

AVAILABLE Only Two Development Sites Left Near Walmart and Aldi US Route 30 & Orchard Road | Montgomery, Illinois

www.hsacommercial.com



Property Profile

Land Available	1.24 AC & 1.17 AC lots		1 mile	3 miles	5 miles
		Population	3,557	58,618	183,157
Area Datailara	Retailers Walmart, Walgreens, Aldi, Dollar Tree, Starbucks, Burger King, Jimmy John's	Average HHI	\$121,521	\$103,299	\$91,271
Area Retailers		Households	1,197	19,464	57,900
Traffic Counts	24,900 VPD (Lincoln Hwy/Rt.30) 29,900 VPD (Orchard Rd)	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



HSA Commercial: 100 S Wacker Drive, Suite 950 | Chicago, Illinois 60606 | www.hsacommercial.com

Above information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing may be withdrawn without notice. Members and / or officers of the ownership entity are licensed RE Brokers.



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Parcel Map



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

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