

Vernick & Associates Ltd.

# OUTLOT FOR SALE

## BLAINS FARM & FLEET

Sycamore, Illinois - 1.09 Acres



For more information, contact:  
**Vernick & Associates Ltd.**

Kevin Vernick  
President  
Phone: 773.327.0620  
Fax: 773.327.0622  
Cell: 773-398-3888  
kvernick@vernickassociates.com

Brandon Ricciardi  
Phone: 773.327.0618  
Fax: 773.327.0622  
Cell: 847.372.4521  
bricciardi@vernickassociates.com

NEC Peace Rd. & Illinois Hwy 23  
Sycamore, Illinois

- 17,100 ADT along Hwy 23 in front of Blain's Farm & Fleet
- Strategically located along a strong and expanding retail and industrial trade corridor.
- Sycamore is the county seat of DeKalb County; located approximately 58 miles west of Chicago
- 1.09 Acres of visible land available along Hwy 23

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

Vernick & Associates Ltd.

Vernick & Associates Ltd.

# OUTLOT FOR SALE

## BLAINS FARM & FLEET

Sycamore, Illinois - 1.09 Acres



### Demographics (Estimated 2009)

Miles	1	3	5
Population	1,780	15,932	25,654
Total Housing Units	602	5,913	9,546
Average Household Inc.	\$95,815	\$77,964	\$76,311

**For more information, contact:**

Kevin Vernick  
 President  
 Phone: 773.327.0620  
 Fax: 773.327.0622  
 Cell: 773.398.3888  
 kvernick@vernickassociates.com

Brandon Ricciardi  
 Phone: 773.327.0618  
 Fax: 773.327.0622  
 Cell: 847.372.4521  
 bricciardi@vernickassociates.com

