

Wauconda

Moving in the Right Direction



Join These Successful Wauconda Businesses

- Ace Hardware
- Advance Auto
- Dock's Bar & Grill
- Dotty's
- Fidelitone
- Jewel/Osco
- Jimmy Johns
- Lindy's Restaurant
- Progressive Components
- Slyce Coal Fired Pizza
- Stack-on
- Synergy Flavors
- Walgreens



WAUCONDA is a popular lakeside community that attracts residents, visitors and businesses who appreciate the amenities that earned the Village the Daily Herald's 2014 Top Pick Award for "Best City/Town to Live" for the third year in a row! It is the perfect destination for family recreation, unique dining, leisurely shopping along our beautiful Main Street, and conducting business in one of our established business areas.

The Village Board and professional staff encourage economic development through streamlined application processes and financial incentives such as the newly adopted TIF District. An expanded sewage treatment capacity of 1.4 million gallons per day, enhances the potential for commercial expansion.

Three major highways intersect Wauconda including US 12, US 59, and IL 176. Nearby access to commuter trains connect residents to Chicago, located 40 miles to the southeast.



High Daily Traffic Volumes:

- ◆ US Route 12: 38,800
- ◆ US Route 59: 15,500
- ◆ IL Route 176: 19,500

- ◆ **2013 Residential Population: 78,178**
- ◆ **Daytime Population: 85,400**
- ◆ **Total Housing Units: 28,575**
- ◆ **Median Home Value: \$255,618**
- ◆ **Median Household Income: \$93,983**
- ◆ **Median Disposable Income: \$65,320**
- ◆ **5,864 Businesses with 31,082 employees**

*"Your next **RETAIL** opportunity starts in Wauconda!"*

Source: ESRI—10 Minute drive time from 600 W. Liberty Street

...Why Wauconda?

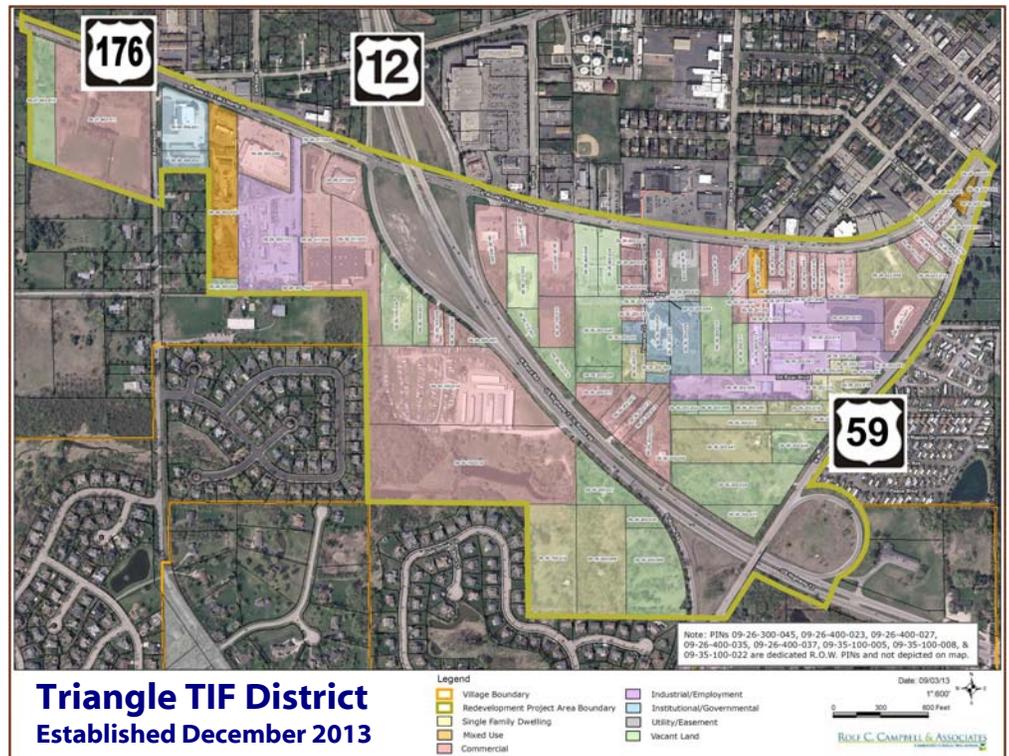
Source: ESRI and Dun & Bradstreet; 10 minute drive time at 600 W. Liberty Street:

Access To Customers:

- ◆ Over 5,500 Businesses and over 31,000 Employees
- ◆ 78,178 Residents Including 28,575 Households
- ◆ Located on Three Major Highways with High Daily Traffic Counts

Opportunity:

- ◆ Over \$1.2 Billion in Retail Demand Potential
- ◆ Current Retail Sales Supply is only \$825 Million
- ◆ Total Retail Trade and Food & Drink Gap: \$391,690,990
- ◆ Strongest Retail Demand For Automobile Dealers, Clothing and Accessories Stores, Food Services, Gasoline Stations and Specialty Food Stores
- ◆ Wide Array of Existing and Development Ready Sites
- ◆ Newly formed Triangle TIF District with 225 Total Acres Ready for Redevelopment



wauconda-il.gov

Village of Wauconda

101 N. Main Street, Wauconda, IL 60084

Christopher Miller
Director of Development
Phone: 847-526-9605
Fax: 847-526-8967
cMiller@wauconda-il.gov

Debra Ogorzaly
Economic Development Coordinator
Phone: 847-526-9605
Fax: 847-526-8967
dOgorzaly@wauconda-il.gov