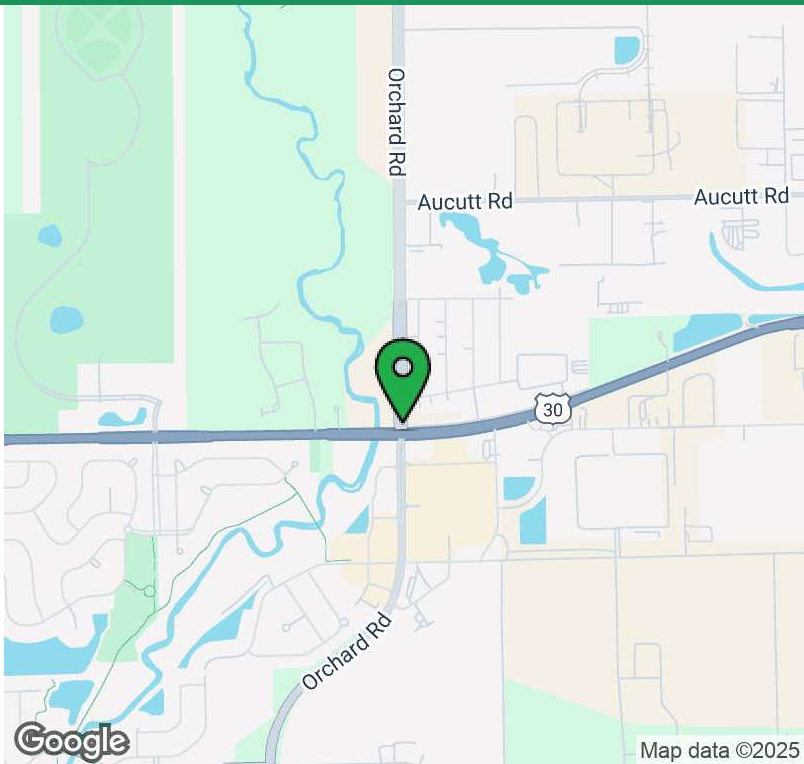
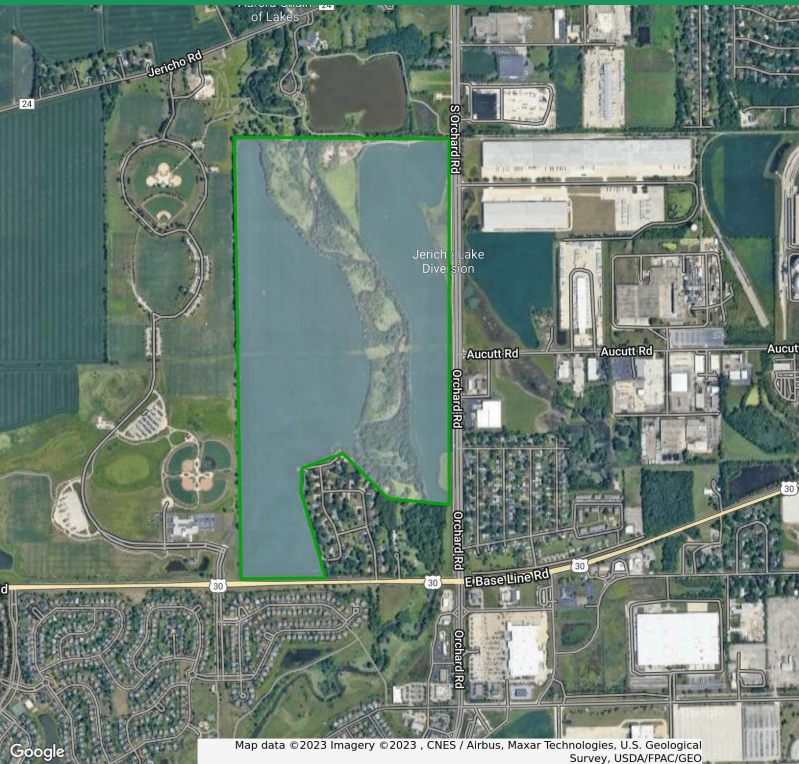


For Sale

# 262-Acre Development Property, Divisible

Route 30 & Orchard Rd , Montgomery , IL 60538



## Location Description

5 miles south of I-88 Orchard Road Interchange. Corporate neighbors include Armor Dial, Michel's Corporation, Hines Lumber, and United Facilities.

## Property Highlights

- Dynamic mixed-use development property
- Frontage on Orchard Rd, Route 30, and the future extension of Aucutt Rd
- Future uses include commercial, retail, industrial, hospitality, multi-family, medical, self-storage, and auto sales

## Offering Summary

Sale Price:	Contact Broker
Lot Size:	262 Acres, divisible

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,576	20,300	59,131
Total Population	5,064	60,480	176,681
Average HH Income	\$111,957	\$99,866	\$88,550

**Brian Dolan**  
630.801.8800 x102  
bdolan@dolanmurphy.com

Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506  
The information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without any warranty as to accuracy.







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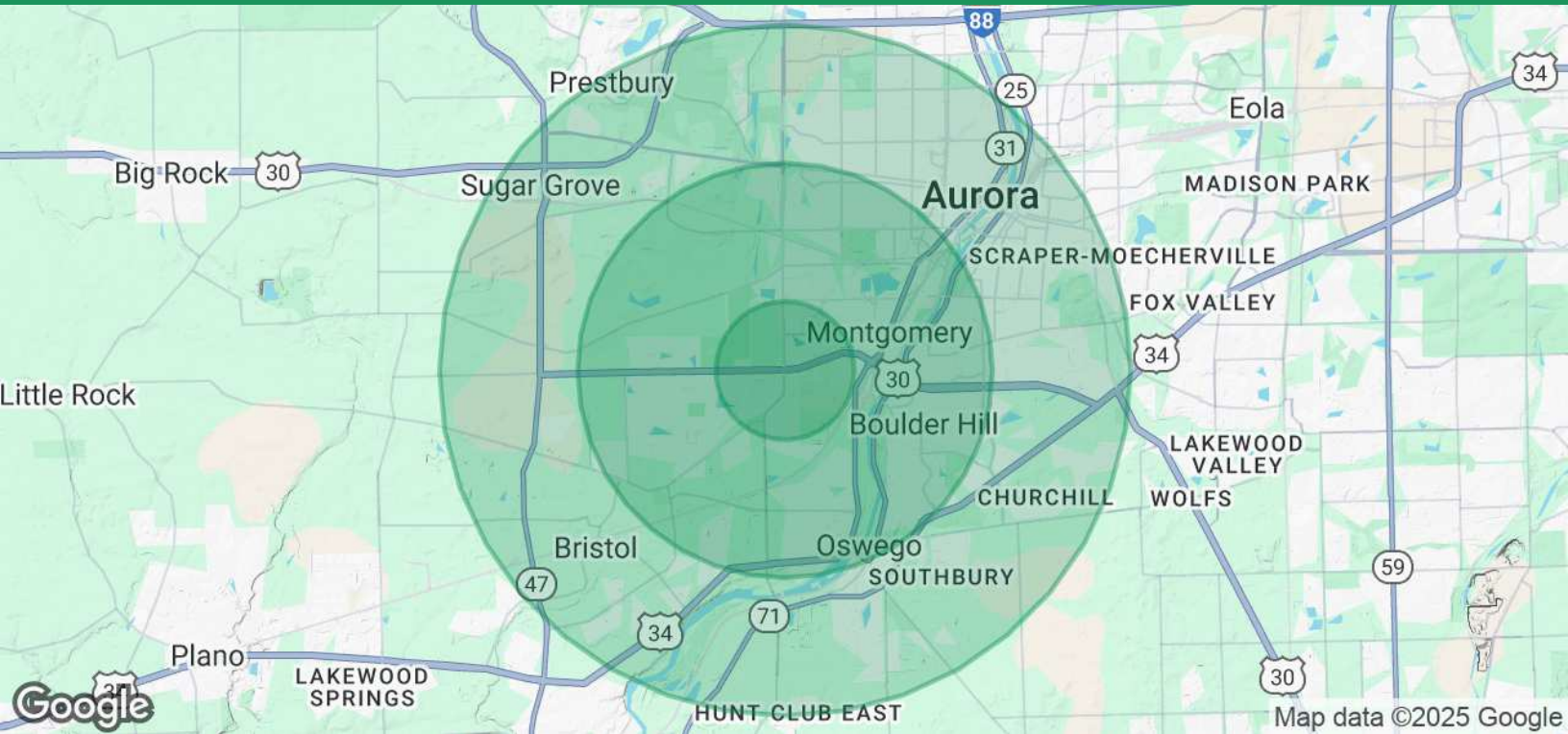




For Sale

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Route 30 & Orchard Rd , Montgomery , IL 60538



Population	1 Mile	3 Miles	5 Miles
Total Population	5,064	60,480	176,681
Average Age	30.5	35.8	34.0
Average Age (Male)	28.3	33.5	33.6
Average Age (Female)	33.7	37.7	35.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,576	20,300	59,131
# of Persons per HH	3.2	3.0	3.0
Average HH Income	\$111,957	\$99,866	\$88,550
Average House Value	\$230,944	\$221,492	\$197,440

2020 American Community Survey (ACS)

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