

PRIME RETAIL
2211 SYCAMORE ROAD
DEKALB, 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 purchasers in determining their intention with respect to the potential of acquisition of the property located at **2211 Sycamore Road, DeKalb, 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: 2211 SYCAMORE ROAD, DEKALB, IL

Location: 2211 Sycamore Road (aka Route 23)
DeKalb, Illinois 60115

Site: This site is located on the north side of Sycamore Road approximately ¼ mile east of the 4-way stop light intersection to Super Wal-Mart & Lowe's.

Access: Primary access is via two cuts located on Sycamore Road.

Trade Area: This highly visible location is in the immediate vicinity of a 202,000 square foot Wal-Mart Supercenter, a 125,000 square foot Lowe's, a newly expanded and reopened Target Center, as well as T. J. Maxx, Kohl's, Best Buy, GKC Theater, MC Sports, and national restaurants and banking facilities.

Year Built: The building was constructed in 1965.

Building Description: This building consists of a 19,600 square foot main floor and a 19,600 square foot lower level. The exterior is brick / block frame and masonry. The foundation is poured concrete. The roof is flat corrugated metal sheeting with a hot tar and glazing rubber cover.

Building Measurements: The building is approximately 200 feet wide by approximately 98 feet deep.

Total Acreage: The lot consists of 1.88 acres. (See enclosed plat of survey)

Parking: There are adequate parking stalls for a retail application.

Floor Plan: There is a small office located on the main floor with the majority of the floor being used as showroom. The lower level is primarily warehouse and storage.

Restrooms:	There are a total of two non-ADA restrooms.
Ceiling Height:	The ceiling height is 10' with 2 x 4 drop ceiling tiles.
Overhead Door:	There is one overhead door located in the lower level.
HVAC:	The main floor has central air and gas forced heat. The lower level has suspended gas heaters.
Water:	The building's water is supplied by well. The City of DeKalb's water is contiguous to the site.
Fire Protection:	The building has a wet sprinkler system which is currently not in service.
Electrical:	The building is supplied with a 400 amp service.
Lighting:	The lighting is both fluorescent and incandescent.
Environmental:	A Phase 1 Environmental was conducted on June 25, 2003, and is available upon request.
Flood Map:	Zone C
Zoning:	GC, General Commercial District.
Appraisal:	An Appraisal dated July 14, 2003, is on file.
Real Estate Tax I. D. :	#08-12-376-005
Real Estate Taxes:	Total taxes for 2008 = \$22,210.98

Utilities:

.....Water/Sewer:

City of DeKalb

(815) 748-2050

.....Electricity:

Com Ed:

(800) 334-7661

.....Gas:

Nicor:

(888) 642-6748

.....Telephone/Cable:

Verizon:

(800) 483-5000

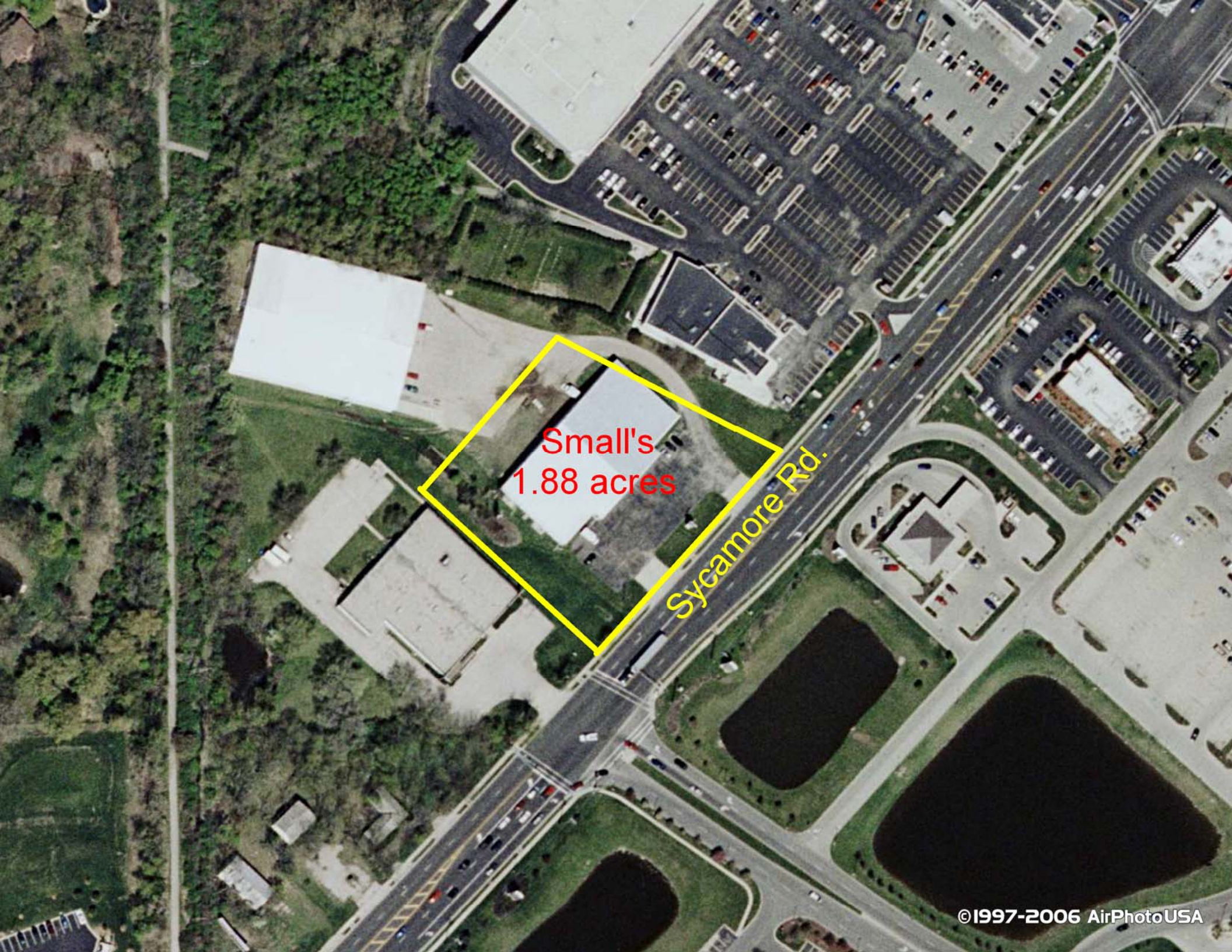
ASKING PRICE:

\$1,600,000.00



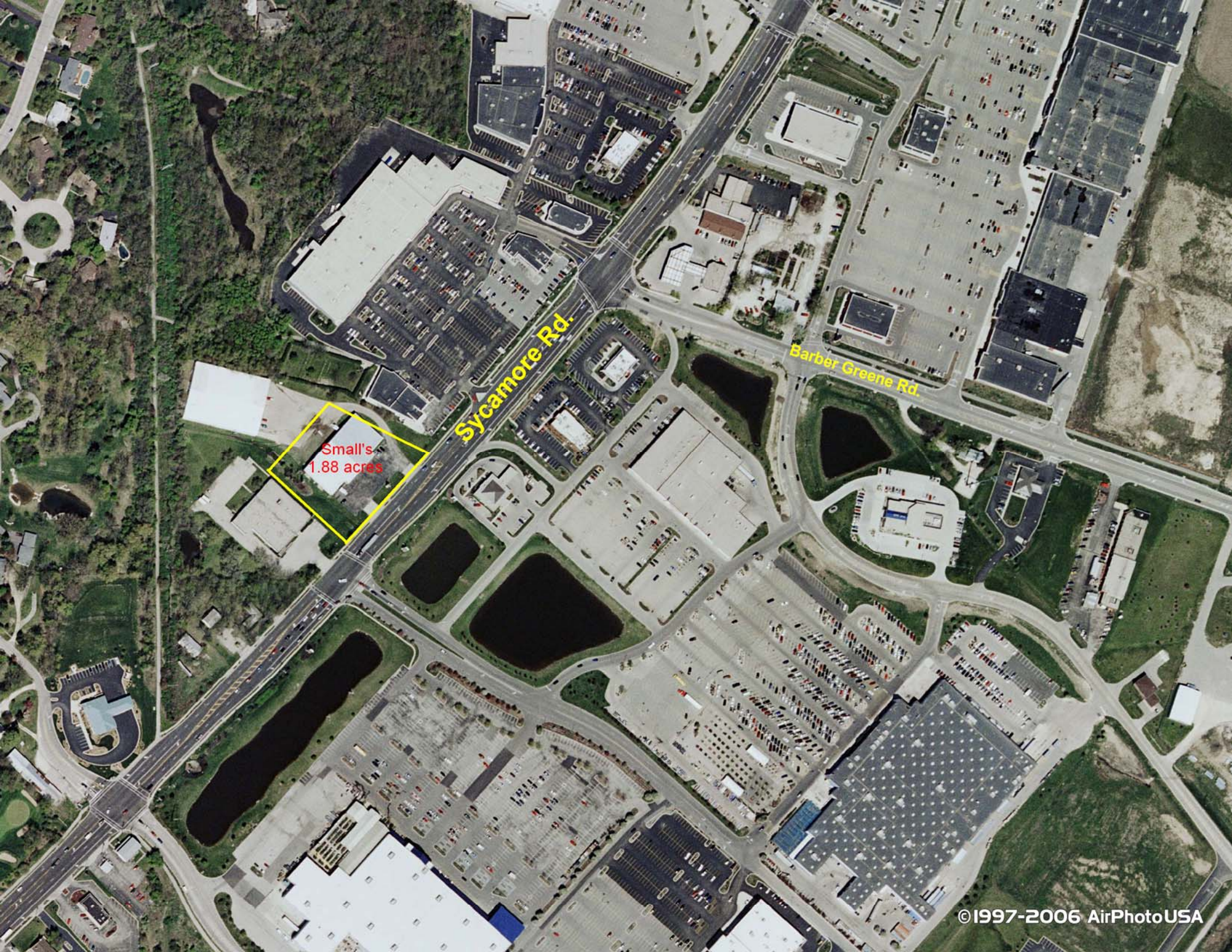
FURNITURE
CITY

RETHINK ANY Sale



Small's
1.88 acres

Sycamore Rd.

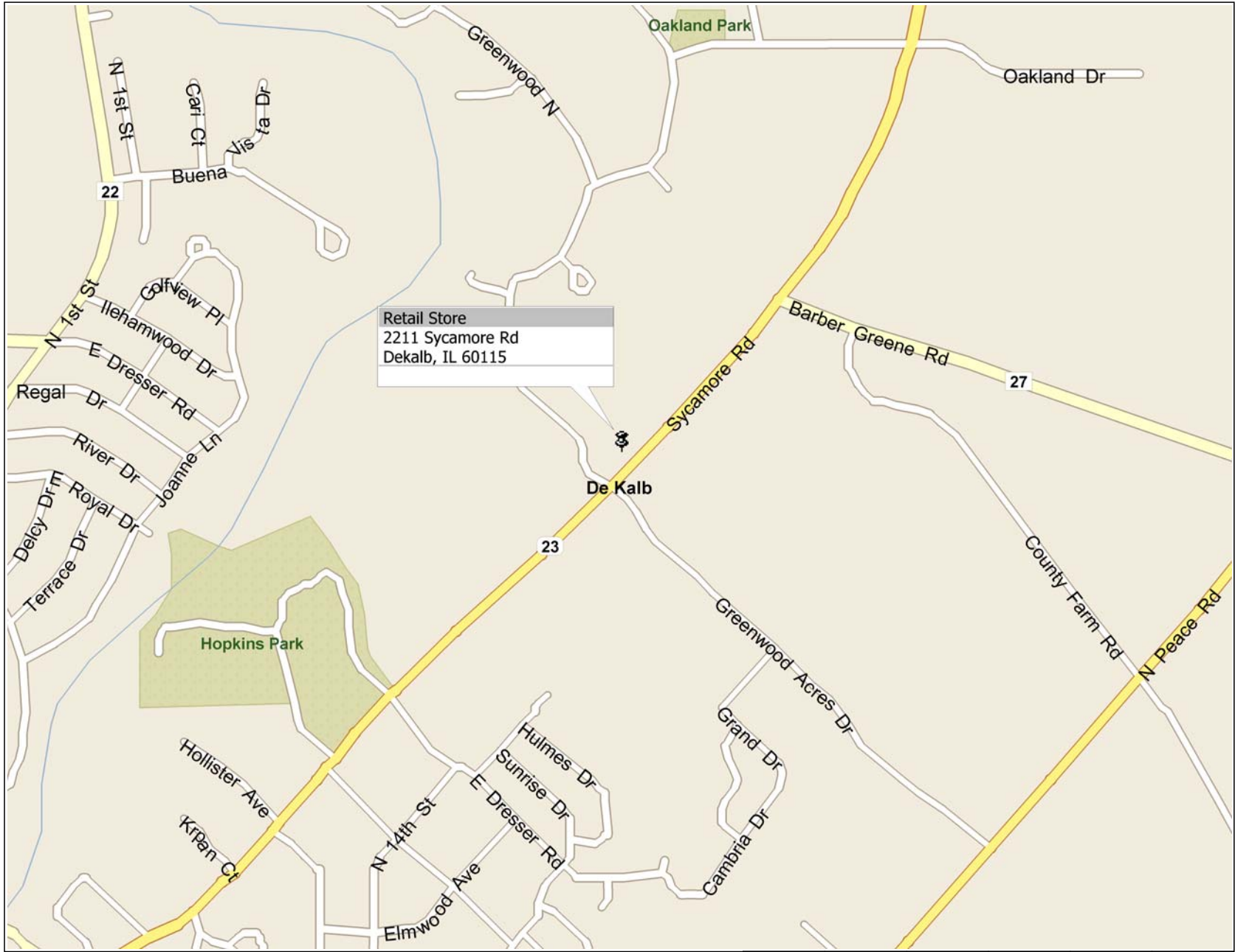


Sycamore Rd.

Barber Greene Rd.

Small's
1.88 acres

2211 Sycamore Road - Small's



DeKalb County, Illinois

