

Retail Property For Lease



CATON
COMMERCIAL
REAL ESTATE GROUP

NEW CONSTRUCTION RETAIL SPACE

1240 OGDEN, MONTGOMERY, IL 60538

NEW CONSTRUCTION RETAIL SPACE



OFFERING SUMMARY

Available SF: 2,044 SF

Lease Rate: \$40.00 SF/yr (NNN)

Lot Size: 1.43 Acres

Zoning: B-2

PROPERTY HIGHLIGHTS

- 2,044 SF Endcap - last remaining space available
- Co-tenants include McAlister's Deli, Wingstop and Debbie's Gaming Cafe
- Anchored by Menards, Binny's, JCPenney and Sam's Club
- Adjacent to Walgreen's, Sonic, Buona Beef, Earth Mover Credit Union and Goodwill
- Monument signage available
- Excellent visibility with 93,400 vehicles per day at the intersections of Route 30 and 34

LOCATION OVERVIEW

Located in the main retail trade area serving Montgomery, Aurora, Yorkville and Oswego. One mile from Rush Copley Medical Center with 1,500 employees. Surrounded by one of the fastest growing, affluent neighborhoods, including the recently built Montgomery Place Apartments to the north. Three high schools within 2.2 miles with 8,230 students and 716 staff members.

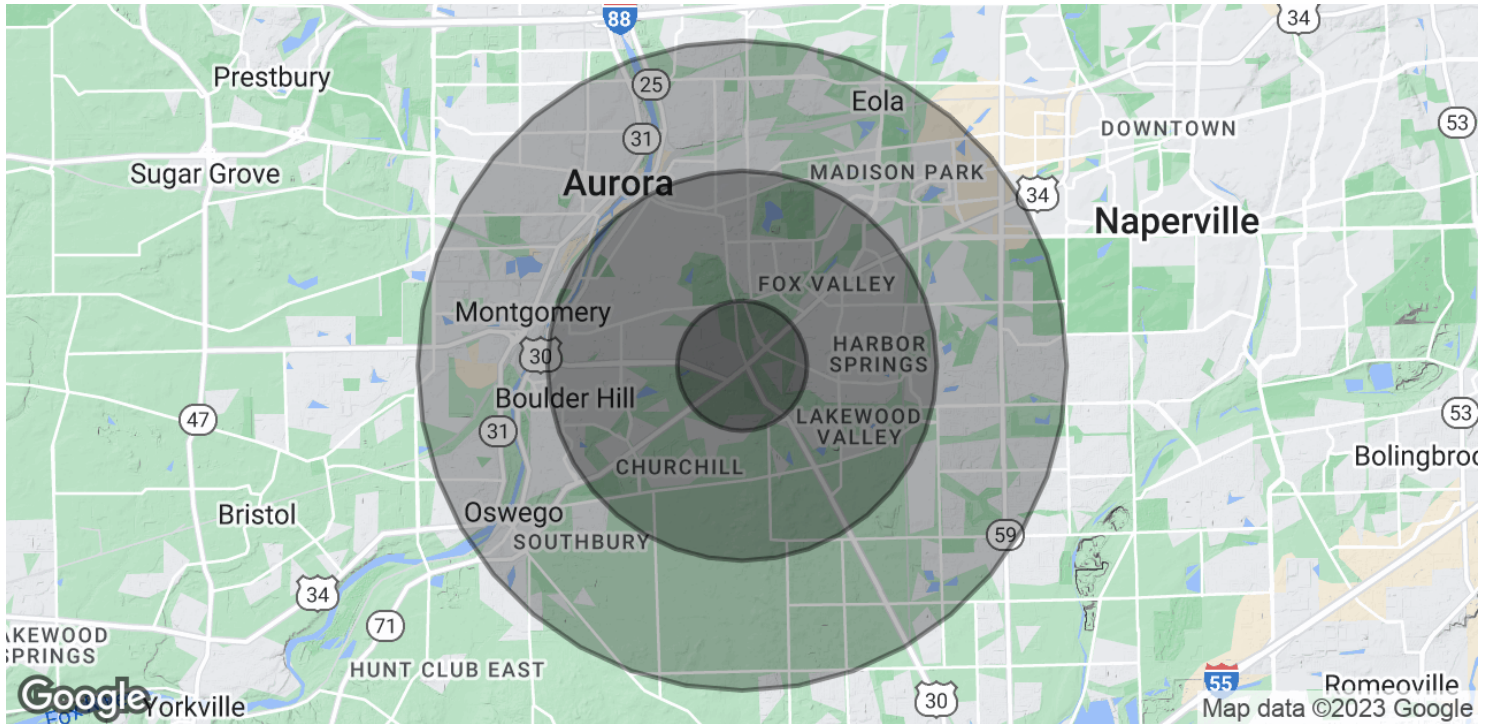
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,489	114,396	247,834
Average age	33.0	32.8	34.9
Average age (Male)	32.6	32.5	34.0
Average age (Female)	32.3	33.1	35.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,038	37,062	83,460
# of persons per HH	2.8	3.1	3.0
Average HH income	\$84,075	\$90,009	\$102,694
Average house value	\$207,597	\$201,541	\$233,839

* Demographic data derived from 2020 ACS - US Census