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October 2011

www.harvardedc.com

Market Size, Traffic Counts On Rise ...

The greater Harvard area has more than 260,000 people and nearly 118,000 households located within a 20-mile radius of its downtown district.

That area includes nearly 30 cities in northern Illinois and southern Wisconsin. According to Claritas Site Reports Market Data, the Harvard market (60033) includes a population of 12,016 within five miles; 27,937 people within 15 miles; and 266,169 people living within 20 miles. Those numbers are all expected to increase with the incorporation of actual 2010 Census data at the end of this year.



2010 Census data puts Harvard's population at 9,447 -- an 18.2% increase since 2000. We expect the market to show similar growth.

Claritas 2010 Traffic Volume reported nearly 11,000 vehicles on Route 14 near the Route 14/23 gateway at the city's south end. Those numbers are pre-Walmart SuperCenter, pre-Tractor Supply Co. and pre-Route 173 interchange completion. Again, newer data is expected to show dramatic increases, all the way around.

Opportunity is knocking in Harvard ... right here, right now!



Online Database Now Offers More Commercial and Industrial Listings

We've expanded the Land & Sites Database on the Harvard EDC Website to include more listings for commercial and industrial-zoned sites, buildings and vacant land throughout 60033. Contact us [HERE](#) to find out how you can list your property.

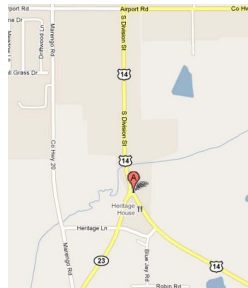
Ideal For Travel Center/Gas/Retail

Gateway Parcel Boasts 844' Footage on Route 14, Growing Traffic Counts



Gateway parcel at the intersection of Routes 14 and 23 offers major potential for gas, travel center or other high visibility, high traffic business.

This is a 4.5 acre parcel with 844 feet of highway frontage located on the east side of Route 14, both north and south of this well-travelled intersection. The Walmart SuperCenter and the Harvard monument sign are located just north and are visible from the intersection and the site. Shoppers, commuters, tourists and visitors pass this high visibility parcel on their way in and out of town and to and from Wisconsin.



View GoogleMaps aerial of intersection, with Zoom and Travel features [HERE](#).

Call owner at (815) 943-8788 for details. The Harvard EDC and the City of Harvard support the development of the city's southern gateway and will work with you to facilitate your project.

Retail Center For Sale

Great Commercial Opportunity, Good Location

Bank-owned retail building on Route 173 (Diggins Street) in Harvard, 10,500 sft, zoned B-3, divided into four units. Planned as retail strip center.



Only five years old. Owned by local bank. Financing available. \$589,900. More information in Land & Sites [HERE](#) or call Pete Klocek, Harding Real Estate at (815) 338-3850.

Quick Links

[Land & Sites Search](#)

[Watch Harvard Tour Video](#)
[HERE](#)

[HEDC Website](#)

[City of Harvard](#)



Harvard Wants Your Business

You'll find the success that you're looking for in Harvard, IL Here's why:

Phase III at Arrowhead Industrial Park is a regional success story!
Choose Your Parcels NOW;

New opportunities exist in ALL key retail corridors, including Downtown Harvard;

Metra train service draws commuters and visitors to Downtown Harvard

Affordable land costs and lease rates

Come see what all the excitement is about!



Grow Affordably In Harvard!

Former tenants got off to a good start in these buildings and have expanded into other sites in Harvard:

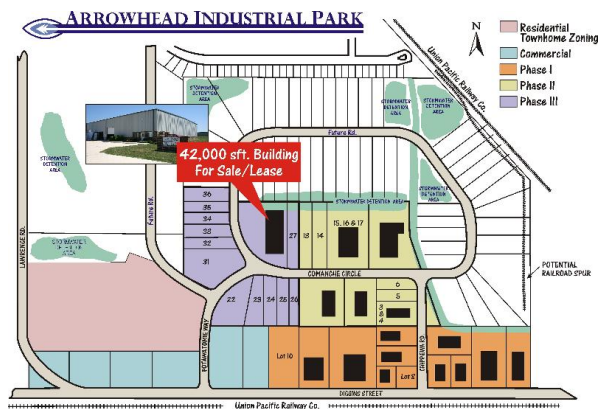
FOR LEASE: 12,000 sft. in Arrowhead Industrial Park. Features two depressed docks and one drive-in door. 18' ceiling, 600 amp, 3-phase. Affordably priced at \$4.50 net. Former tenant bought a new facility and expanded. [See it HERE](#)



FOR LEASE: 10,500 ... 7,000 ... or 3,500 sft. in solid single-story Industrial Building in Harvard. Features 14' ceilings, (4) 12' x 12' drive-in doors, 600 amp 3-phase power, 800 sft. of office space. Part of 21,000 sft. building with new steel roof. Offered as a single unit or divided down. Additional space may be available. Available at \$2.75/sft. gross. Ideal for business incubation, warehousing, regional distribution! Call (815) 943-8788 for details and site plan. [See it HERE](#).



[See Opportunities in Arrowhead Industrial Park HERE](#) or call (815) 943-8788 for details and site plans.



Get More For Your Money In Harvard ... Always!

Lower land costs, lower building costs, lower operating costs, a variety of shovel-ready sites and a ready and well-trained workforce. Harvard has everything that your business needs to succeed! Visit us online ... give us a call ... and then plan your site visit. We'd love to show you what other companies already know:

Harvard, IL is a Great Place to Grow!

Roger Lehmann, Chairman
Terry Smith, Executive Director
Harvard Economic Development Corporation
Celebrating 10 Years of Success 2001 - 2011
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