

For Sale

# 13.01 Acres For Sale In Montgomery

SWC Of Orchard Rd & Jericho Rd, Montgomery , IL 60506



## Location Description

Located on the SWC of Orchard Rd and Jericho Rd. Located less than 4 miles from the I-88 and Orchard Rd interchange. Approximately 29,900 vpd on Orchard Rd and 6,650 vpd on Jericho Rd.

## Property Highlights

- Corner anchored by Gas n Wash and Dunkin
- Zoned: B-2
- Utilities at site
- Off-site retention
- Multiple site access points
- High traffic count on Orchard Rd
- Orchard Rd is one of the main thoroughfares to I-88 E/W tollway
- Located less than 0.5 miles from the 317-acre Stuart Sport Complex. One of the largest outdoor sports complexes in the Midwest. Hosting regional and local soccer, baseball, and softball events for participants of all ages.

## Offering Summary

Sales Price:	\$11.47 - \$17.21/SF
Lot 2:	1.74 AC
Lot 3:	3.35 AC
Lot 4:	0.93 AC
Lot 5:	6.99 AC
Total Acreage:	13.01 AC
Zoning:	B-2

## Demographics

	2 Miles	4 Miles	6 Miles
Total Households	7,811	38,029	75,389
Total Population	21,482	114,186	224,442
Average HH Income	\$110,194	\$97,926	\$110,894

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Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

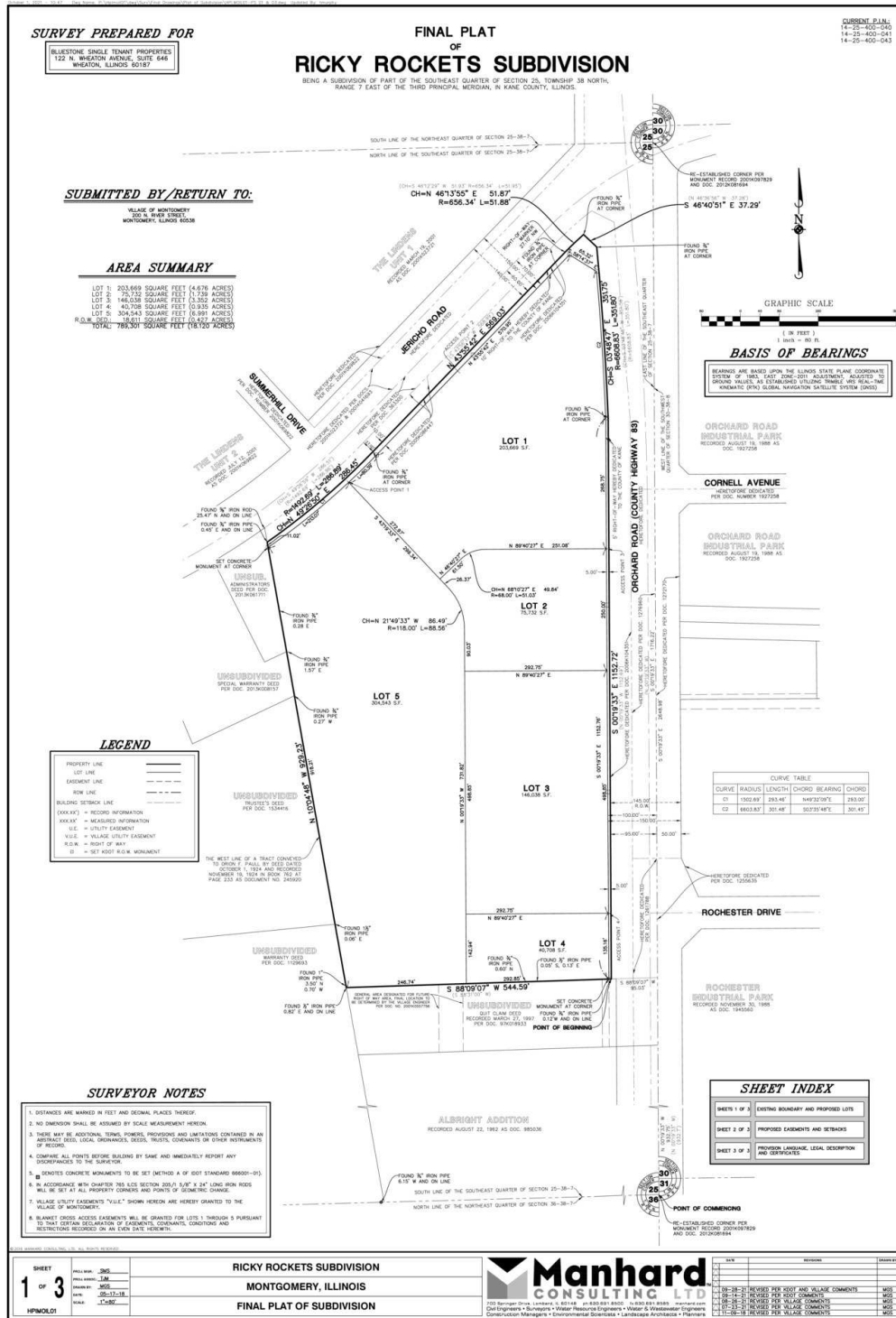
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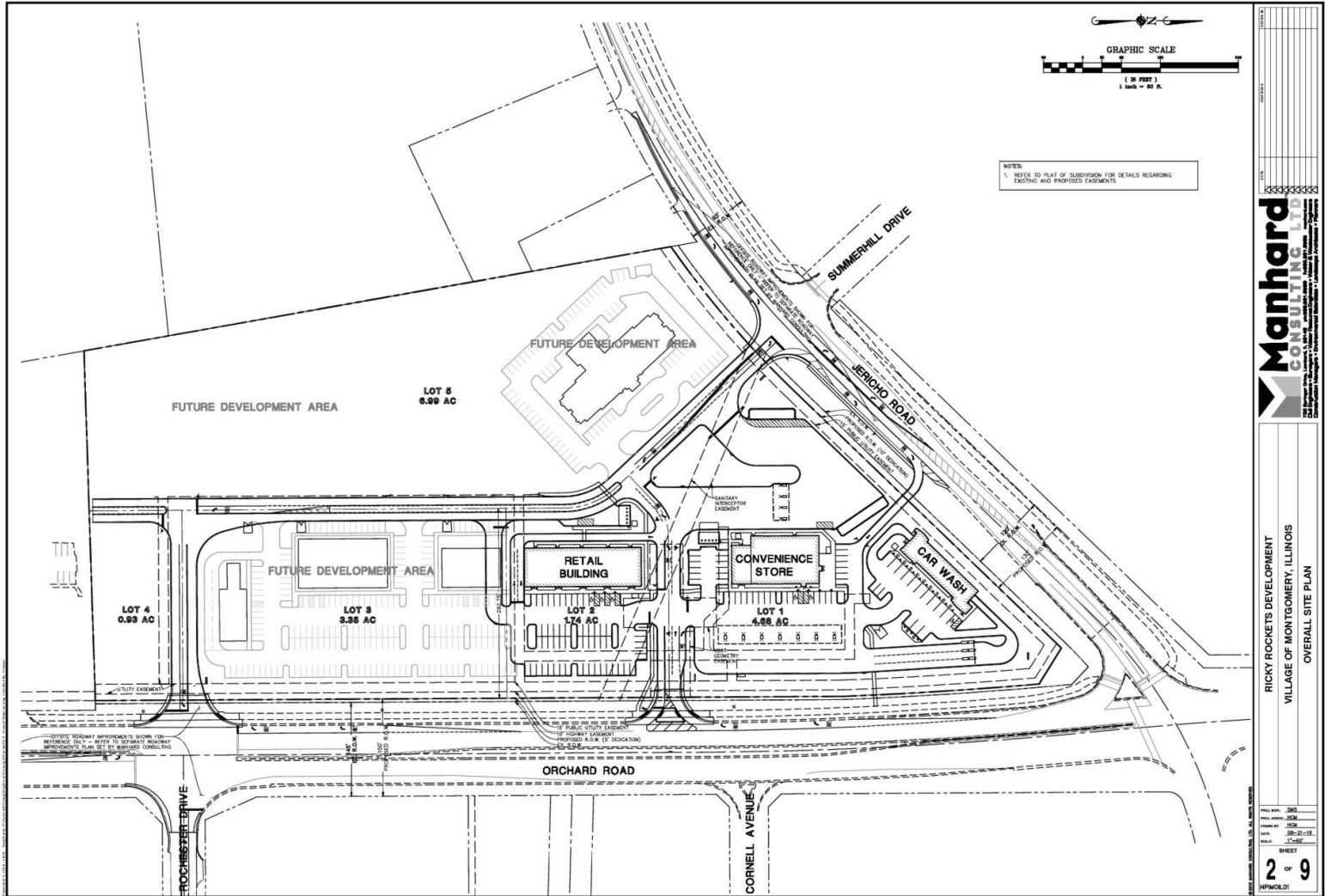




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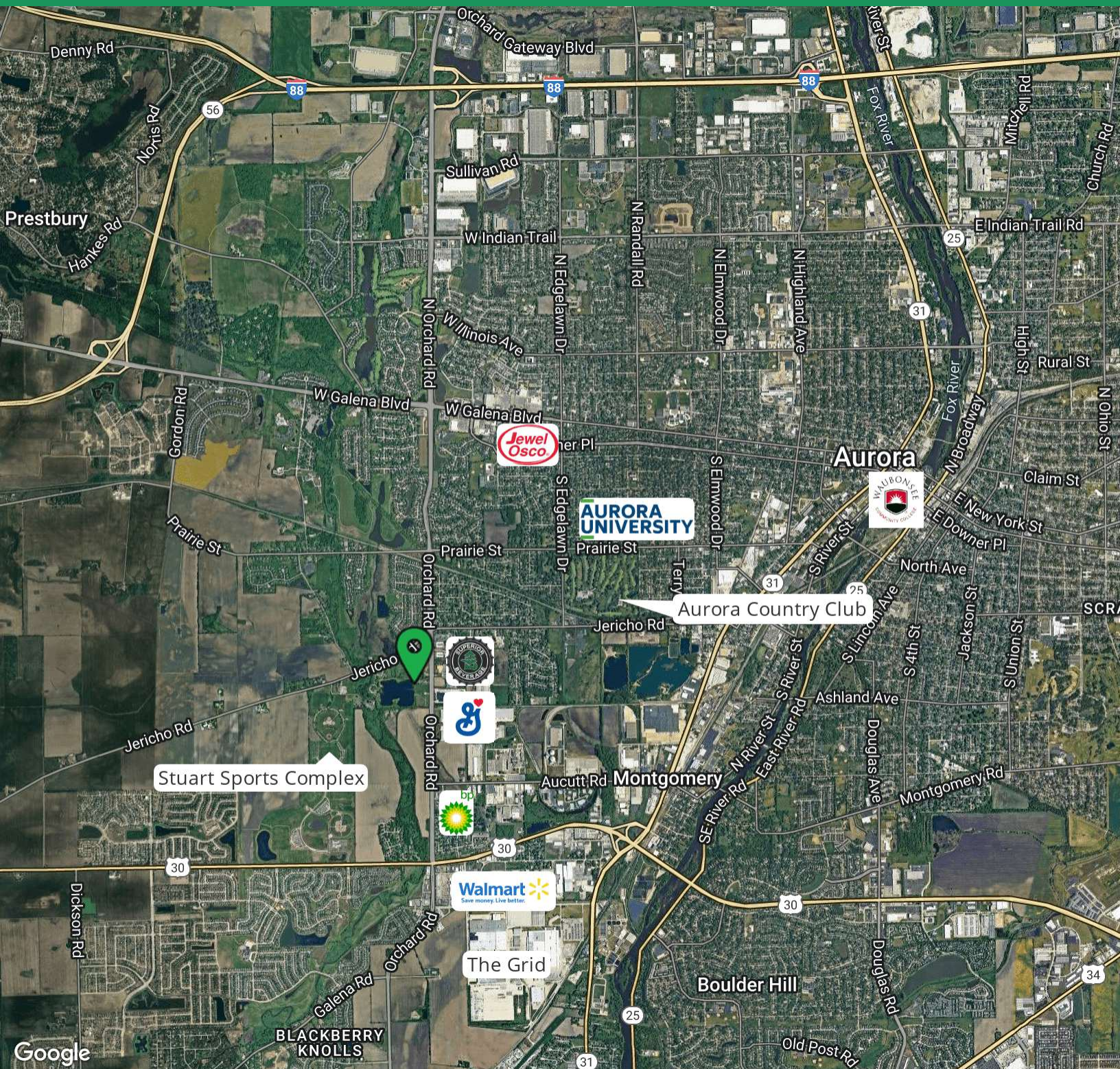




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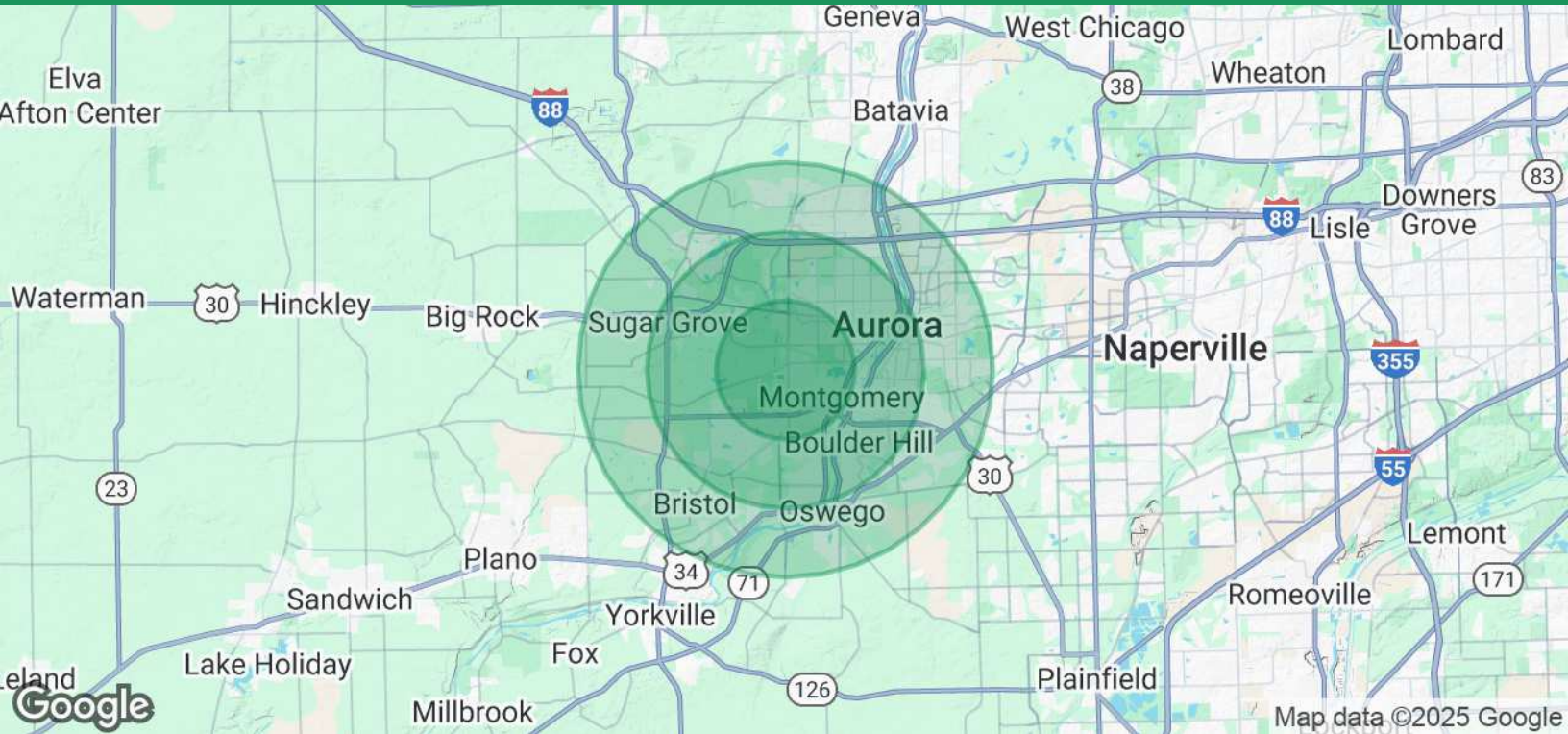




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Population	2 Miles	4 Miles	6 Miles
Total Population	21,482	114,186	224,442
Average Age	40	37	37
Average Age (Male)	39	36	36
Average Age (Female)	41	38	38

Households & Income	2 Miles	4 Miles	6 Miles
Total Households	7,811	38,029	75,389
# of Persons per HH	2.8	3	3
Average HH Income	\$110,194	\$97,926	\$110,894
Average House Value	\$277,401	\$249,273	\$278,805

Demographics data derived from AlphaMap

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