

FOR LEASE

RETAIL PROPERTY



MONTGOMERY CENTER

1611 Douglas Road, Montgomery, IL 60538

BARRY J. MILLMAN

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OFFERING SUMMARY

Available SF: 10,000 SF

Lease Rate: \$8.00 - 10.00 SF/yr

Year Built: 1996

Building Size: 13,900 SF

Zoning: Commercial

PROPERTY OVERVIEW

This property has full access from Douglas Ave and Village Center Parkway (US Route 30). It has over 70 parking spaces and great visibility. National tenants include Dunkin Donuts, KFC, Walgreen's and Planet Fitness, and more.

LOCATION OVERVIEW

Montgomery and Douglas Road, in close proximity to US 30 and US 34 (Ogden Ave)

PROPERTY HIGHLIGHTS

- 10,000 sf available suitable for Health Clubs, Medical & Preschool
- 32,000 VPD Traffic Count
- Strong Retail Street
- National tenants surround the site
- Join Allstate Insurance, Instant Cash Advance & Premier Staffing

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HORIZON REALTY SERVICES

1540 E. DUNDEE ROAD, SUITE 240, PALATINE, IL 60074

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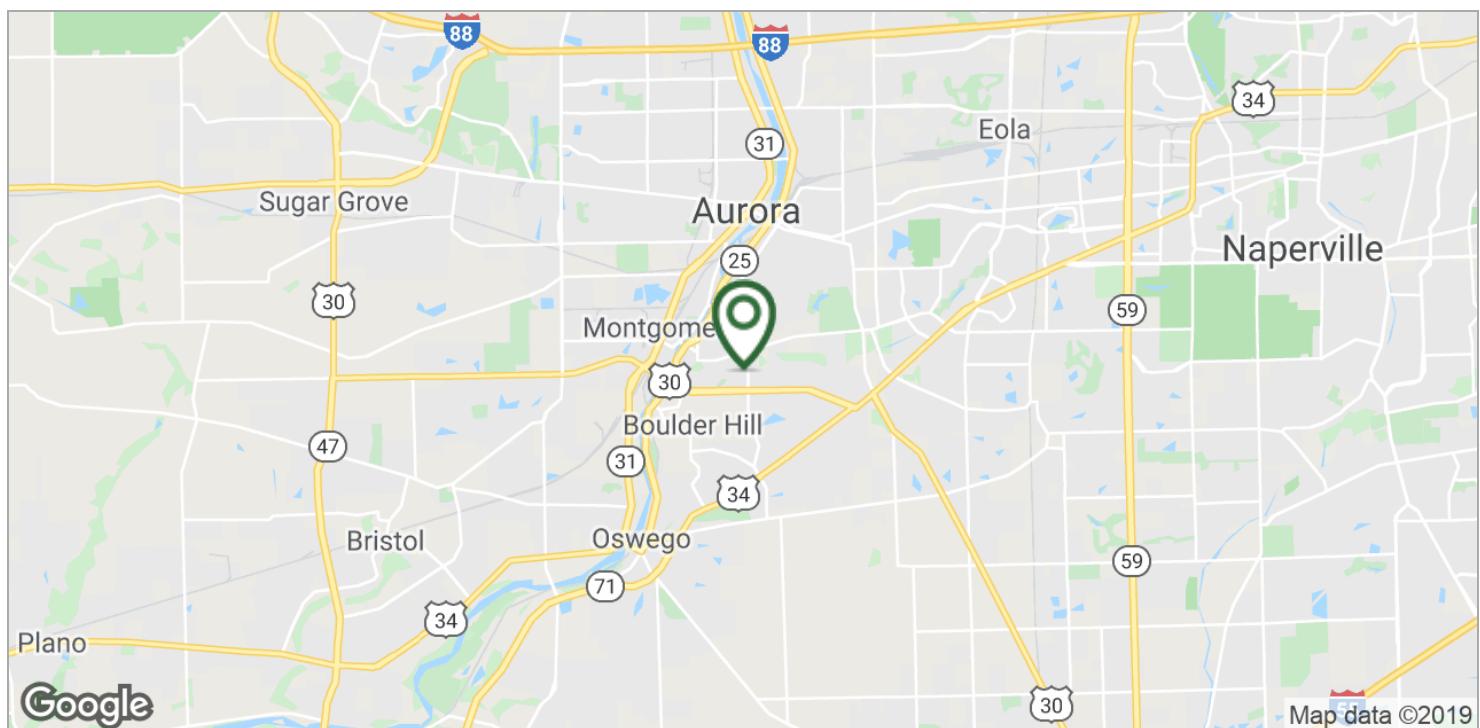
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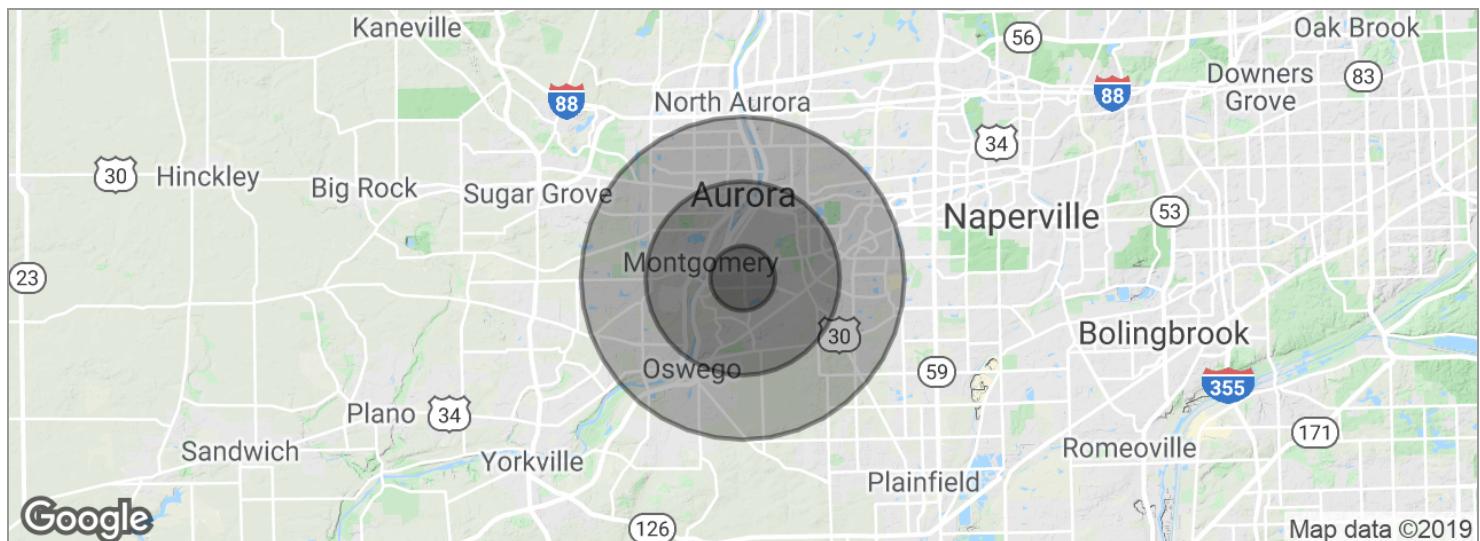
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,078	101,248	237,842
Median age	31.3	30.8	31.1
Median age (Male)	31.2	29.6	30.4
Median age (Female)	31.6	32.0	31.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,364	32,006	76,009
# of persons per HH	3.0	3.2	3.1
Average HH income	\$68,955	\$65,701	\$68,645
Average house value	\$205,099	\$198,685	\$213,383

^{*} Demographic data derived from 2010 US Census

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