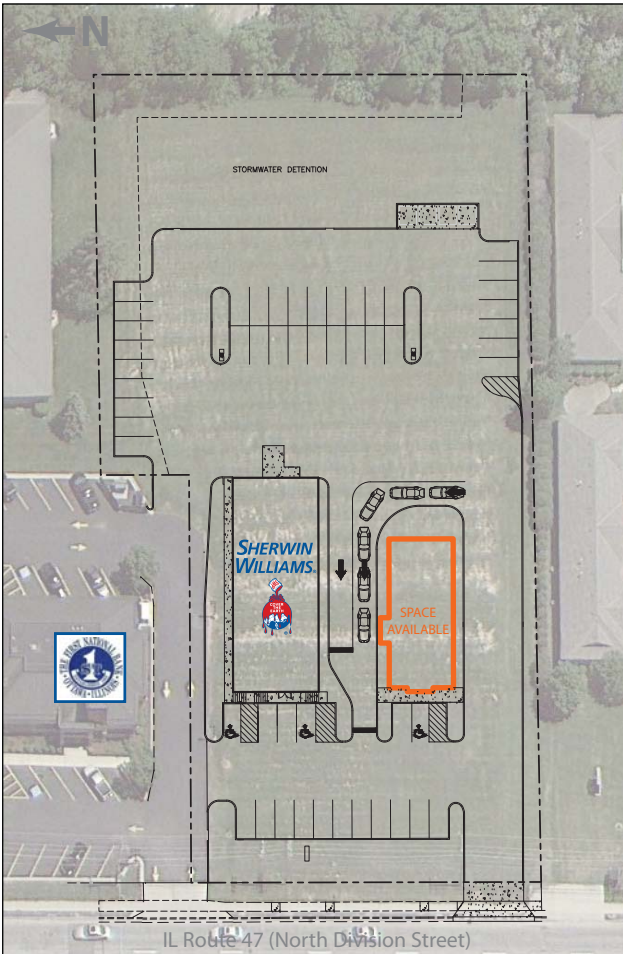


VERNICK & ASSOCIATES, LTD.

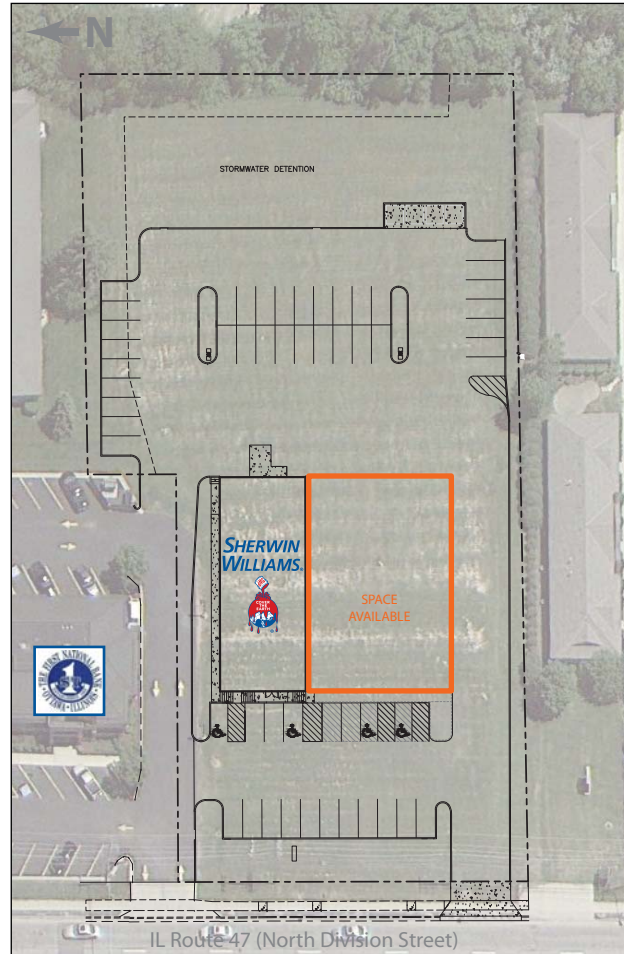
1747 NORTH DIVISION STREET, MORRIS, IL
Available for lease



Google earth



Option 1 - Drive through capable



Option 2 - Up to 6,800 SF of retail

Join the newest development in Morris, Illinois!

- > Zoned B-3, Commercial District
- > Up to 6,800 SF available, drive through capable
- > Morris, located in Grundy County, has the lowest sales tax in Illinois at 6.25%
- > Pylon signage available
- > Ideally situated south of the IL-47 & I-80 intersection, which is host to dozens of national retailers and is a direct route to Chicago, IL, located just an hour east
- > 30,000 AADT on Division St. (IL SR-47)
- > \$1 billion energy facility is planned for development less than 10 miles east of Morris, which plans to bring 500 jobs to the area during construction and is set to open in 2021.

DEMOGRAPHICS (2016 ESTIMATE)

Miles	3mi	5mi	10mi
Est. Population:	15,612	17,157	46,023
Est. Households:	6,272	6,834	16,416
Est. HH Income:	\$83,256	\$85,150	\$88,794