



Retail Property For Sale & Lease



# FORMER PIZZA HUT

1890 DOUGLAS ROAD, MONTGOMERY, IL 60538

CATON COMMERCIAL REAL ESTATE GROUP // 1296 RICKERT DR, SUITE 200, NAPERVILLE, IL 60540 // [CATONCOMMERCIAL.COM](http://CATONCOMMERCIAL.COM)



## OFFERING SUMMARY

**For Sale:** \$556,000

**For Lease:** \$18.00/SF NNN

**Lot Size:** 0.42 Acres

**Building Size:** 2,780 SF

**Douglas Rd Traffic:** 19,900 VPD

**US-30 Traffic:** 26,000 VPD

## PROPERTY OVERVIEW

-2,780 SF freestanding restaurant building formerly occupied by Pizza Hut

- Excellent visibility
- Pylon signage
- Recently renovated, interior and exterior
- Hoods, walk-in freezer/coolers, sinks and additional equipment available

Leasing option available. Contact Broker for more information.

## LOCATION OVERVIEW

- Surrounded by many national, regional and local retailers
- Just off the NEC of US-30 & Douglas
- Located at main entrance to Settlers Landing Shopping Center, tenants include Dollar Tree, Planet Fitness, U-Haul, Taco Bell & more

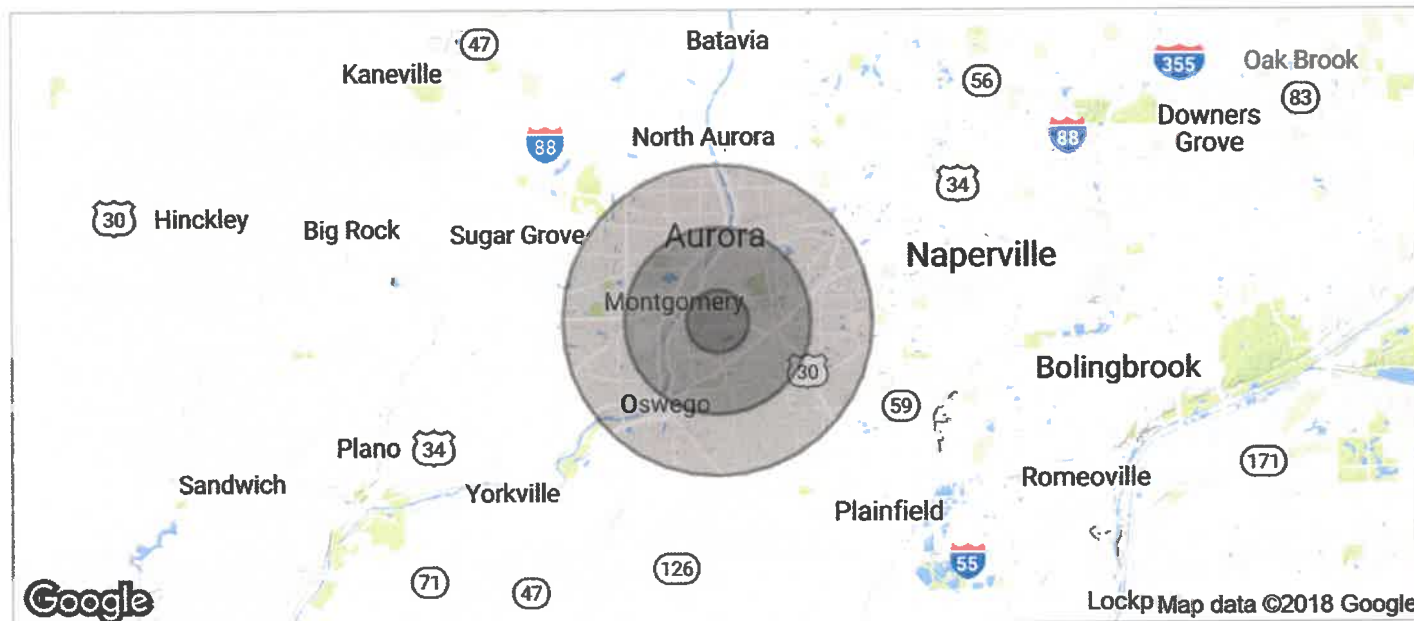




**AUTUMN PSAROS**  
**574.707.5434**  
**AUTUMN@CATONCOMMERCIAL.COM**



# 1890 DOUGLAS ROAD, MONTGOMERY, IL 60538 FORMER PIZZA HUT FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,433	94,853	235,365
MEDIAN AGE	31.8	30.8	31.1
MEDIAN AGE (MALE)	31.7	29.5	30.3
MEDIAN AGE (FEMALE)	32.0	32.0	31.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,190	29,949	75,061
# OF PERSONS PER HH	3.0	3.2	3.1
AVERAGE HH INCOME	\$72,637	\$66,587	\$69,364
AVERAGE HOUSE VALUE	\$209,932	\$201,195	\$215,751
RACE	1 MILE	3 MILES	5 MILES
% WHITE	73.9%	61.3%	60.7%
% BLACK	7.4%	7.2%	8.8%
% ASIAN	2.9%	1.6%	2.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.4%	0.3%	0.3%
% OTHER	12.7%	26.6%	24.3%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	31.2%	47.7%	44.3%

\* Demographic data derived from 2010 US Census

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