

# 2 EDWARD 2 STREET 5 SYCAMORE, IL



2.98 Acre Development Opportunity



# CONTACTS

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## Investment Advisory

### **Tom Kirschbraun**

International Director

312.560.6915

Thomas.Kirschbraun@jll.com

### **Dan Reynolds**

Managing Director

312.228.2437

Dans.Reynolds@jll.com

### **Jack Hubbard**

Associate

312.228.2249

Jack.Hubbard@jll.com

### **Anna Richardson**

Analyst

262.339.7877

Anna.Richardson@jll.com

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# 2 EDWARD 2 STREET 5 SYCAMORE, IL





# EXECUTIVE SUMMARY





# Executive Summary

**Jones Lang Lasalle Americas (Illinois), L.P. ("JLL")**, on behalf of ownership, has been exclusively retained to offer for sale to qualified investors the opportunity to acquire fee simple interest in a high-profile development opportunity located at 225 Edward Street in Sycamore, Illinois ("The Property"). The Property will be sold through an absolute auction process occurring in early 2025.

The Property includes the Kindred Hospital Sycamore building, two ancillary buildings, and a parking lot on Edward Street. Sycamore is located in Dekalb County, approximately 60 miles west of Chicago and is ranked as one of the best places to live and raise a family in America. Sycamore is the county seat of Dekalb County.

The Property encompasses 2.98 acres of land with a combined building area of 67,585 square feet, comprising the main hospital, office, and maintenance/storage facility. Majority of the Property is zoned for Schools/Public Parks/Institutional & Public Uses, with a small portion zoned for Two Family Residential.

## INVESTMENT HIGHLIGHTS

**Prime 2.98-Acre  
Development Opportunity**

**Sycamore Ranked in Top 20% of  
Best Places to Live in America**

**Proximity to Highly  
Regarded K-12 Schools**







# 2 EDWARD 2 STREET 5 SYCAMORE, IL





# PROPERTY & ZONING OVERVIEW





# Property & Zoning Overview

## PROPERTY FUNDAMENTALS

Address	225 Edward Street		
Municipality	Sycamore, DeKalb County		
Mayor	Steve Braser		
Tax PINs	06-32-337-011, 06-32-377-012, 06-32-451-003, 06-32-451-004, 06-32-452-009		
Existing Use	Long-Term Acute Care Hospital Plus Two Ancillary Buildings (Office & Maintenance/Storage)		
Current Zoning	Schools/Public Parks/Institutional and Public Uses & Two Family Residential		
Land Area	129,892 square feet   2.98 acres		
Building Area	Single-Story Hospital: 55,385 sf Two-Story Office: 8,000 sf Maintenance/Storage: 4,200 sf <b>Total: 67,585 square feet</b>		
Real Estate Taxes ('23 paid '24)	PIN ending -011: \$13,705.38 PIN ending -012: \$13,182.68 PIN ending -003: \$6,600.94 PIN ending -004: \$81,043.10 PIN ending -009: \$4,527.42 <b>Total: \$119,059.52</b>		
School District	Sycamore Community School District 427		
Demographics	1-Mile	3-Mile	5-Mile
Population	8,686	22,514	44,748
Households	3,573	9,136	18,149
Median HH Income	\$69,821	\$81,740	\$72,523







### CONSTRUCTION DETAIL

<b>Number of Rooms / Beds</b>	36 Rooms / 69 Beds
<b>Year Built</b>	1949, 1980, and 1993
<b>Electrical Capacity</b>	800- and 2,000-amp, 120/208-volt, three phase
<b>HVAC system</b>	Central system of boilers, air handling units, and fan coil units with packaged and slit system units
<b>Structure</b>	Steel columns, concrete masonry unit (CMU) load bearing walls, metal deck on steel beams and joists
<b>Façade Composition</b>	Painted Exterior Insulation Finishing System (EIFS), brick masonry, metal panels
<b>Water Supply Piping</b>	Copper and galvanized
<b>Fire Suppression</b>	Wet-pipe sprinkler system, fire extinguishers
<b>Parking Area</b>	Asphalt pavement at grade
<b>Parking Space Count</b>	101

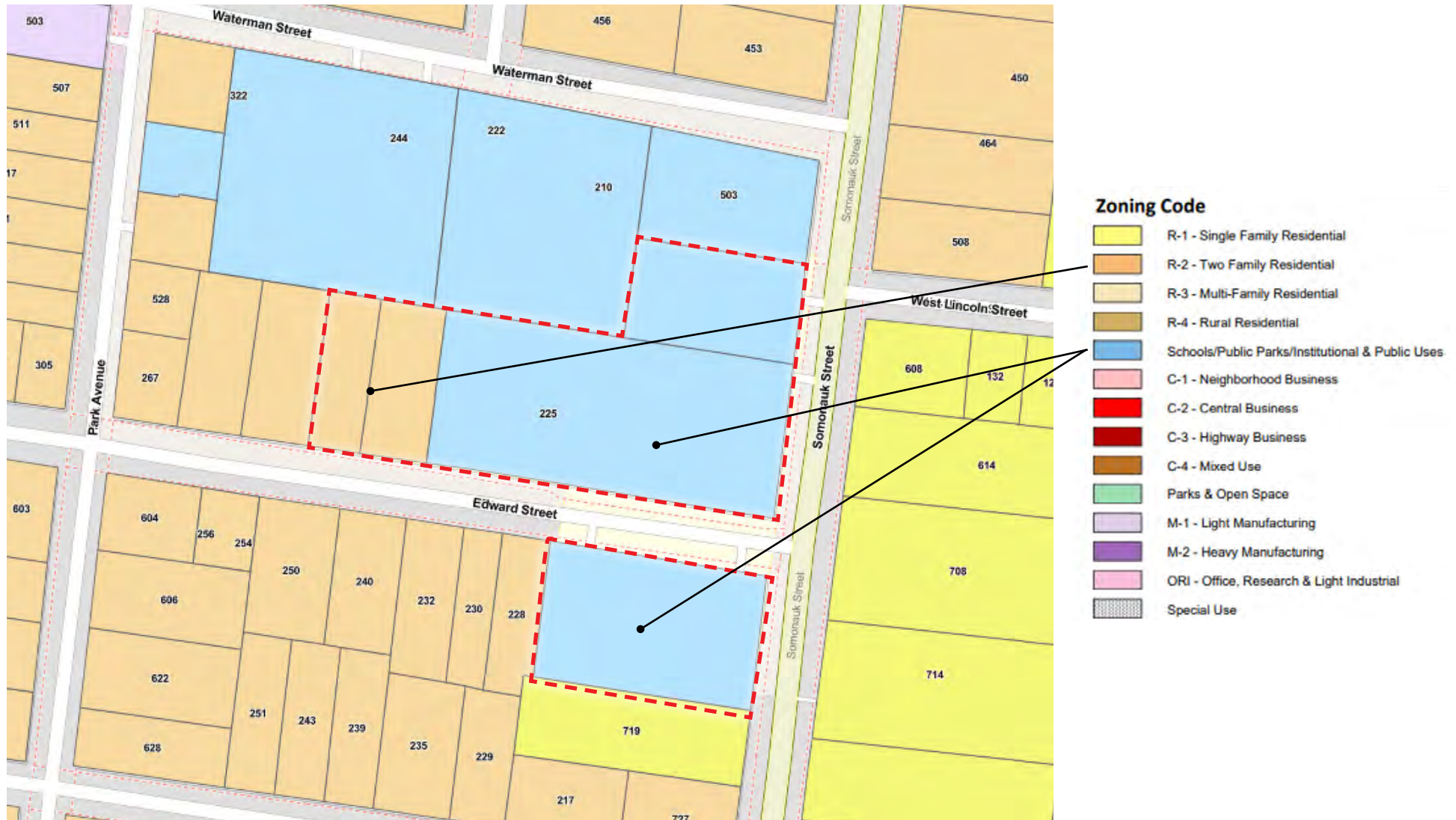




## ZONING OVERVIEW

225 Edward Street is predominately zoned for Schools/Public Parks/Institutional & Public Uses. However, approximately 0.44 acres on the southwest corner of the site is zoned R-2 for Two Family Residential. R-2 zoning is intended to provide standards for development of detached single-family residences and duplexes serviced by municipal water and sewer systems.

**Any redevelopment will have to engage with the Sycamore Zoning and Planning Division to determine new zoning and development standards.**









VIEW NORTHWEST FROM PARKING



VIEW NORTHWEST FROM SOMONAUK STREET





VIEW WEST FROM SOMONAUK STREET



VIEW OF EDWARD STREET ENTRANCE





# 2 EDWARD 2 STREET 5 SYCAMORE, IL





# MARKET OVERVIEW





# Market Overview

## CITY OF SYCAMORE

Located in Dekalb County, Sycamore is 60 miles west of Chicago and is easily accessible via Interstate 88. Ranked in the top 20% of best places to live in America, Sycamore offers a suburban feel known for its charming downtown area, historic buildings, and strong sense of community. Many young families reside in Sycamore for the above average school districts and park districts. 225 Edward Street is located within Sycamore Community School District 427 and has immediate access to a multitude of schools, many of which are ranked in the top 20% in the state by U.S. News & World Report.



**Top 20%**

**BEST PLACES TO RAISE  
A FAMILY IN AMERICA**

*Sources: Niche*

**Top 20%**

**BEST PLACES TO  
LIVE IN AMERICA**

**Top 30%**

**BEST PLACES FOR YOUNG  
PROFESSIONALS IN ILLINOIS**

**Top 20%**

**SCHOOLS IN  
ILLINOIS**













# NORTHERN ILLINOIS UNIVERSITY

Northern Illinois University (NIU) is a public college founded in 1895. NIU offers over 80 master's degrees and 60 academic majors for undergraduate students. The University is home to numerous athletic teams, competing in the NCAA Division 1 Mid-American Conference.

**15,504**

TOTAL ENROLLMENT

**64%**

OF STUDENTS LIVE  
OFF CAMPUS

**Top Ranked**

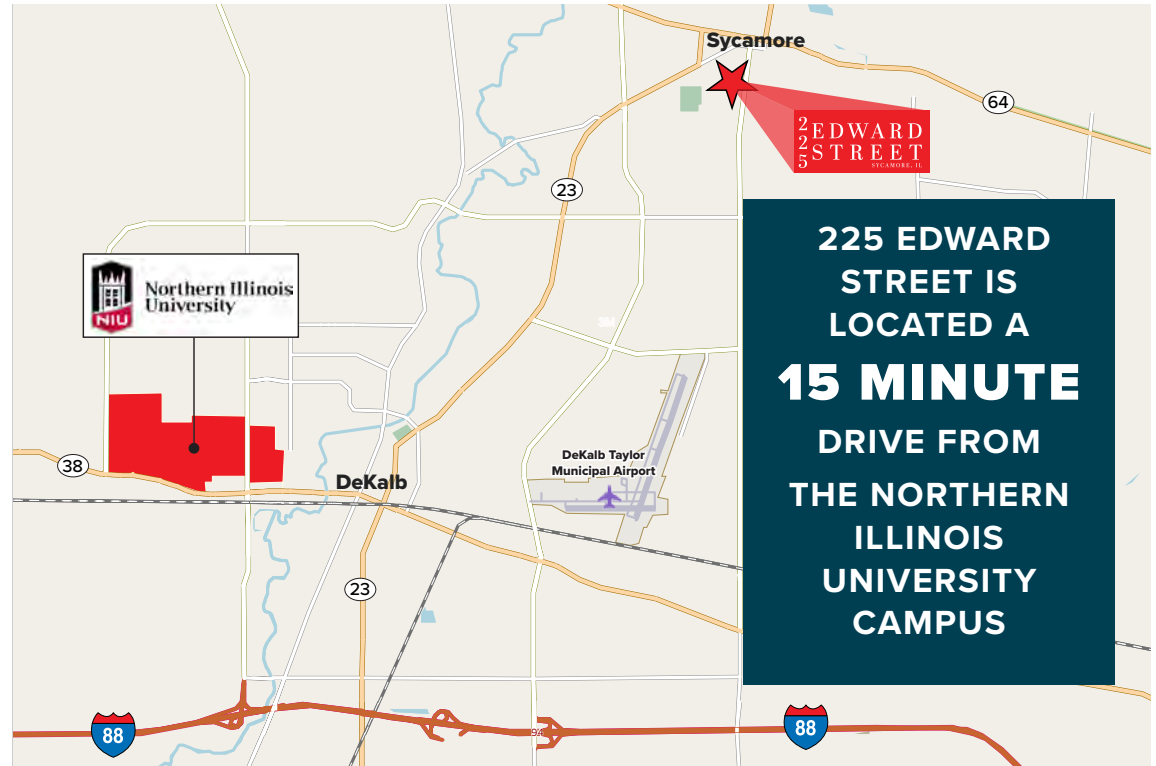
DIVISION OF PUBLIC  
ADMINISTRATION

**14:1**

STUDENT/  
FACULTY RATIO

**102+**

SPORTS TEAMS INCLUDING  
INTRAMURAL AND CLUBS







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