



# DOWNERS GROVE PLAZA | IN-LINE & OUTPARCEL OPPORTUNITIES

124 OGDEN AVENUE  
DOWNERS GROVE, IL 60515

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# Property Summary



## OFFERING SUMMARY

Lease Rate:	\$24.00 - 30.00 SF/yr (NNN; Ground)
Building Size:	88,634 SF
Available SF:	5,000 - 6,000 SF
Zoning:	C- Commercial
Submarket:	I-88 Corridor

## PROPERTY OVERVIEW

Join Trader Joe's, Panera and Office Depot on busy Ogden Avenue in Downers Grove, IL. 5400 SF, 5,500 SF and outparcel opportunity available immediately at this bustling center. Inline spaces are in vanilla box condition with high ceilings, restrooms. Front-&-center outparcel available [5,000 SF], ideal for banks, quick-serve drive-thru, medical/dental, and service uses.

## PROPERTY HIGHLIGHTS

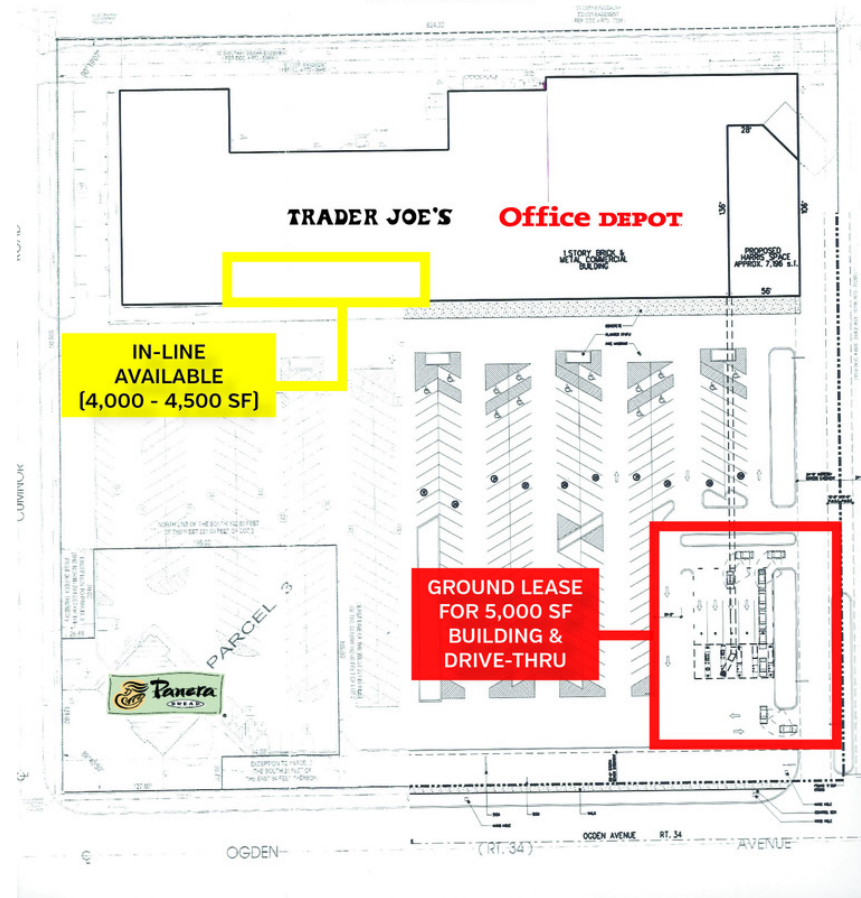
- Trader Joe's Anchored Property
- 5400 - 5500 SF in-line spaces available
- Generous Signage over storefront
- 5,000 SF Outparcel Available for Ground Lease
- Monument Sign Available

# Additional Photos

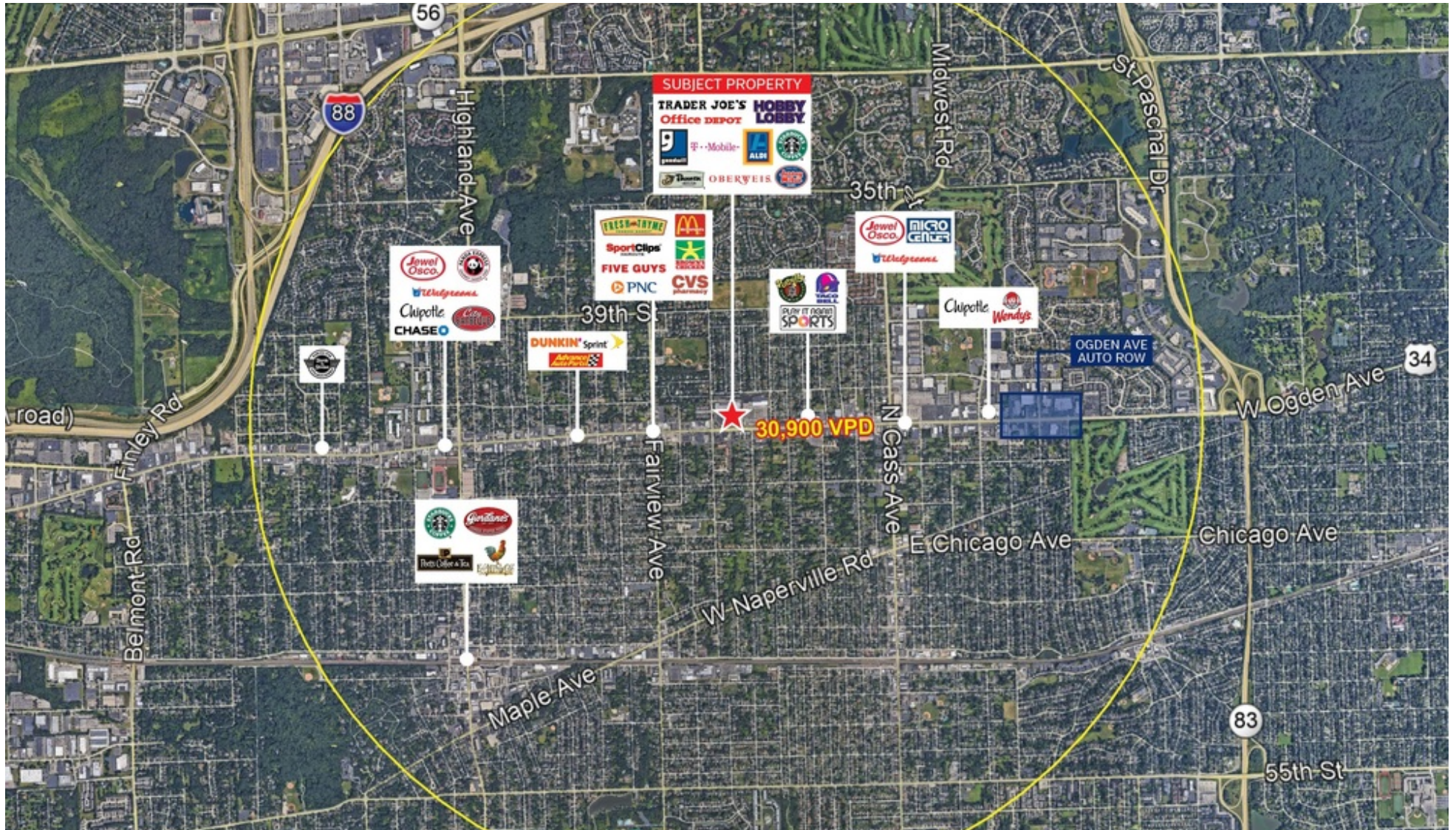


# In-Line & Ground Lease Available

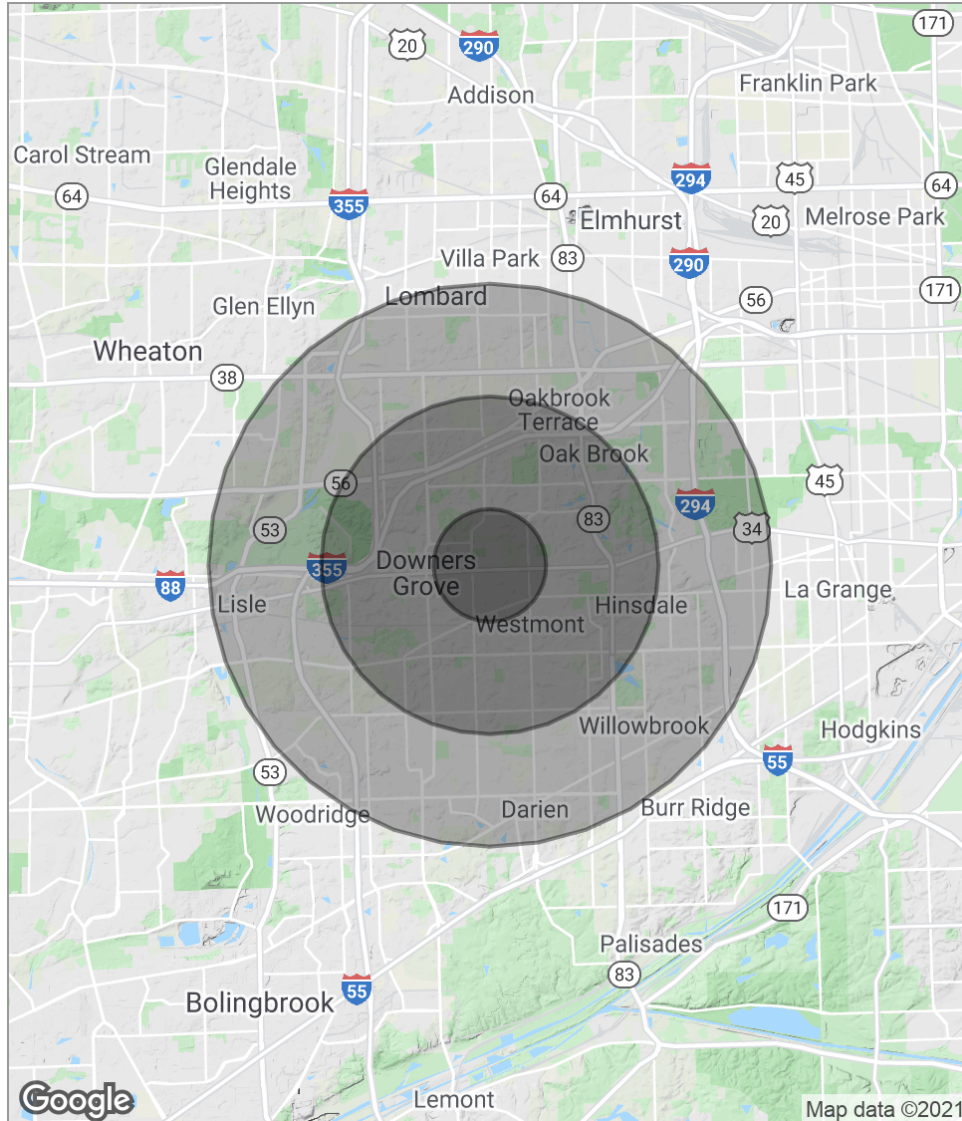
## DOWNERS PLAZA SHOPPING CENTER 122 OGDEN AVE | DOWNERS GROVE GROSS LEASE



# Area Retailers



# Demographics Map



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	11,331	97,226	258,065
Median age	38.8	40.7	41.5
Median age (Male)	35.5	38.5	39.4
Median age (Female)	40.3	42.2	43.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,091	37,892	102,008
# of persons per HH	2.8	2.6	2.5
Average HH income	\$103,490	\$115,006	\$109,169
Average house value	\$418,744	\$522,384	\$461,888

\* Demographic data derived from 2010 US Census

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