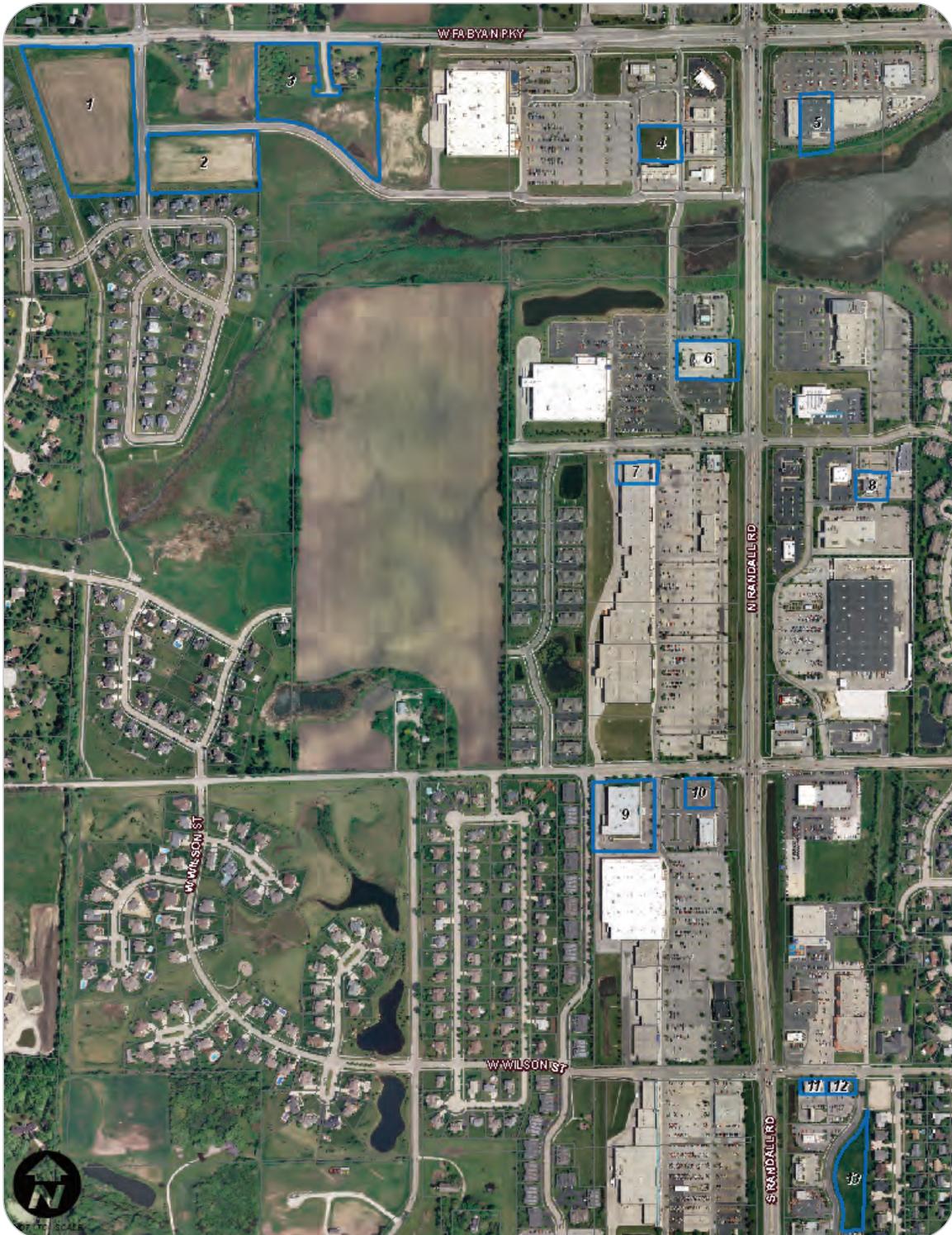


# Batavia

Where Tradition and Vision Meet

## Development Opportunities **RANDALL ROAD**



# Batavia, Illinois

## AVAILABLE SITES – RANDALL ROAD

As of October 2009

Site	Location	Size (approx)	Ownership	Projected Future Use
1	SW Corner of Fabyan Pkwy & Branson Dr	8.53 acres	Privately Owned	Retail/Office
2	SE Corner Branson Dr & South Dr	4.25 acres	Privately Owned	Retail/Commercial
3	Fabyan Pkwy	7.3 acres	Privately Owned	Retail/Commercial
4	Randall Rd in front of Wal-Mart	4,750 sq ft divisible	Privately Owned	Retail/Restaurant
5	1980 Fabyan Pkwy	44,000 sq ft divisible	Privately Owned	Retail/Commercial
6	521 N Randall Rd	6,500 sq ft	Privately Owned	Retail/Restaurant
7	451 N Randall Rd	15,330 sq ft	Privately Owned	Retail/Commercial
8	1890 Mill Street	4,776 sq ft	Privately Owned	Retail/Restaurant
9	165 N Randall Rd	42,500 sq ft	Privately Owned	Retail/Commercial
10	Wickes outlot	2,500 sq ft	Privately Owned	Retail/Restaurant
11	1978 W Wilson	5,757 sq ft	Privately Owned	Retail/Restaurant
12	1928 W Wilson	2,700 sq ft divisible	Privately Owned	Retail/Restaurant
13	132 Independence Drive	12,000 sq ft divisible	Privately Owned	Retail/Restaurant

### Traffic Counts\*\*

Randall Road	34,000
McKee Street	2,250

\*\*Source: Illinois Department of Transportation

### Batavia Demographics\*

#### Randall Road and McKee Street

	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	\$35,819	\$36,293	\$33,710
2009 Est. Median HH Income	\$77,167	\$88,937	\$78,808
2009 Est. Average HH Income	\$98,593	\$106,832	\$96,393
<b>Households</b>			
2014 Projection	2,753	18,735	41,075
2009 Estimate	2,513	17,129	37,638

\*Source: Claritas

### Illinois' Best Small Town!



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