural Gas:**

Nicor (888) 642-6748

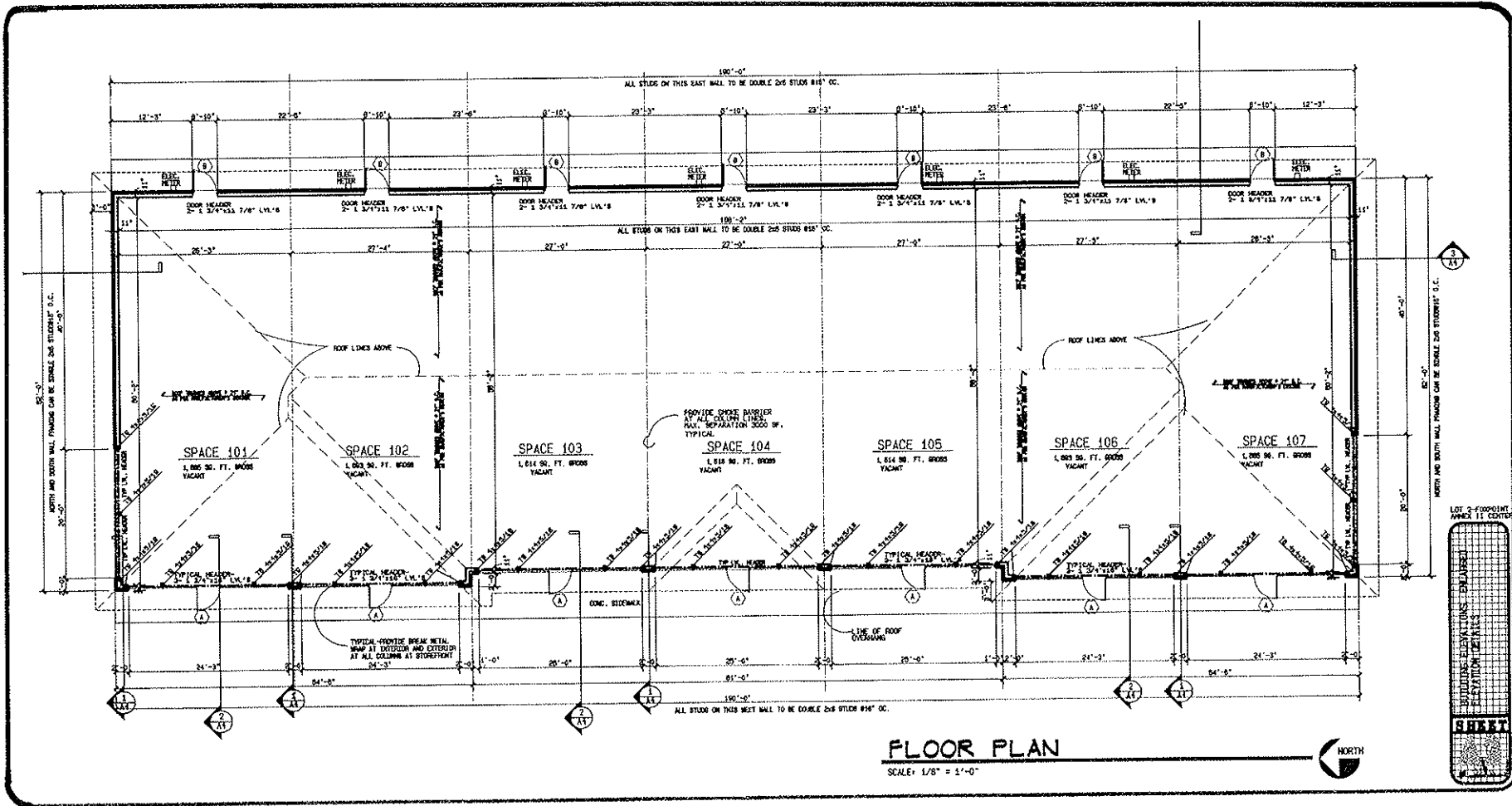
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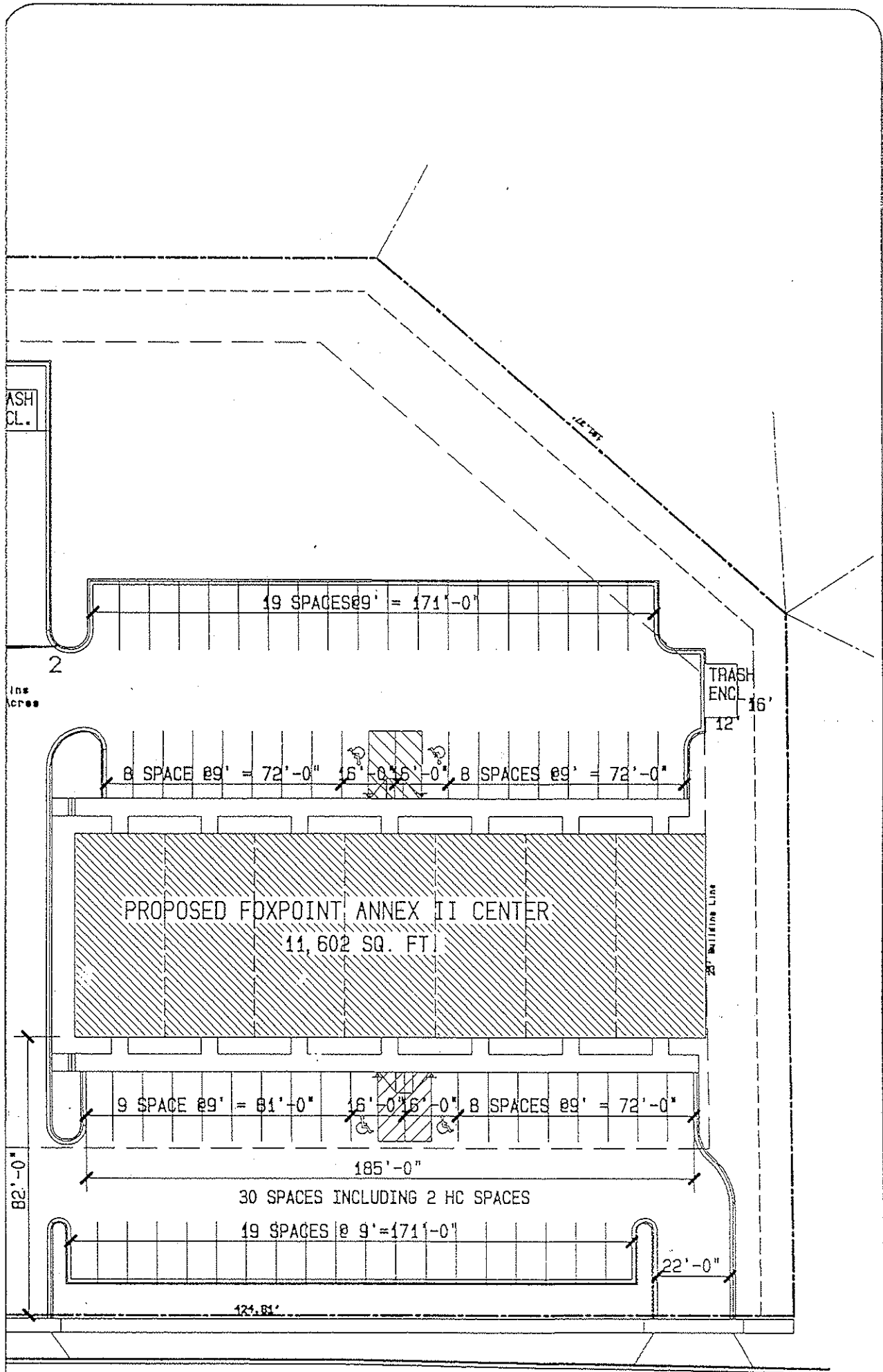
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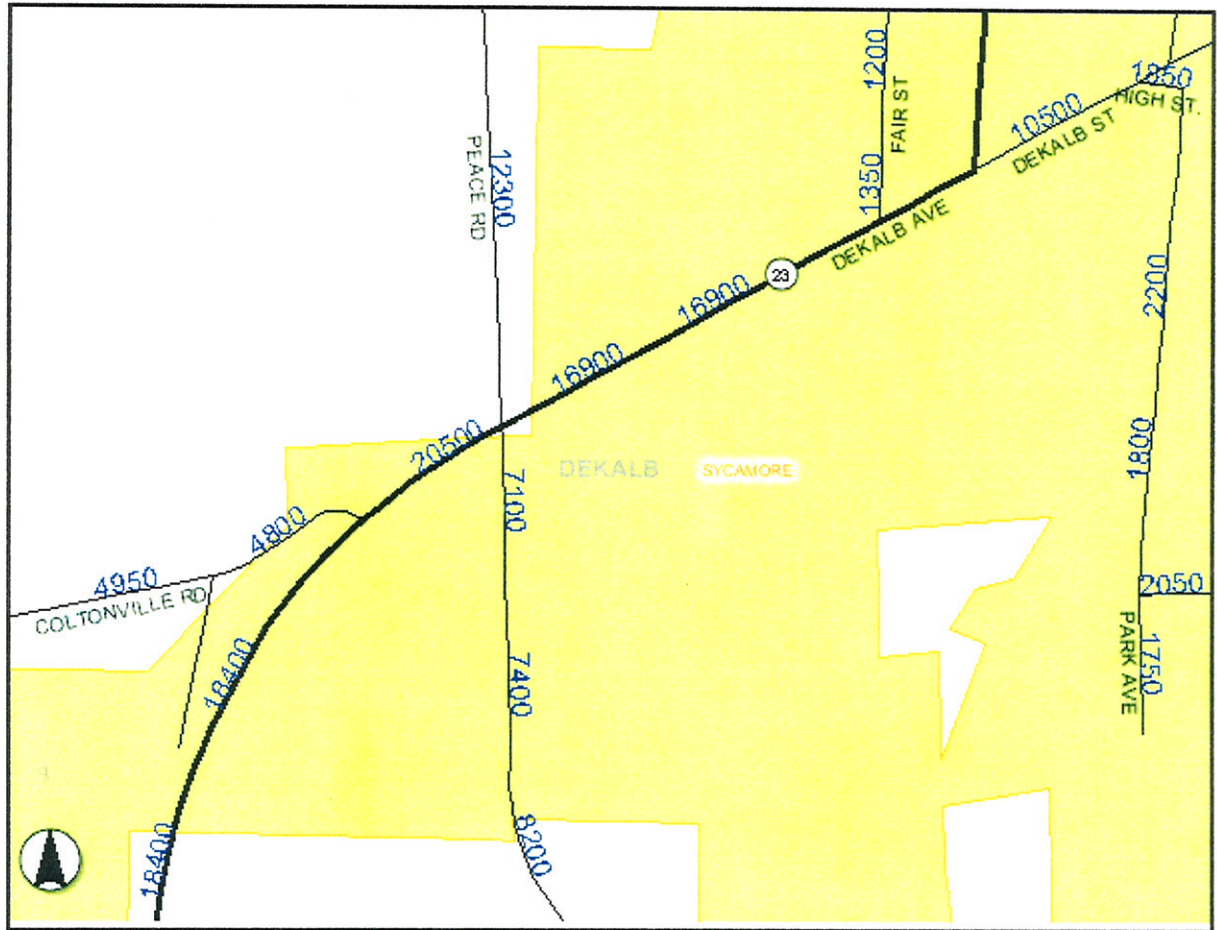


SEE CIVIL SITE PLAN FROM OTHERS FOR EXACT DIMENSIONS



# Illinois Department of Transportation

Annual Average Daily Traffic



**Annual Average Daily Traffic**  
Map Created On: March 3, 2006

- Selected Features
- Marked Routes
  - US Routes
  - Illinois Routes
  - Interstates
- 1200 AADT Counts
- Cities
- County Boundaries
- IDOT Districts

# Foxpointe Annex



# DeKalb County, Illinois

