

Outlots For Sale/Lease

CATON
COMMERCIAL
REAL ESTATE GROUP



OUTLOT
+/- 1.2
AC

OUTLOT
+/- 0.68
AC



OUTLOT
+/- 1.5 AC

PROPOSED
RETAIL
DEVELOPMENT
+/- 2.2 AC

US ROUTE 30
19,700 VPD

US ROUTE 34
45,700 VPD



RETAIL OUTPARCELS

NEC RT 34 & US RT 30, MONTGOMERY, IL 60538



OFFERING SUMMARY

Available SF: 1,200 - 9,100 SF

Lease Rate/Sale Price: Varies per lot/
Contact Broker for Pricing

Lot Sizes Available: 0.68 AC
1.2 AC
1.5 AC
2.2 AC

PROPERTY OVERVIEW

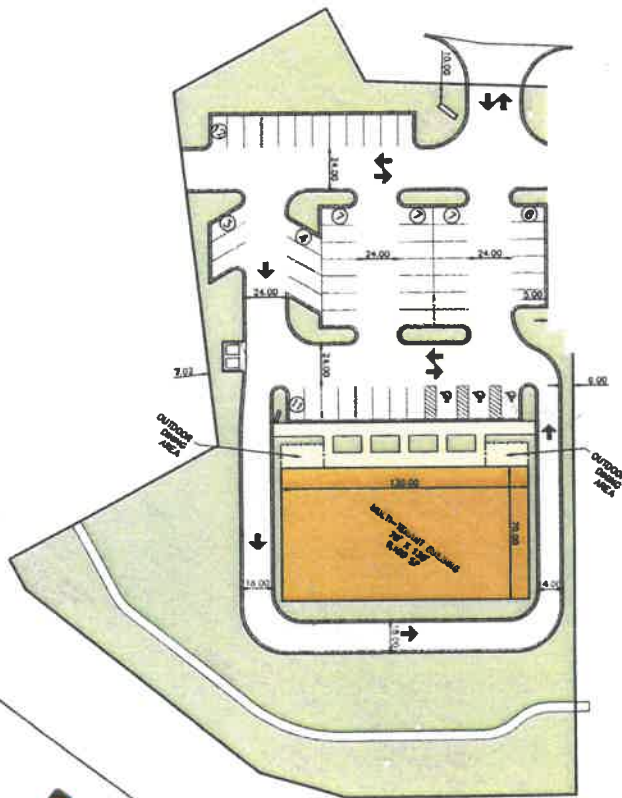
- 67 AC Ogden Hill Shopping Center
- Anchored by Sam's Club, Menards, JC Penney, and Binny's
- Utilities are to site
- Retention accounted for in overall development, acreage is usable
- Zoned B-2
- Excellent visibility & access (7 access points)
- Outlot acreage is divisible

LOCATION OVERVIEW

- Situated in a bustling intersection of Rt 30 and Rt 34
- Combined traffic counts of 65,400 VPD
- 1 mile west of Rush-Copley Medical Center, 1,500 employees
- Surrounded by one of the fastest growing, affluent neighborhoods
- Located in the main retail trader area serving Oswego, Montgomery, Yorkville, & Aurora
- 3 high schools within 2.2 miles (8,230 students, 716 staff)
- Dunkin Donuts, Valley View Dental, Batteries & Bulbs & Lili's Nail Spa outlot 100% pre-leased, developed & open 2017
- Now pre-leasing space in multi-tenant outlot building. Inline & Endcap drive thru available.

**SITE
PLAN**

US ROUTE 30 19,700 VPD



JCPenney



Gas Station



US ROUTE 34 45,700 VPD



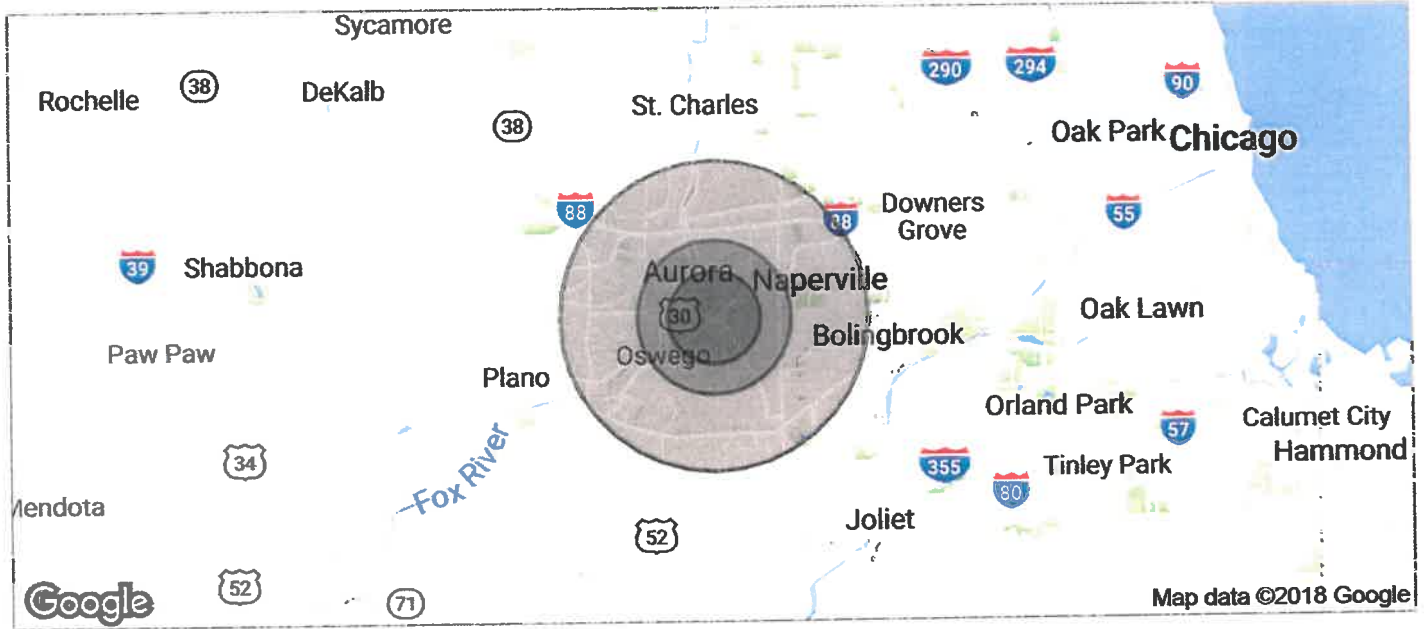
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NEC RT 34 & US RT 30, MONTGOMERY, IL 60538
NEC OUTLOTS OF RT 34 & RT 30



	3 MILES	5 MILES	10 MILES
POPULATION			
TOTAL POPULATION	92,317	238,956	580,297
MEDIAN AGE	29.6	30.6	33.3
MEDIAN AGE (MALE)	28.6	29.7	32.7
MEDIAN AGE (FEMALE)	30.6	31.3	33.9
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	28,191	75,040	192,941
# OF PERSONS PER HH	3.3	3.2	3.0
AVERAGE HH INCOME	\$72,153	\$78,941	\$94,268
AVERAGE HOUSE VALUE	\$227,488	\$277,388	\$327,038

* Demographic data derived from 2010 US Census

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