265 W. Peace Rd.

Sycamore, IL

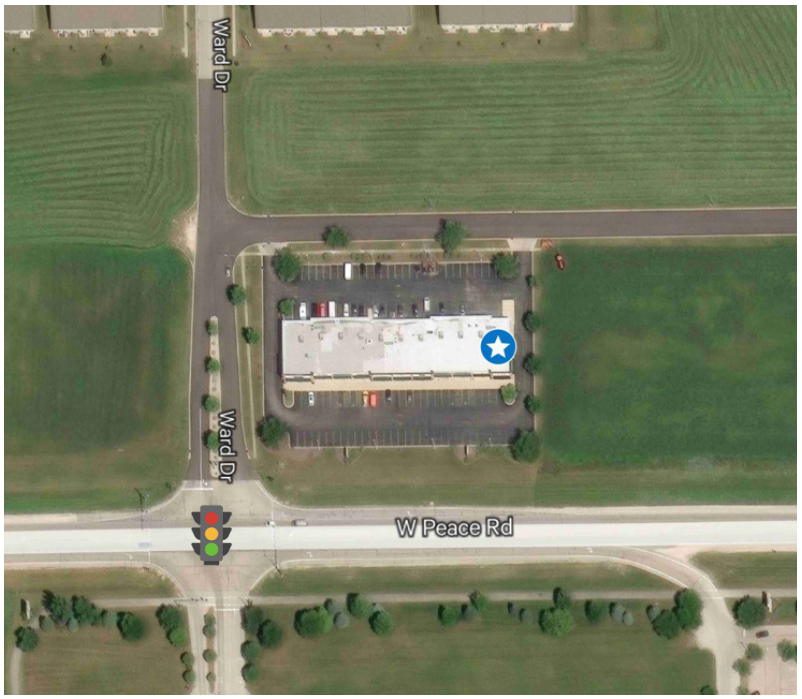


Property Highlights

+ 3,999 SF full-service restaurant with drive-thru
+ Located at signalized intersection of W. Peace Rd. and Ward Blvd.
+ Nearby retailers include Jewel-Osco, Starbucks, Casey's, Little Caesars, and McDonald's (coming soon)
+ 5.09/1,000 parking ratio

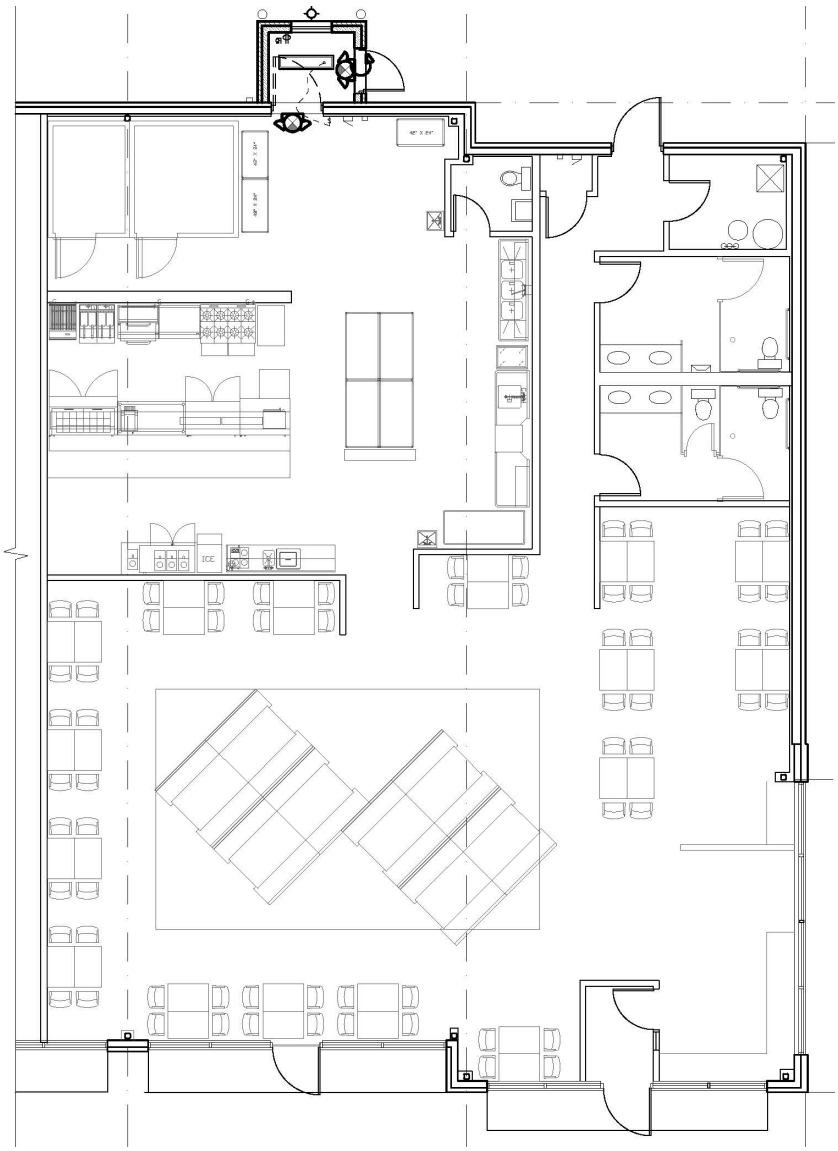
Demographics	1 Mile	3 Mile	5 Mile
Population	4,137	16,607	25,863
Households	1,511	7,102	10,699
Average Household Income	$169,384	$126,953	$124,952
Daytime Population	3,039	15,355	28.835

Traffic Counts	
W. Peace Rd.	12,100 VPD
Rte. 23	8,400 VPD



Restaurant with Drive-Thru
265 W. Peace Rd., Sycamore, IL

For Lease









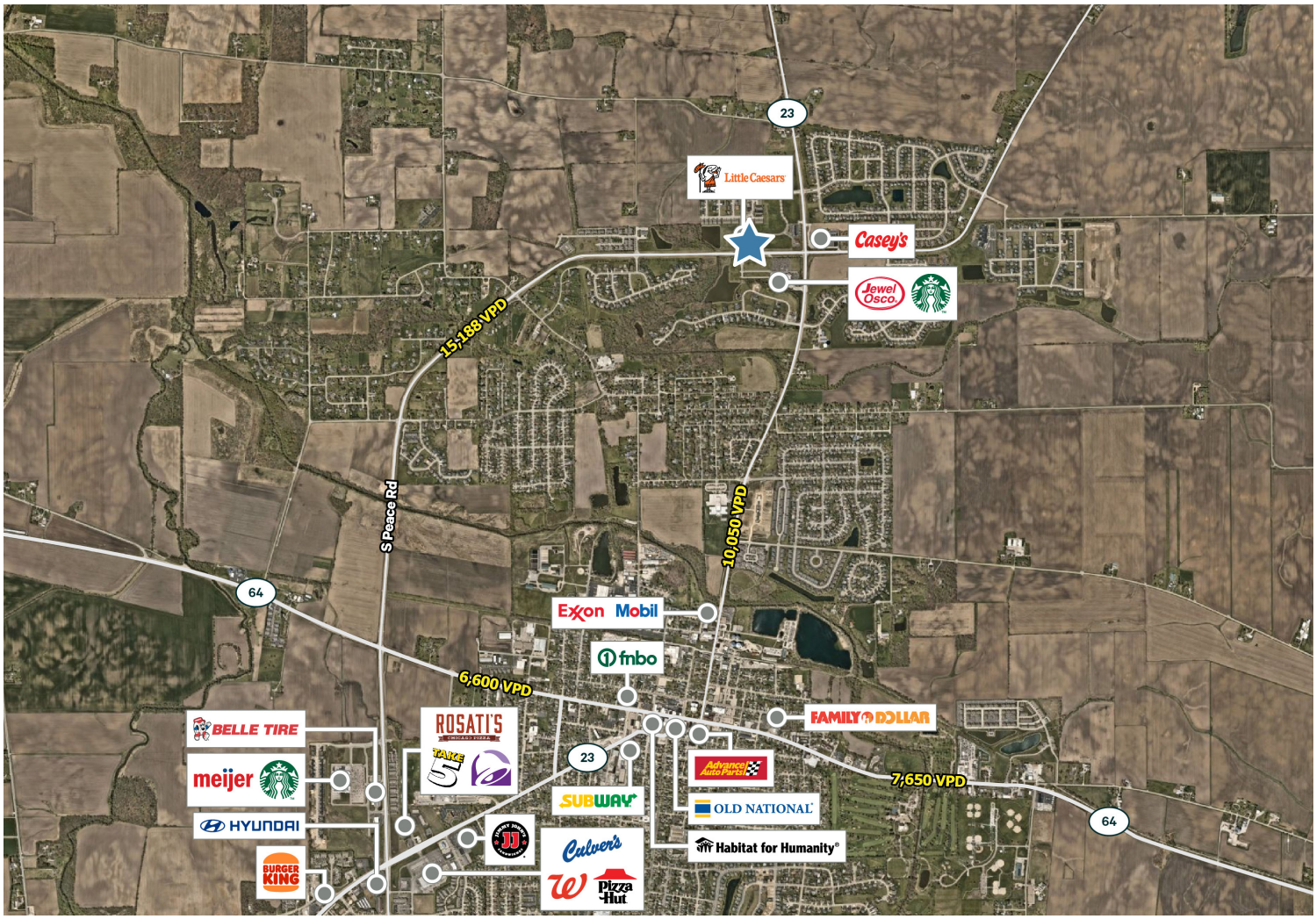




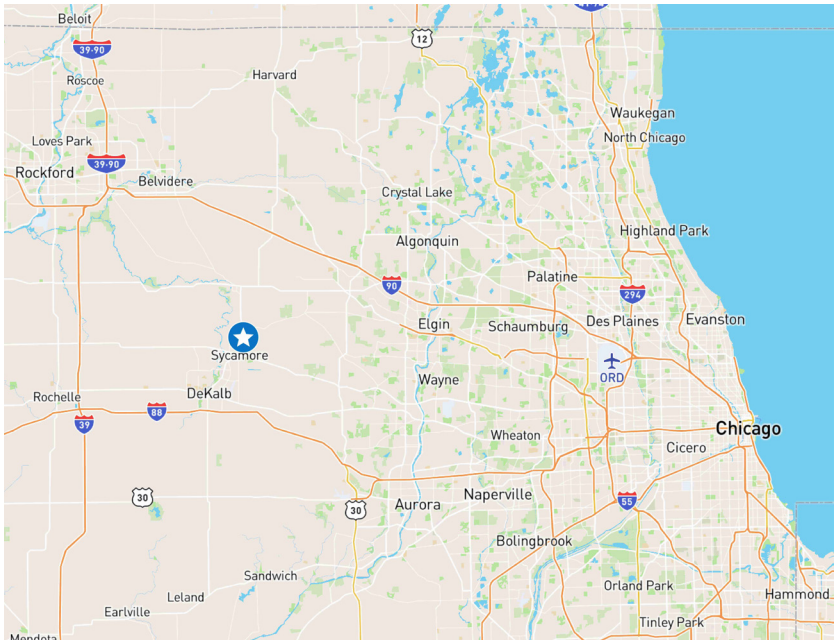
CBRE

Restaurant with Drive-Thru
265 W. Peace Rd., Sycamore, IL

For Lease







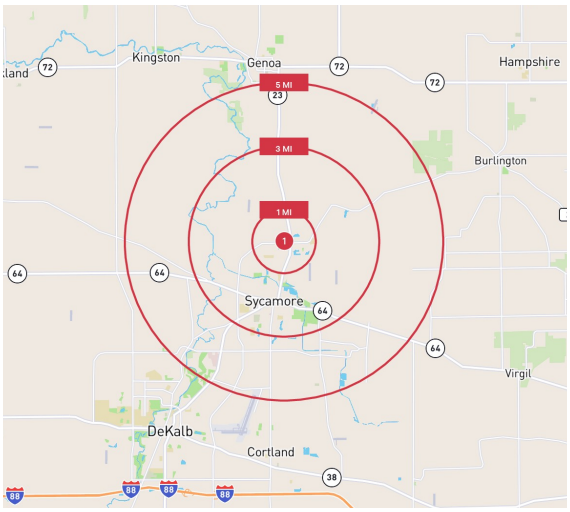
CBRE

Restaurant with Drive-Thru

265 W. Peace Rd., Sycamore, IL

For Lease

	1 Mile	3 Miles	5 Miles
POPULATION			
2025 Population - Current Year Estimate	4,137	16,607	25,863
2030 Population - Five Year Projection	4,536	17,225	26,624
2020 Population - Census	4,207	16,867	26,288
2010 Population - Census	3,733	16,535	25,848
2020-2025 Annual Population Growth Rate	-0.27%	-0.25%	-0.26%
2025-2030 Annual Population Growth Rate	1.86%	0.73%	0.58%
HOUSEHOLDS			
2025 Households - Current Year Estimate	1,511	7,102	10,699
2030 Households - Five Year Projection	1,706	7,510	11,248
2020 Households - Census	1,456	6,819	10,287
2010 Households - Census	1,304	6,506	10,003
2020-2025 Compound Annual Household Growth Rate	0.60%	0.65%	0.63%
2025-2030 Annual Household Growth Rate	2.46%	1.12%	1.01%
2025 Average Household Size	2.73	2.33	2.37
HOUSEHOLD INCOME			
2025 Average Household Income	$169,384	$126,953	$124,952
2030 Average Household Income	$182,989	$141,112	$138,795
2025 Median Household Income	$140,304	$104,722	$101,007
2030 Median Household Income	$156,806	$116,576	$111,997
2025 Per Capita Income	$61,866	$53,381	$52,035
2030 Per Capita Income	$68,640	$60,490	$58,992
HOUSING UNITS			
2025 Housing Units	**1,545**	**7,374**	**11,149**
2025 Vacant Housing Units	34 2.2%	272 3.7%	450 4.0%
2025 Occupied Housing Units	1,511 97.8%	7,102 96.3%	10,699 96.0%
2025 Owner Occupied Housing Units	1,357 87.8%	5,100 69.2%	7,749 69.5%
2025 Renter Occupied Housing Units	154 10.0%	2,002 27.1%	2,950 26.5%
EDUCATION			
2025 Population 25 and Over	**2,711**	**11,439**	**18,044**
HS and Associates Degrees	1,060 39.1%	5,321 46.5%	8,773 48.6%
Bachelor's Degree or Higher	1,607 59.3%	5,785 50.6%	8,687 48.1%
PLACE OF WORK			
2025 Businesses	54	600	1,205
2025 Employees	735	6,447	17,003



Contact

Karen Walsh
Senior Vice President
815 218 3438
karen.walsh@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.