CATON
COMMERCIAL
REAL ESTATE GROUP

Retail Property For Lease



NEW CONSTRUCTION RETAIL SPACE

1240 OGDEN, MONTGOMERY, IL 60538

CATON COMMERCIAL REAL ESTATE GROUP // 1296 RICKERT DR, SUITE 200, NAPERVILLE, IL 60540 // CATONCOMMERCIAL.COM

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OFFERING SUMMARY

Available SF:	1,675 - 5,800 SF
Lease Rate:	$33.00 SF/yr (NNN)
Lot Size:	1.43 Acres
Zoning:	B-2

PROPERTY HIGHLIGHTS

- Up to 5,800 SF retail available with endcap option in line with McAllister's Deli
- Anchored by Menards, Binny's, JCPenney and Sam's Club
- Adjacent to Walgreen's, Sonic, Buona Beef, Earth Mover Credit Union and Goodwill
- Monument signage available
- Excellent visibility with 93,400 vehicles per day at the intersections of Route 30 and 34

LOCATION OVERVIEW

Located in the main retail trade area serving Montgomery, Aurora, Yorkville and Oswego. One mile from Rush Copley Medical Center with 1,500 employees. Surrounded by one of the fastest growing, affluent neighborhoods, including the recently built Montgomery Place Apartments to the north. Three high schools within 2.2 miles with 8,230 students and 716 staff members.

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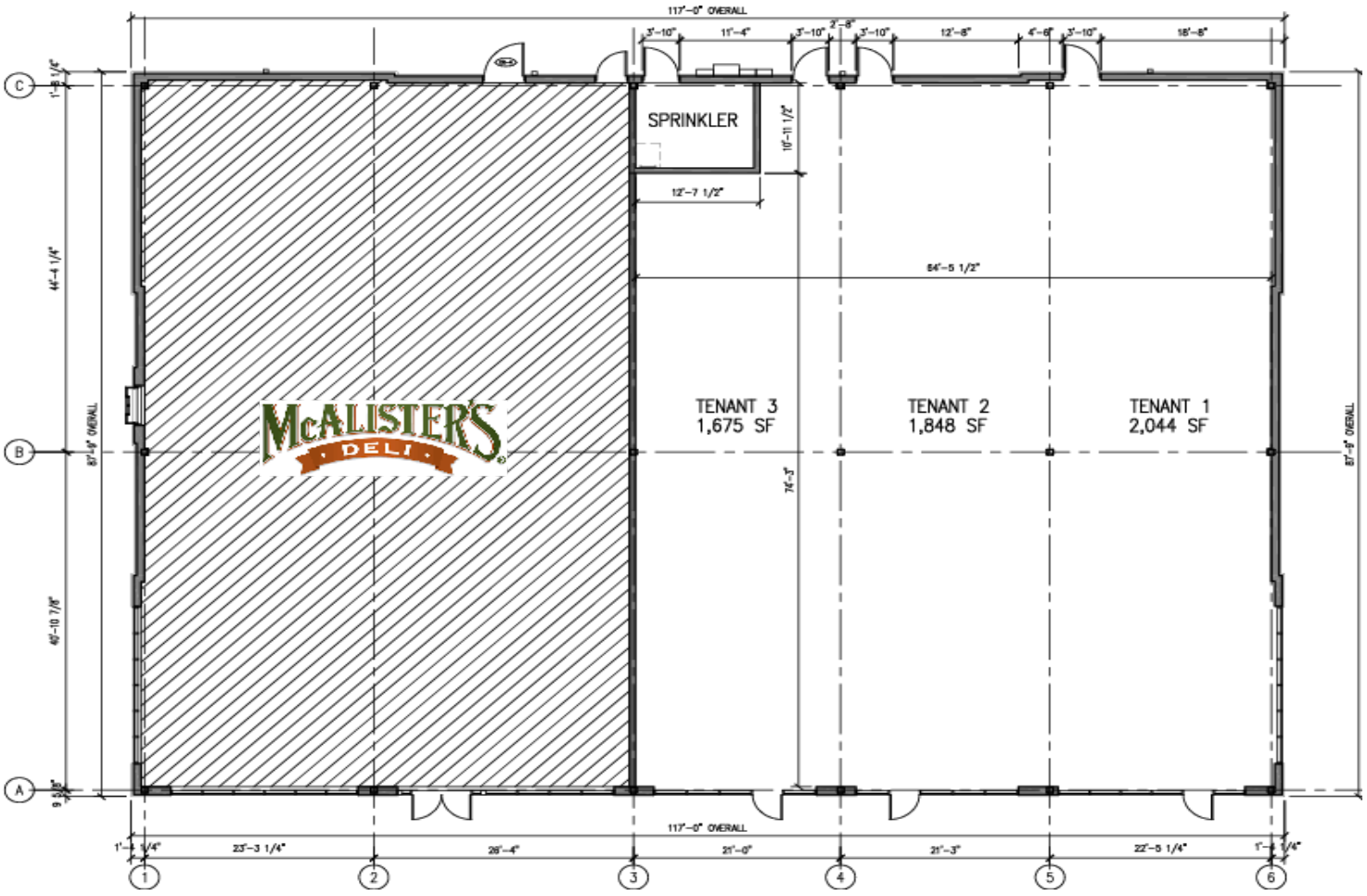
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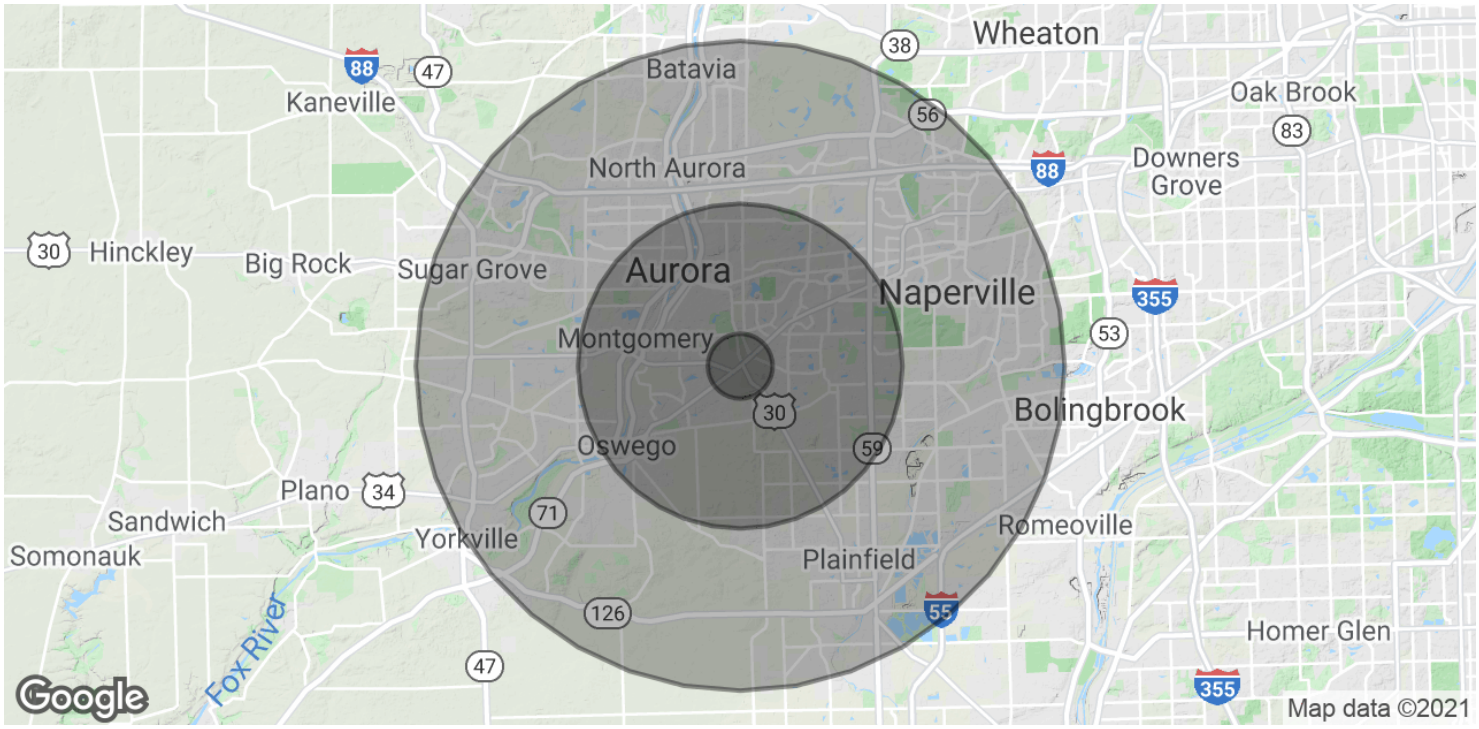
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,713	237,670	584,814
Average age	30.9	30.6	33.4
Average age (Male)	30.5	29.8	32.7
Average age (Female)	30.7	31.3	34.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,584	74,742	194,653
# of persons per HH	3.0	3.2	3.0
Average HH income	$78,888	$80,626	$94,513
Average house value	$302,490	$288,847	$326,924

** Demographic data derived from 2010 US Census*

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