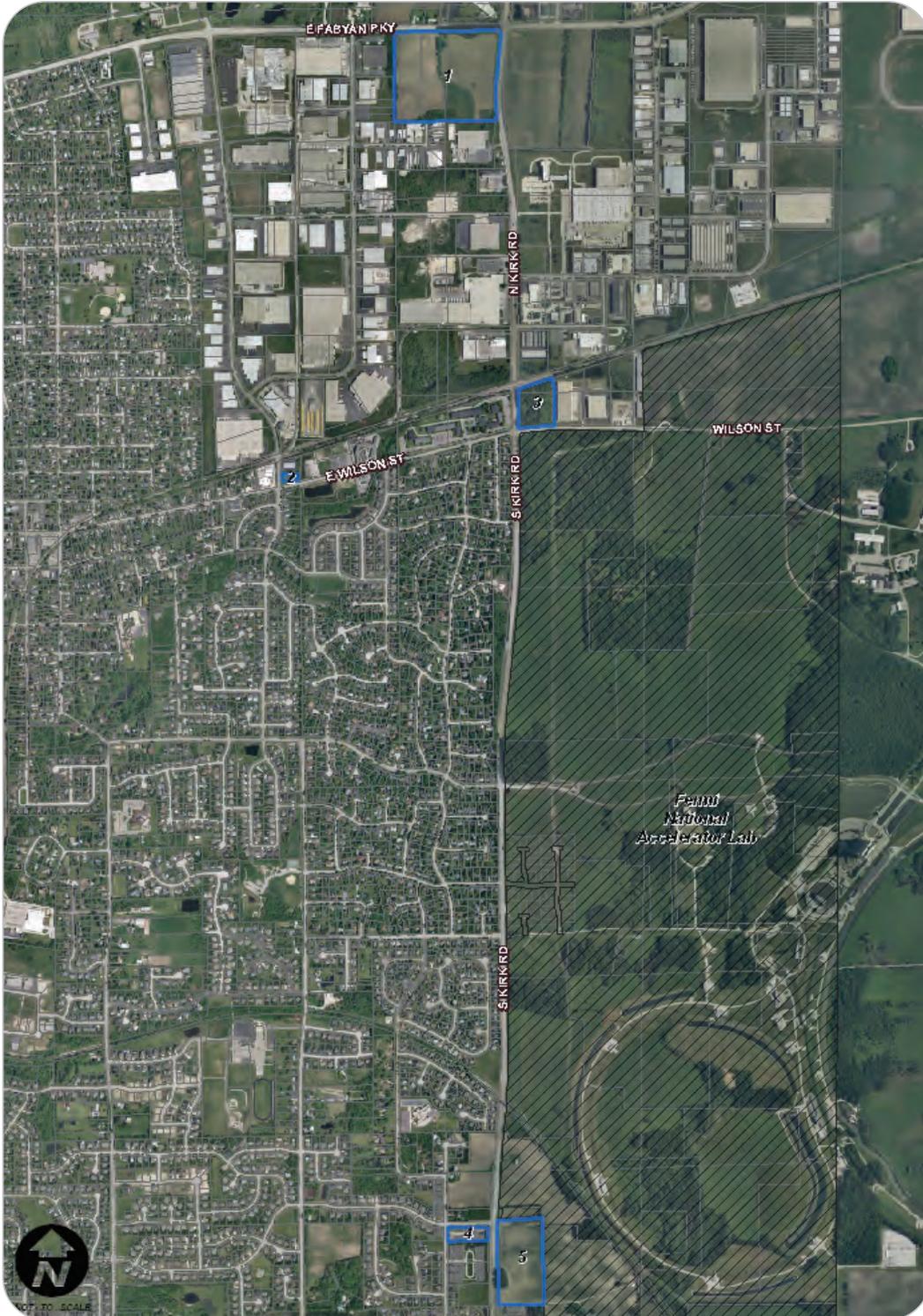


# Batavia

Where Tradition and Vision Meet

## Development Opportunities **KIRK ROAD**



# Batavia, Illinois

## AVAILABLE SITES – KIRK ROAD

As of October 2009

Site	Location	Size (approx)	Ownership	Projected Future Use
1	SW Corner Kirk Rd & Fabyan Pkwy	38.7 acres	Privately Owned	Retail/Commercial
2	NE Corner Raddant & Wilson St	11,698 sq ft divisible	Privately Owned	Retail/Commercial
3	NE Corner Kirk Rd & Wilson St	6.46 acres	Privately Owned	Retail/Commercial
4	SW Corner Kirk Rd & Wind Energy Pass	42,000 sq ft	Privately Owned	Retail/Commercial
5	SE Cornr Kirk Rd & Wind Energy Pass	18 acres	Privately Owned	Retail/Commercial

### Batavia Demographics\* Kirk Road and Fabyan Parkway

	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2014 Projection	6,004	51,222	185,434
2009 Estimate	5,204	45,961	169,486
<b>Income</b>			
2009 Est. Per Capita Income	\$30,066	\$34,078	\$33,290
2009 Est. Median HH Income	\$83,750	\$78,955	\$80,316
2009 Est. Average HH Income	\$91,509	\$95,194	\$98,935
<b>Households</b>			
2014 Projection	87	16,982	48,267
2009 Estimate	84	16,005	44,940

\*Source: Claritas

### Batavia Demographics\* Kirk Road and Butterfield Road

	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2014 Projection	6,004	51,222	185,434
2009 Estimate	5,204	45,961	169,486
<b>Income</b>			
2009 Est. Per Capita Income	\$33,928	\$31,152	\$27,660
2009 Est. Median HH Income	\$104,014	\$76,074	\$65,625
2009 Est. Average HH Income	\$113,018	\$91,393	\$82,397
<b>Households</b>			
2014 Projection	1,771	17,137	61,096
2009 Estimate	1,561	15,560	56,357

\*Source: Claritas

### Traffic Counts\*\*

<b>Kirk Road</b> (4 lanes)	35,600
<b>Fabyan Parkway</b> (4 lanes)	25,300

\*\*Source: Illinois Department of Transportation

### Traffic Counts\*\*

<b>Kirk Road</b>	34,100
<b>Butterfield Road</b>	17,400

\*\*Source: Illinois Department of Transportation

### Illinois' Best Small Town!



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