

FOR LEASE

# 1991 US ROUTE 30

MONTGOMERY, IL

RETAIL

NEW RENT



## PROPERTY INFO

**PREMISES:** 4,148 SF DRIVE-THRU BUILDING ON A 1.27 ACRE SITE

**ANNUAL RENT:** \$19.00 PSF NET

**FEATURES:**

- + SURROUNDING TENANTS: WALMART SUPERCENTER, WALGREENS, STARBUCKS, ALDI AND AT&T
- + SOUTHEAST CORNER OF ORCHARD RD. AND ROUTE 30
- + HEAVY DAYTIME EMPLOYMENT

### 5 Mile Demographics

Population	178,029
Daytime Population	142,803
Avg. HH Income	\$86,954

Source: Nielsen



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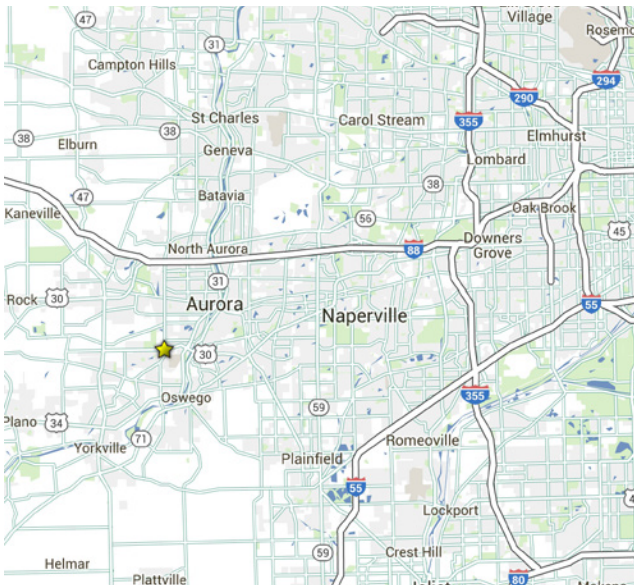
MONTGOMERY, IL

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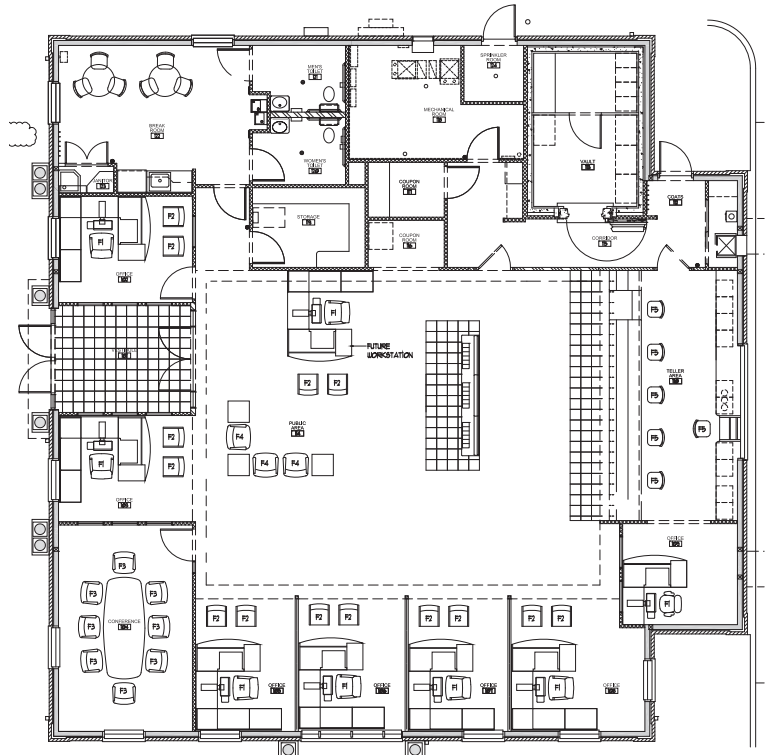
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## AREA MAP



## FLOOR PLAN



## CONTACT US

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