



RETAIL/OFFICE SPACE FOR LEASE

1611 - 1617 DOUGLAS ROAD , MONTGOMERY, IL 60538



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OFFERING SUMMARY

Unit 1611: (10,000 SF) \$14.00 SF/yr (NNN)

Unit 1613: (1,300 SF) \$10.00 SF/yr (NNN)

Lot Size: 7.27 Acres

Building Size: 13,900 SF

Zoning: B-2 (Regional Business District)

PROPERTY OVERVIEW

Retail and office space available for lease in Montgomery

PROPERTY HIGHLIGHTS

- Located in the heart of Montgomery's main retail corridor
- Spaces can be combined for a total of 11,300 SF
- Ample parking
- Below market lease rates
- Area retailers include Blain's Farm and Fleet, Pet Supplies Plus, Dunkin Donuts, Dollar Tree, Walgreens, and Jewel-Osco

LOCATION OVERVIEW

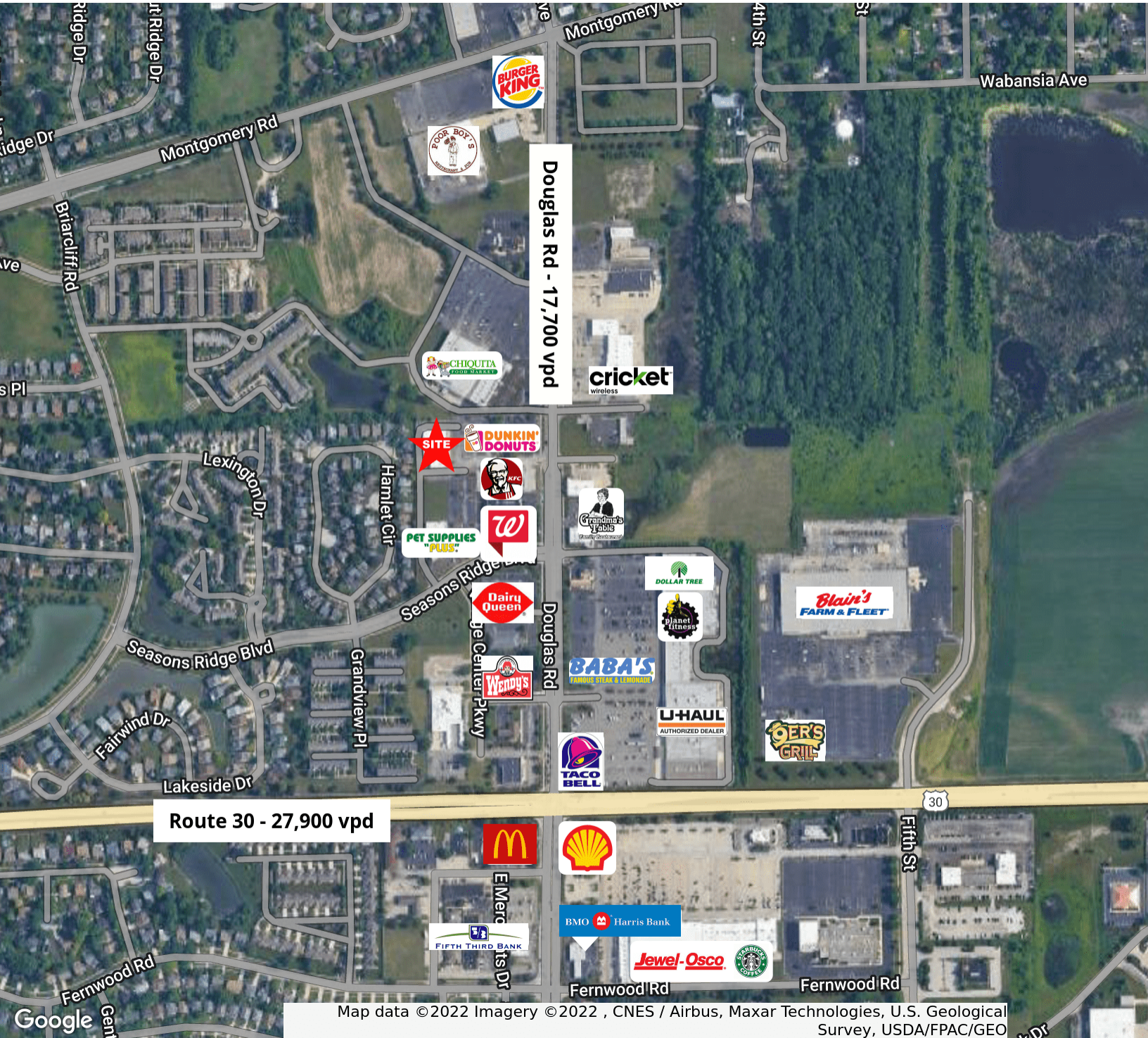
Located just north of Route 30 and Douglas Rd. intersection.



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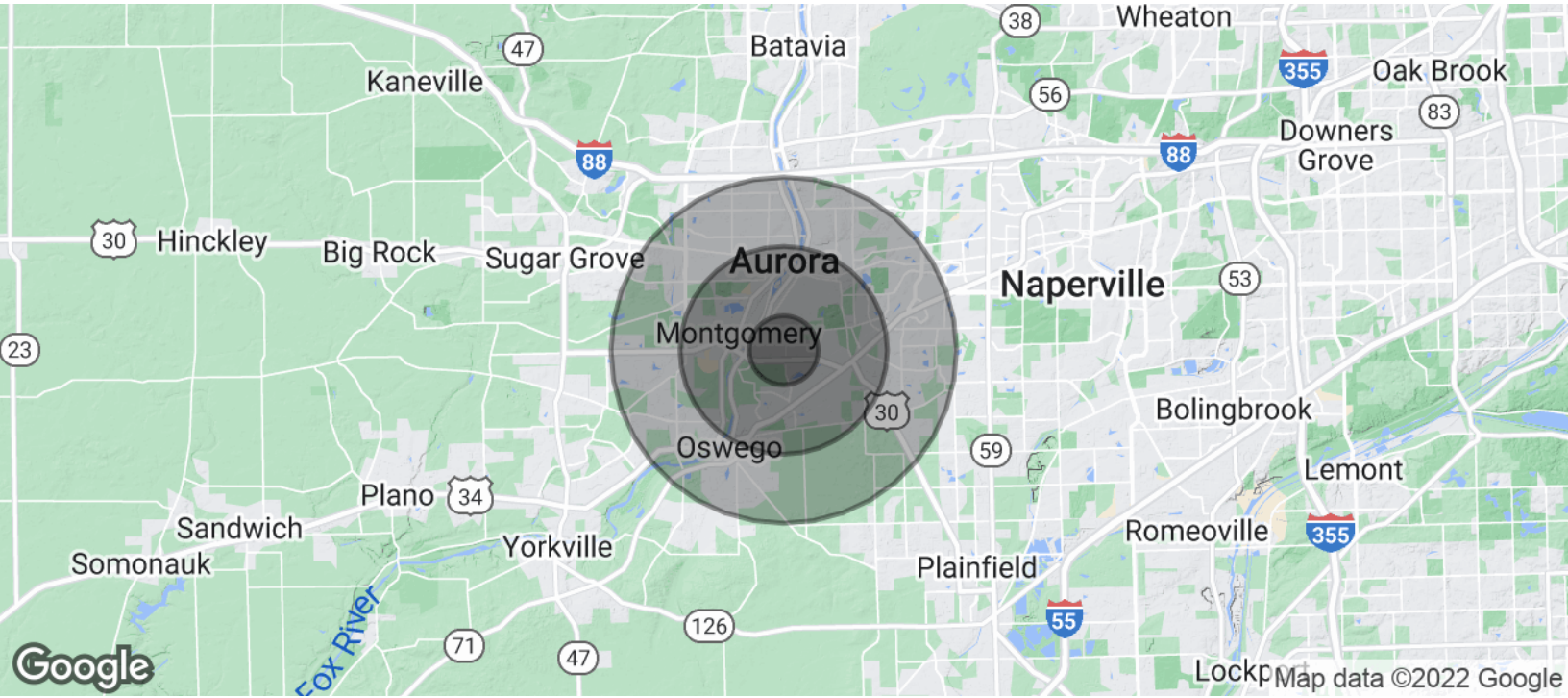
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,137	111,065	244,369
Average Age	33.7	32.5	34.3
Average Age (Male)	33.2	32.5	33.4
Average Age (Female)	32.1	33.1	35.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,067	36,425	81,615
# of Persons per HH	2.7	3.0	3.0
Average HH Income	\$70,275	\$80,466	\$91,598
Average House Value	\$177,119	\$179,467	\$203,563

* Demographic data derived from 2020 ACS - US Census