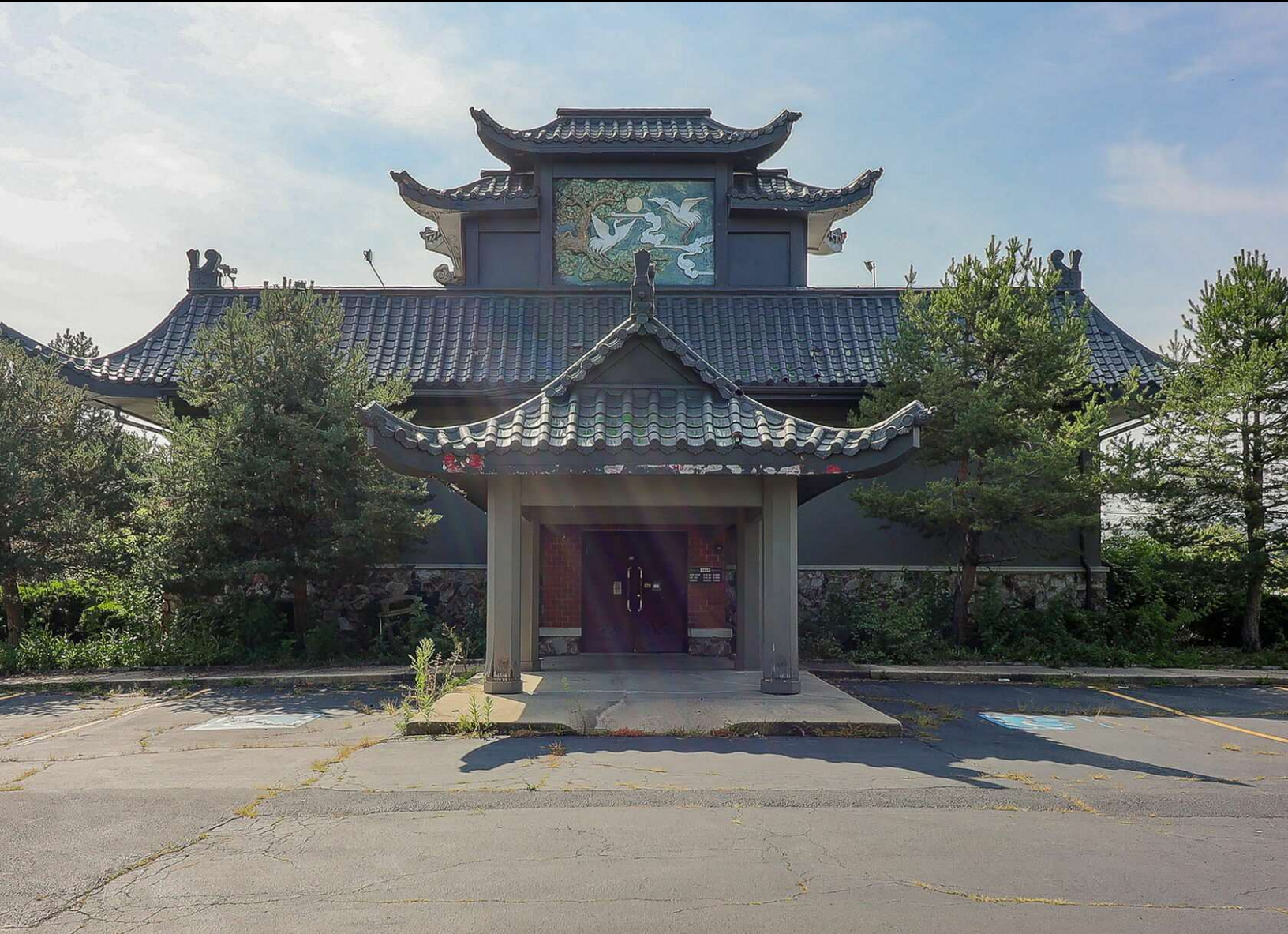


# 3099 Ogden Ave

LISLE, IL



## OFFERING MEMORANDUM

**KW COMMERCIAL**  
45 S. Park, Suite 300  
Glen Ellyn, IL 60137

*PRESENTED BY:*

**CJ MCCANN**  
Broker  
O: 630.984.4701  
C: 630.532.9392  
cj.mccann@kw.com

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Glen Ellyn in compliance with all applicable fair housing and equal opportunity laws.



3099 OGDEN AVE

# PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY DETAILS

DINING ROOM

BANQUET HALL

BACK OF HOUSE

EXTERIOR

FLOORPLANS

ADDITIONAL FLOORPLANS

# Property Summary



## PROPERTY DESCRIPTION

Spacious restaurant building with ample parking off of busy Ogden Rd in Lisle. Excellent opportunity to come in and make it your own! Convenient location close to Costco, Amazon Fresh, downtown Naperville and other restaurants and shopping. Easy access to I-88.

## PROPERTY HIGHLIGHTS

- Stand alone building
- Ample parking
- High traffic location

## OFFERING SUMMARY

Sale Price:	\$1,199,000.00
Lot Size:	1.36 Acres
2023 Taxes:	\$59,780.00
Building Size:	9742 SF

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	3,997	91,811	340,705
Total Population	10,004	221,298	894,180
Average HH Income	\$115,949	\$128,459	\$121,497



# Property Details

Sale Price

**\$1,199,000**

## PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Restaurant
Zoning	C
Lot Size	1.36 Acres
APN #	0808206121
Corner Property	Yes
Traffic Count	39215
Traffic Count Street	Ogden / Karns

## PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	86

## LOCATION INFORMATION

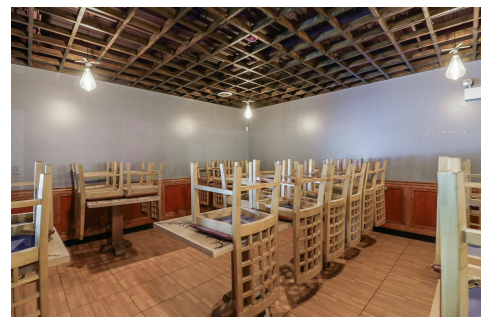
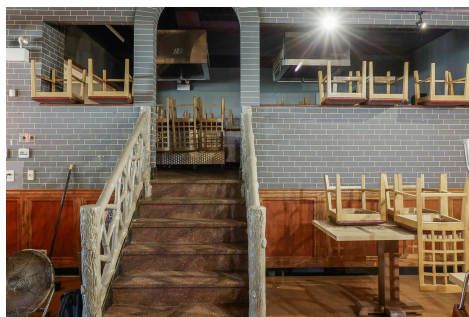
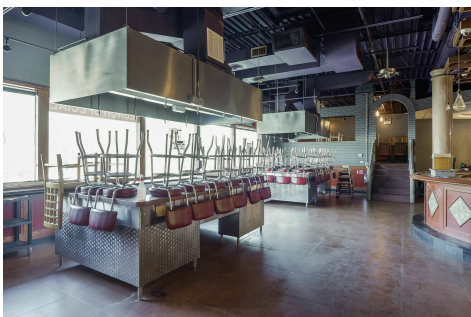
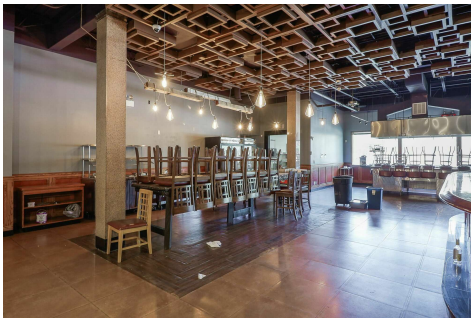
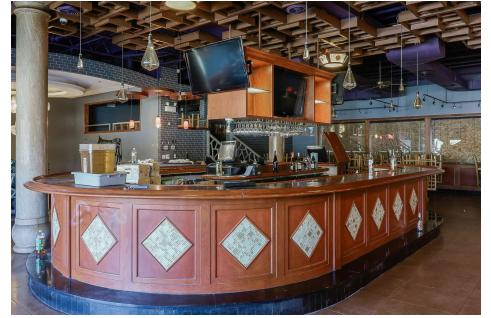
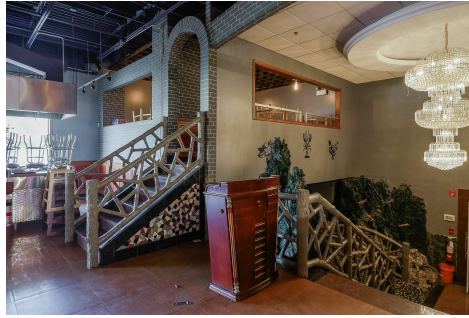
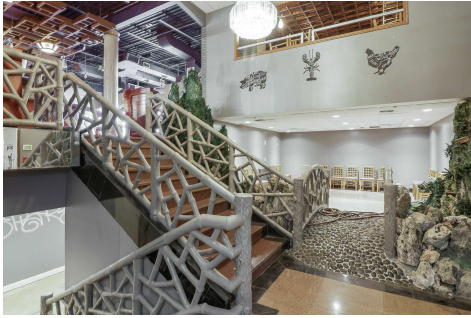
Street Address	3099 Ogden Ave
City, State, Zip	Lisle, IL 60532
County	Dupage
Market	Chicago
Sub-market	Western East/West Corr
Cross-Streets	Plank Rd / Ogden Ave
Side of the Street	South
Signal Intersection	No
Road Type	Paved
Market Type	Large
Nearest Highway	Walter Payton Memorial Hwy
Nearest Airport	O'Hare International Airport

## BUILDING INFORMATION

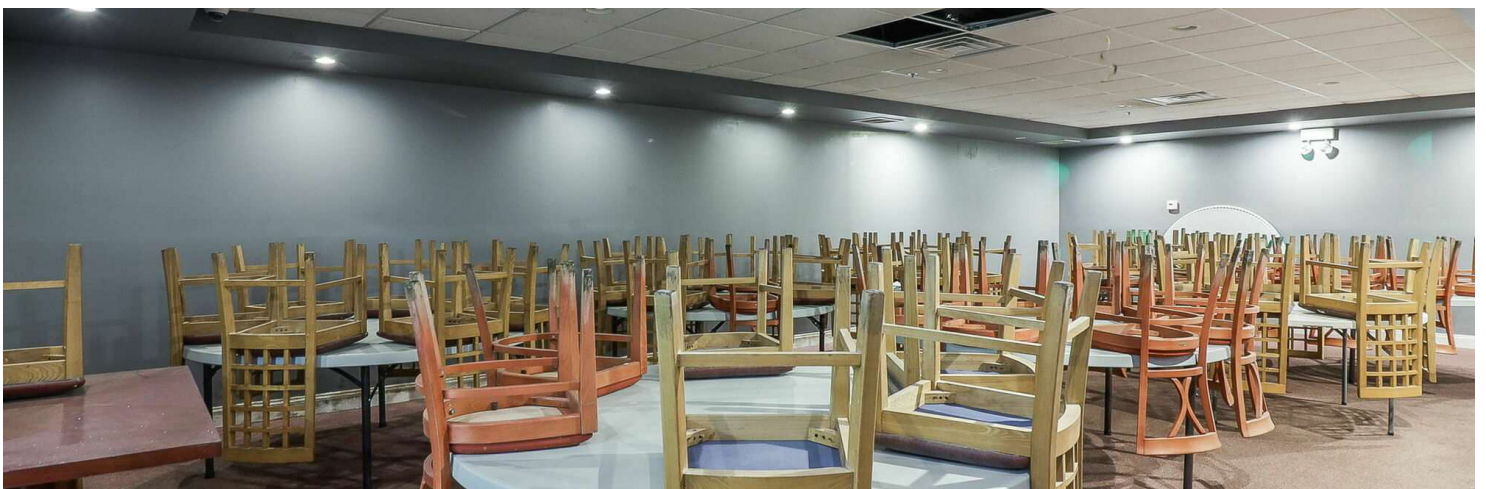
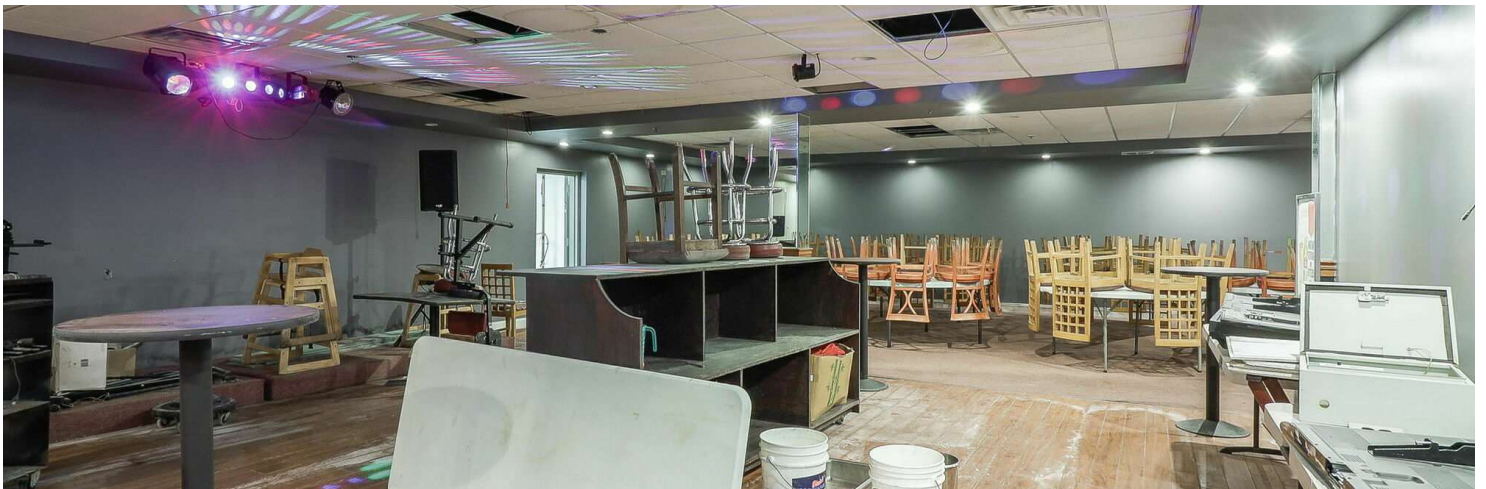
Building Size	9,742 SF
Tenancy	Single
Year Built	1990
Freestanding	Yes



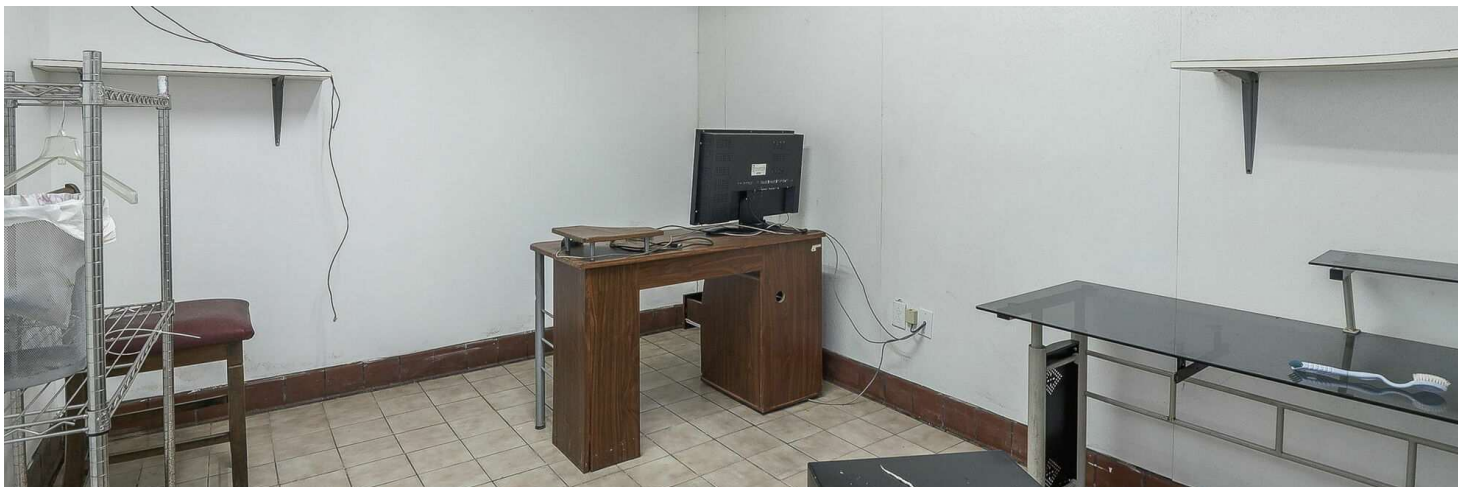
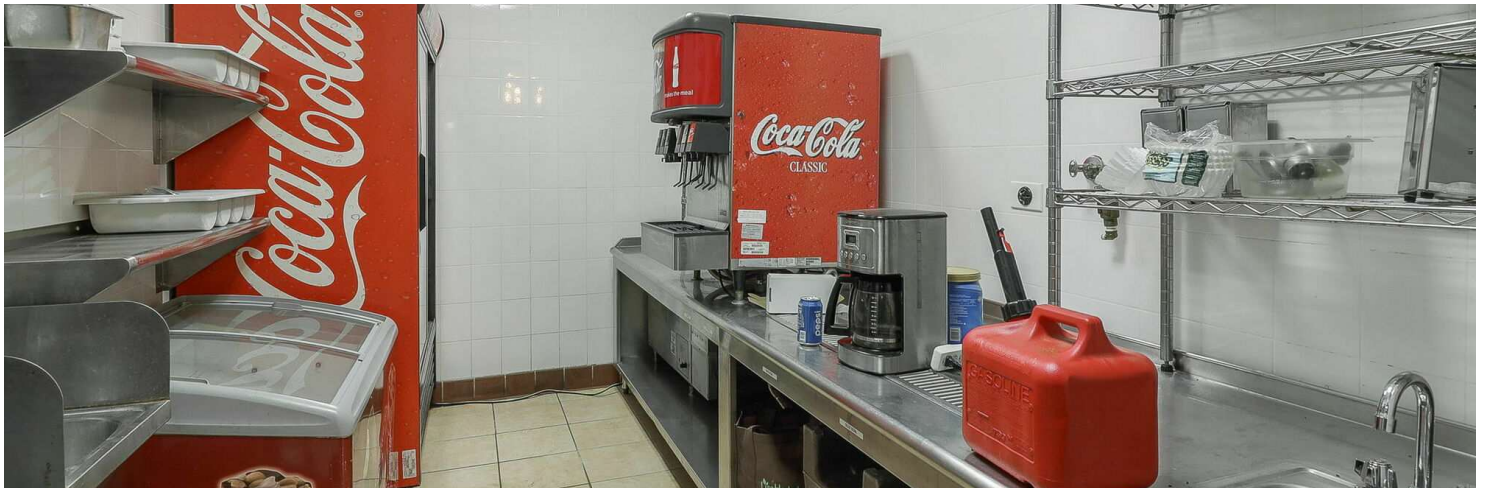
# Dining Room



# Banquet Hall



# Back Of House

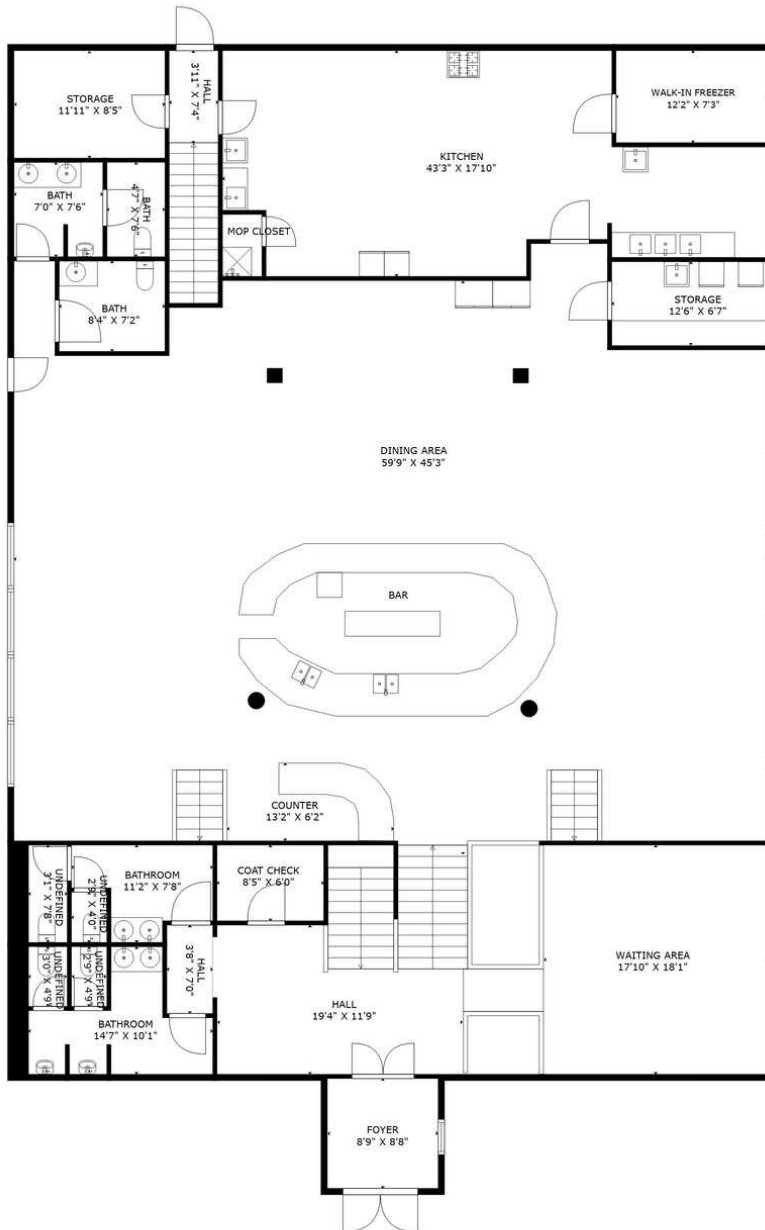




# Exterior



# Floorplans



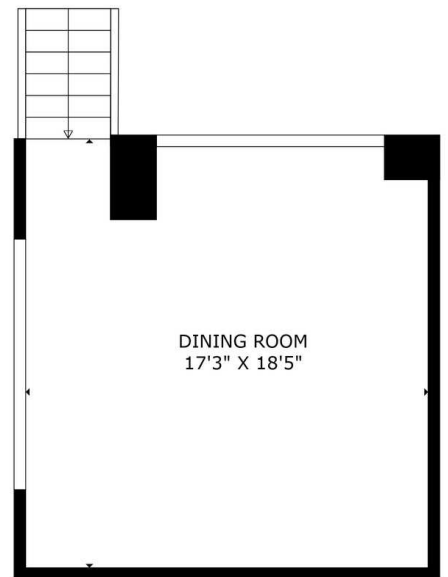
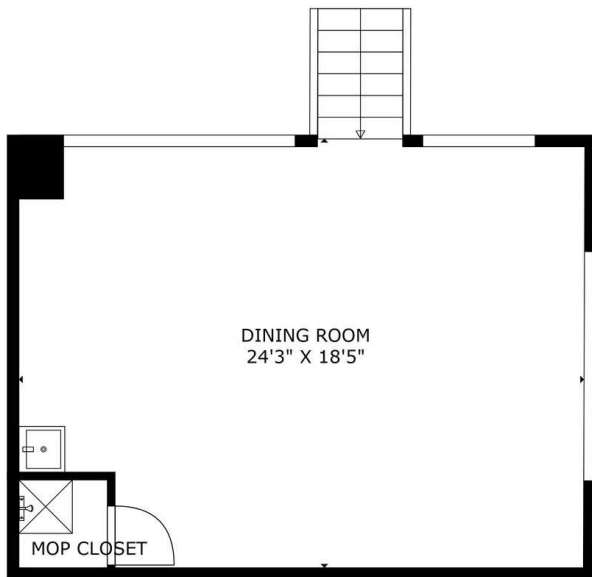
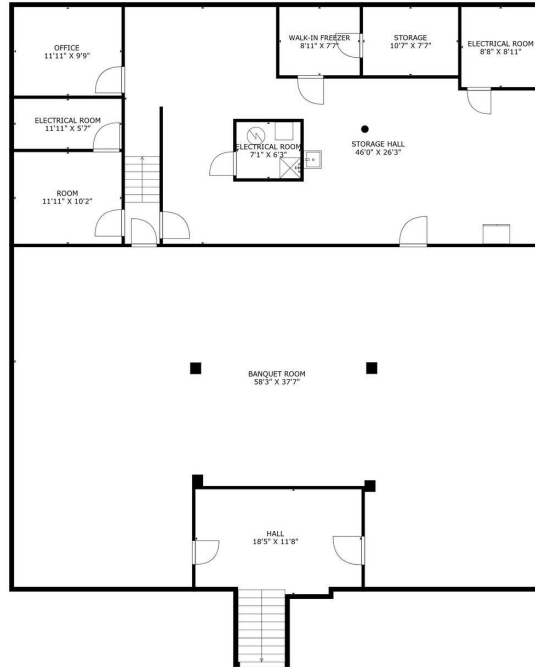
### Estimated areas

GLA BELOW GRADE: 0 sq. ft, excluded 3915 sq. ft  
 GLA MAIN DINING LEVEL: 4781 sq. ft, excluded 198 sq. ft  
 GLA UPPER DINING LEVELS: 848 sq. ft, excluded 0 sq. ft  
 Total GLA 5629 sq. ft, total scanned area 9742 sq. ft

MEASUREMENTS ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED



# Additional Floorplans



3099 OGDEN AVE

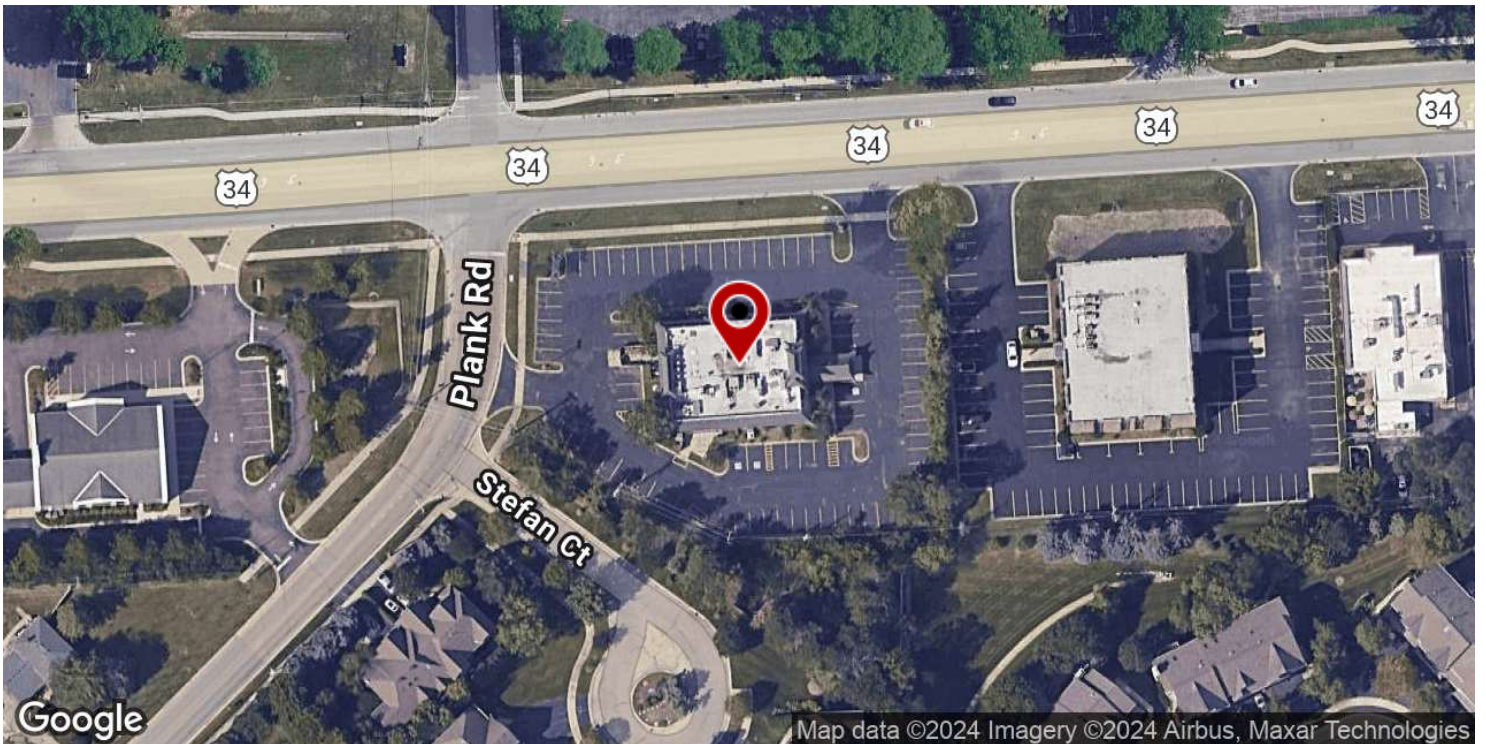
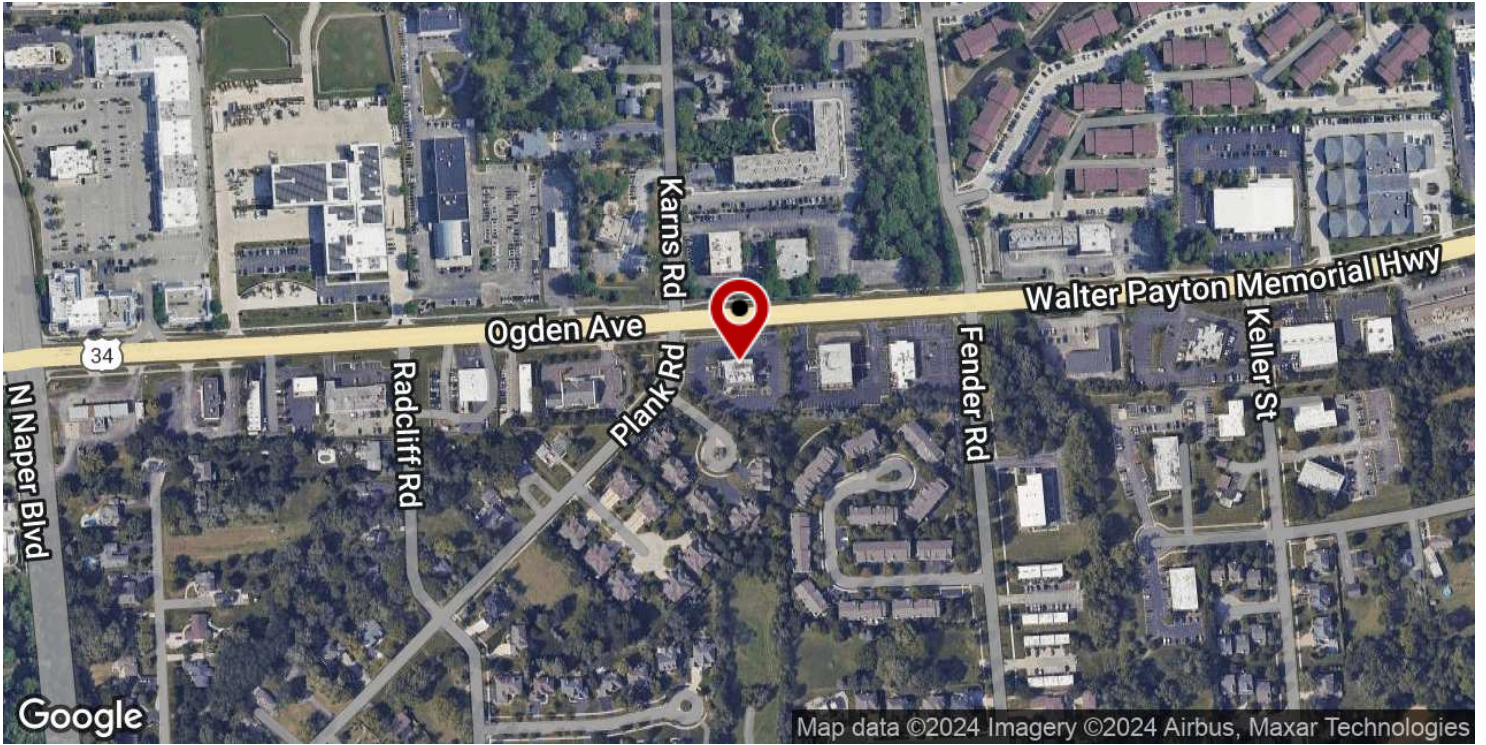
# LOCATION INFORMATION

# 2

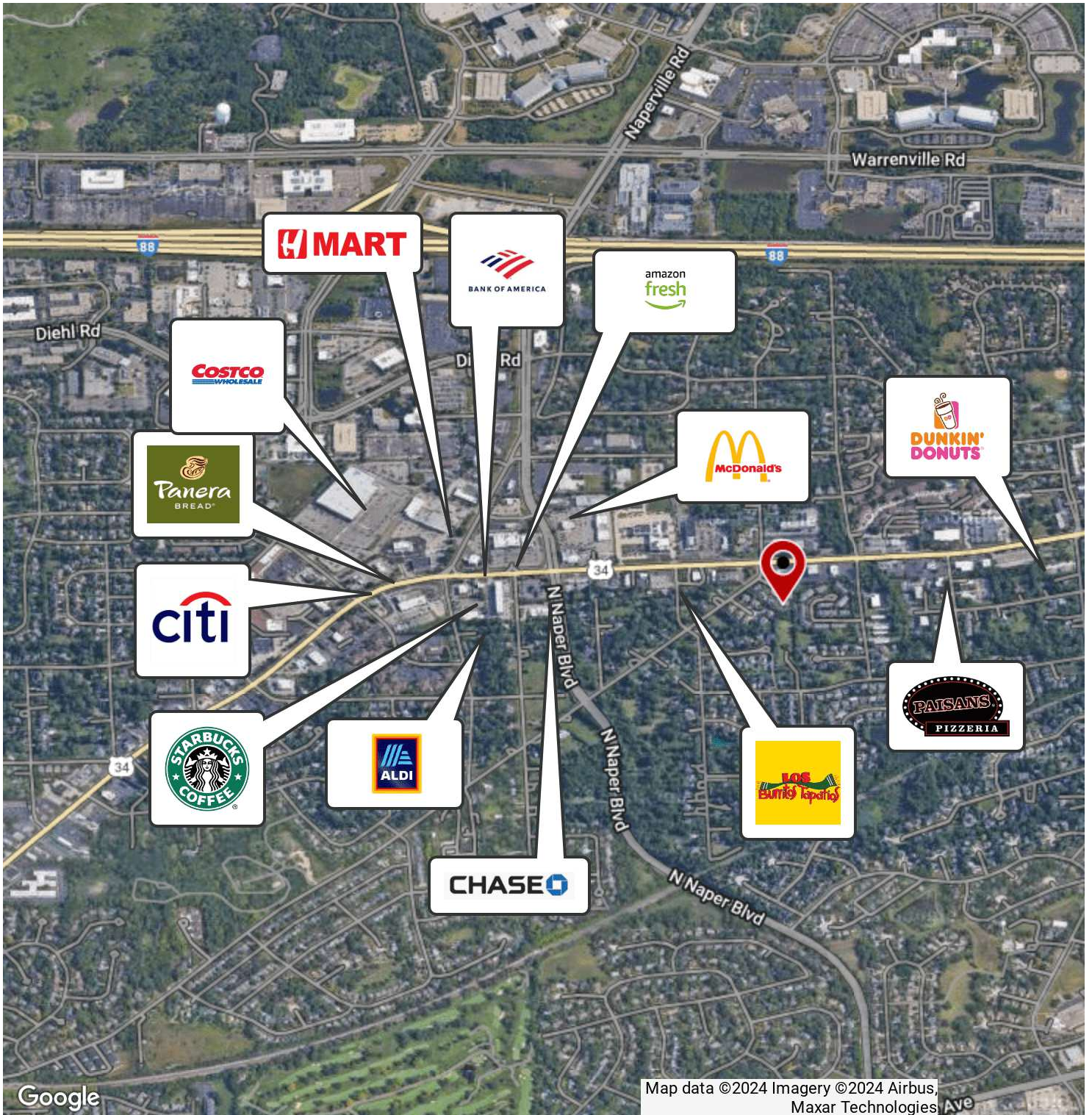
LOCATION MAP

RETAILER MAP

# Location Map



# Retailer Map



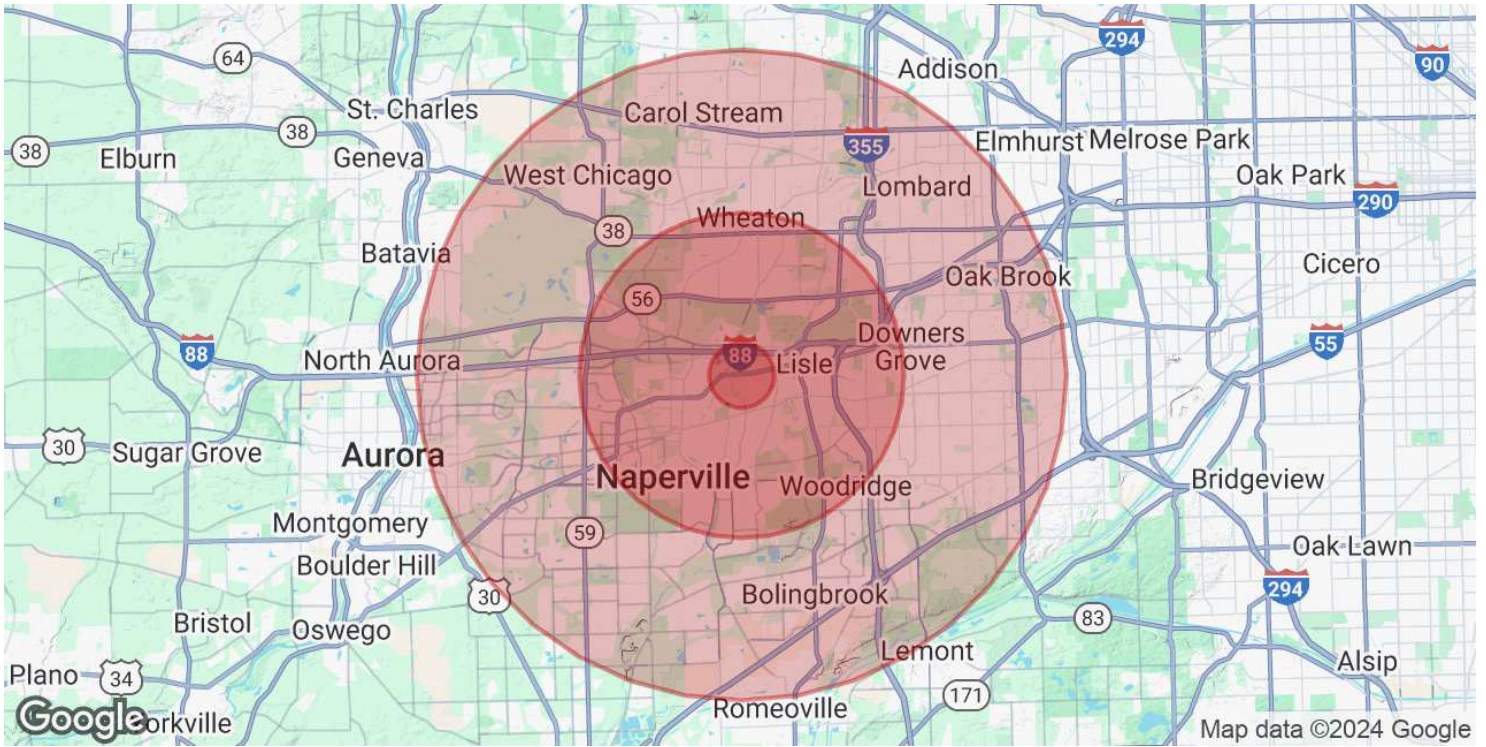
3099 OGDEN AVE

# DEMOGRAPHICS

# 3

DEMOGRAPHICS MAP & REPORT

# Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	10,004	221,298	894,180
Average Age	35.7	41.1	39.6
Average Age (Male)	34.1	39.8	38.5
Average Age (Female)	37.5	42.6	40.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,997	91,811	340,705
# of Persons per HH	2.5	2.4	2.6
Average HH Income	\$115,949	\$128,459	\$121,497
Average House Value	\$311,279	\$357,775	\$327,605

2020 American Community Survey (ACS)

