

1229 OGDEN AVE

DOWNERS GROVE, IL 60515



RETAIL PROPERTY FOR SALE AND LEASE



PROPERTY HIGHLIGHTS

- Investment or Owner-User Property Available for sale or for lease
- Fronting busy Ogden Ave - 30,000 vpd
- Accessible from both Ogden and Linscott avenues
- Convenient front, side and rear parking
- Versatile floorplan which can be configured for one or two tenants
- Great demos in highly desirable trade area:
- 88,000 people within 3 miles
- 150,000+ Avg HH Income
- Positioned near well-known retailers such as Jewel, Chipotle, and Starbucks

OFFERING SUMMARY

Sale Price:	\$725,000
Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	± 4,020 SF
Spaces Available:	1-2
Available SF:	± 2,010-4,020 SF
Lot Size:	7,453 SF
Parcel Number:	09-06-407-005
Real Estate Taxes (2023):	\$8,421.90

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,905	36,424	107,330
Total Population	12,492	88,029	263,730
Average HH Income	\$184,504	\$150,614	\$153,203
Average House Value	\$616,412	\$509,634	\$505,711

MARTHA WINTER

Senior Vice President & Designated Managing Broker
224.523.9174
MARTHA@LMTEAM.COM

LEXI WELTON

Commercial Broker
630.991.8850
LEXI@LMTEAM.COM

17005 Westview Ave.,
South Holland, IL 60473
630.325.8338
WWW.LMTEAM.COM

Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Martha Winter and Lexi Welton represent(s) the Seller only, and not the Buyer.

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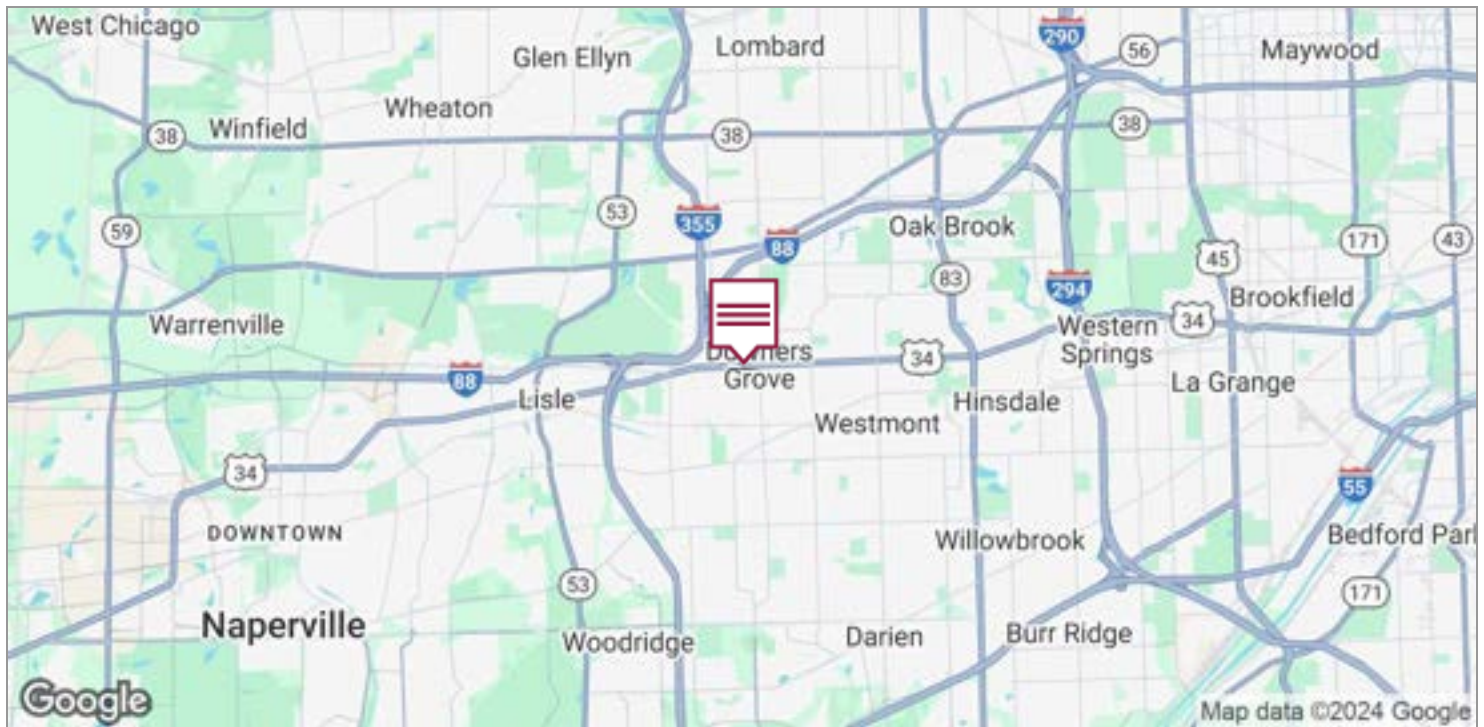
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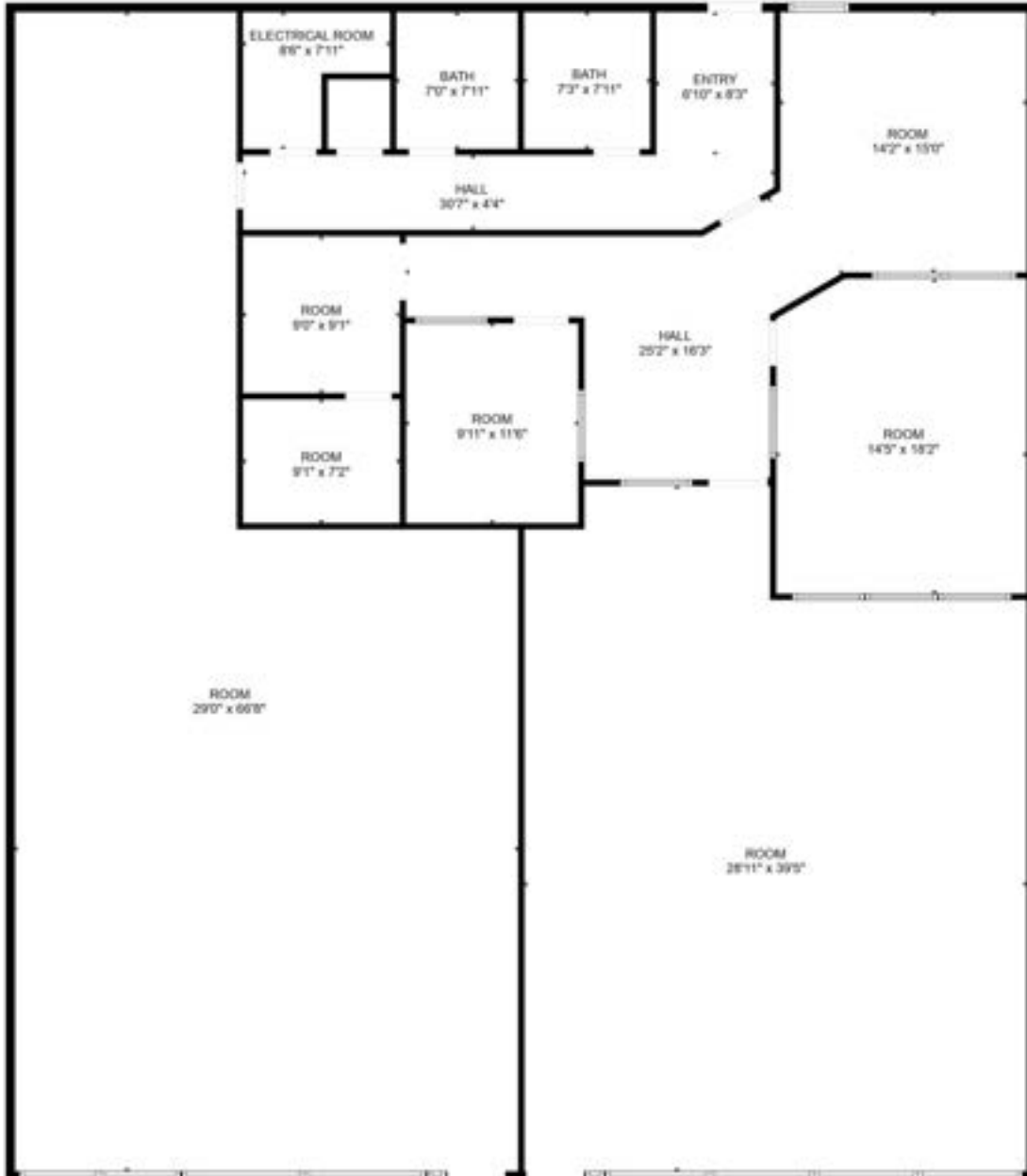
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MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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