

AVAILABLE Only Two Development Sites Left Near Walmart and Aldi

US Route 30 & Orchard Road | Montgomery, Illinois



Property Profile

Land Available	1.24 AC & 1.17 AC lots
Area Retailers	Walmart, Walgreens, Aldi, Dollar Tree, Starbucks, Burger King, Jimmy John's
Traffic Counts	24,900 VPD (Lincoln Hwy/Rt.30) 29,900 VPD (Orchard Rd)

Demographics

	1 mile	3 miles	5 miles
Population	3,557	58,618	183,157
Average HHI	\$121,521	\$103,299	\$91,271
Households	1,197	19,464	57,900
Employment	3,025	18,657	55,132

Property Highlights

- Great daily needs traffic drivers nearby including: Walmart, Dollar Tree, Walgreens, and Aldi
- Strong traffic counts on both Orchard Road (25,000 VPD) and Lincoln Hwy / Rt. 30 (20,300 VPD)
- New entrants to market include Dollar Tree, AT&T, Mattress Firm, The Learning Experience, and Fullers Car Wash

Contact

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Development By





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Parcel Map



Lot #	Land Size
Lot 1	1.17 AC
Lot 2	1.24 AC