



# FOR LEASE

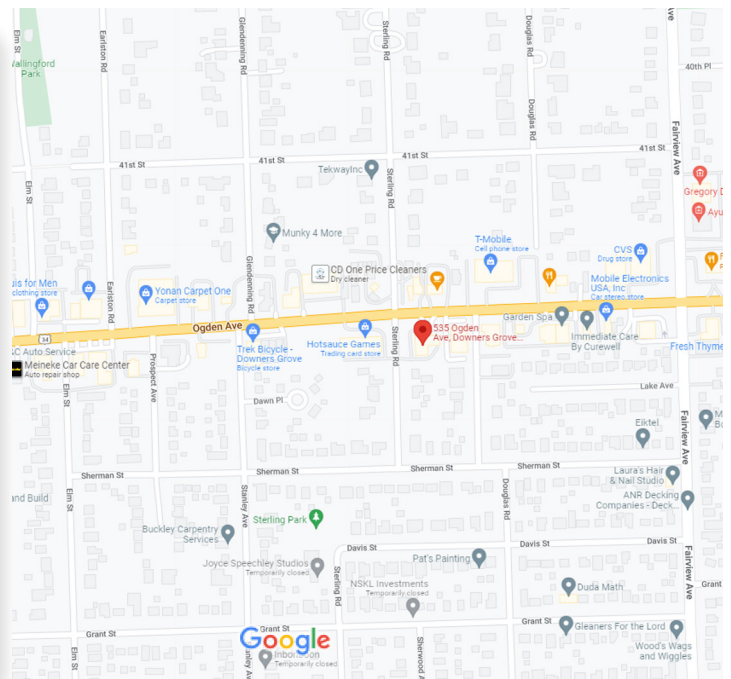
## Former Bank Branch

## Downers Grove, Illinois

### 535 Ogden Avenue, Downers Grove, Illinois



- Great Ogden Avenue visibility
- 0.81 acre corner parcel with 245 ft. of frontage on Ogden Avenue
- All brick 3,978 square foot single-story building
- Built in 2005
- Zoned B-3 in Village of Downers Grove
- Average daily traffic counts of 38,144 vehicles
- 16 parking spaces plus drive-thru lanes
- Excellent demographics (see listing sheet)



FOR ADDITIONAL INFORMATION CONTACT: **Brian Butler**

*The above listing information was obtained from a source deemed reliable. However, The Butler Group shall assume no liability for its accuracy. The above information is subject to change or withdrawal without further notice.*

**The Butler Group** | 243 Burlington Ave, Clarendon Hills, IL 60514 | Phone 630.321.9500 | Fax 630.321.9501 | Email [bbutler@thebutlergroup.net](mailto:bbutler@thebutlergroup.net)

## FOR LEASE

Former Bank Branch

Downers Grove, Illinois

**Location:** 535 Ogden Avenue, Downers Grove, Illinois

**Building Description:** The building is an all-brick, 3,978 square-foot single-story building.

**Lot Size:** 0.81 acres with 245 feet of frontage on Ogden Avenue

**Zoning:** Zoned B-3 in the Village of Downers Grove

**Parking:** 16 vehicles plus drive-thru lanes

**Age:** Built in 2005

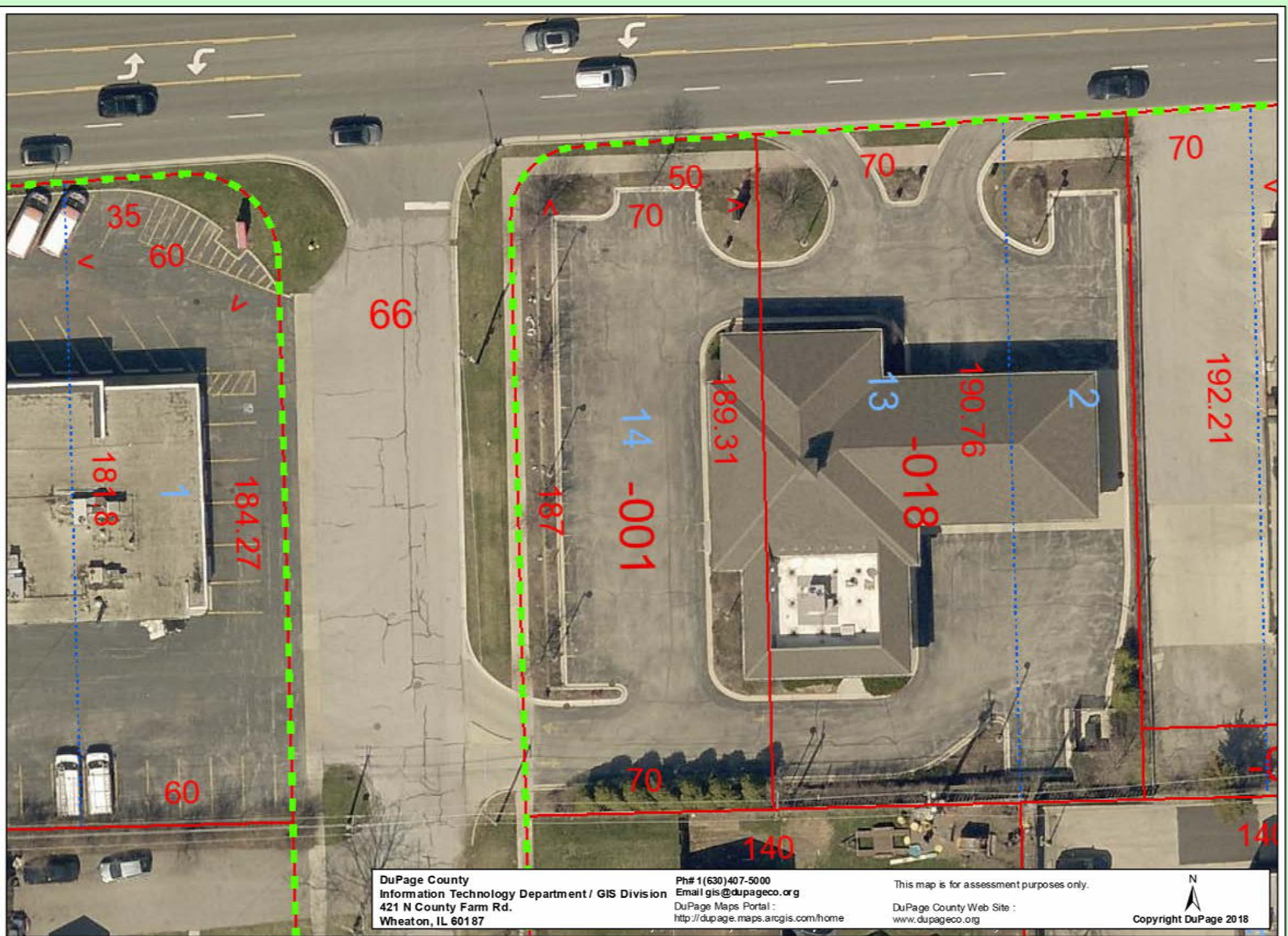
<b>Demographics:</b>		<u>1 mile</u>	<u>3 miles</u>
	Population	13,103	88,153
	Median household income	\$108,072	\$96,847

**Real Estate Taxes:** 2021: \$15,354.91

**Asking Rental Rate:** \$11,000.00 per month triple-net

**Comment:** This building is in a high-traffic, great retail area in Downers Grove. The property is available for lease or for a long-term ground lease. The building could be converted to single-tenant retail use.





DuPage County  
Information Technology Department / GIS Division  
421 N County Farm Rd.  
Wheaton, IL 60187

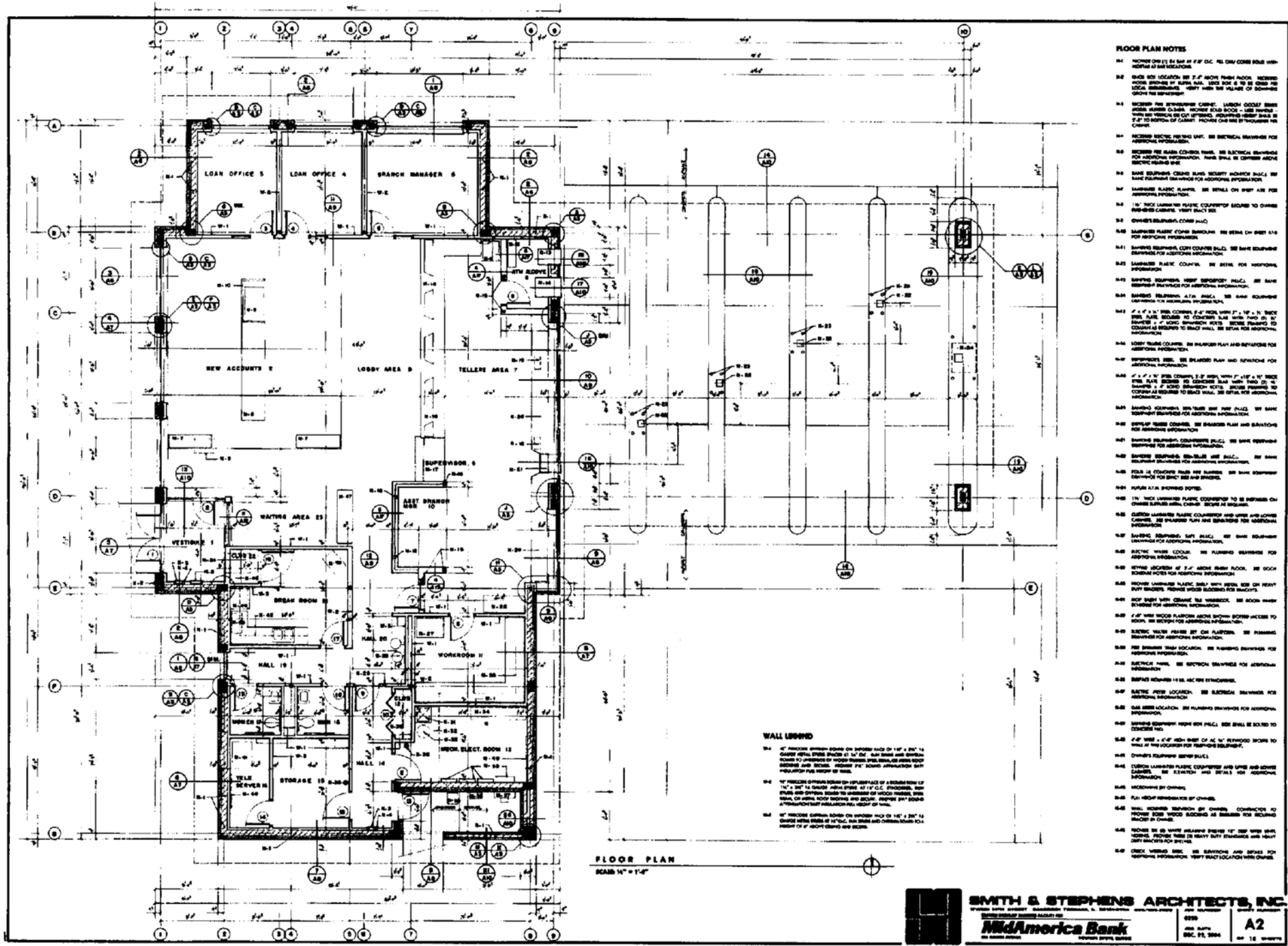
Ph# 1(630)407-5000  
Email [gis@dupageco.org](mailto:gis@dupageco.org)  
DuPage Maps Portal :  
<http://dupage.maps.arcgis.com/home>

This map is for assessment purposes only.

DuPage County Web Site :  
[www.dupageco.org](http://www.dupageco.org)

  
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- FLOOR PLAN NOTES**
- N1 HONEY COMB (1) 24 GA AT 4" O.C. PER ROW CORSE FILL WITH HEIGHT AS INDICATED.
  - N2 BUCK SET LOCATION SEE 7" P. ARCH FINISH FLOOR. EXCESS FLOOR FINISH AT EXHA. WALL. LEAVE BUCK TO BE GRAD. TO LOCAL SUBMITTALS. VERIFY WITH THE VALUE OF DOWNING BEFORE THE INSTALLATION.
  - N3 EXCESS FIRE STRIKING CABINET. LATCH CODED 8888. JONES HANDED 0-2-84. REMOVE SOLID WOOD - USE FINISHES - THIS IS FINISHES AT FINISHES. REMOVE EXISTING BUCK IS 2" P. TO BOTTOM OF CABINET. PROVIDE ONE SET BY STRIKING THE CABINET.
  - N4 EXCESS ELECTRIC FINISH UNIT. SEE ELECTRICAL DRAWINGS FOR APPROVAL INFORMATION.
  - N5 EXCESS FIRE ALARM CONTROL PANEL. SEE ELECTRICAL DRAWINGS FOR APPROVAL INFORMATION. PANEL SHALL BE IDENTICAL TO THE EXISTING PANEL.
  - N6 BANK EXISTING CEILING BARS SECURITY ADVANCE BUCK. SEE BANK EXISTING DRAWING FOR APPROVAL INFORMATION.
  - N7 EXISTING PLASTIC WALLS. SEE DETAILS ON SHEET ARE FOR APPROVAL INFORMATION.
  - N8 1" X 1" X 1/2" LAMINATED PLASTIC COUPLER FOR BARS TO CHANGES. VERIFY BUCK SET.
  - N9 CHANGES EXISTING CORSE (SEE BUCK)
  - N10 EXISTING PLASTIC CORSE BARRING. SEE BUCK ON SHEET 114 FOR APPROVAL INFORMATION.
  - N11 EXISTING EXISTING CORSE COUPLER BUCK. SEE BANK EXISTING DRAWINGS FOR APPROVAL INFORMATION.
  - N12 EXISTING PLASTIC COUPLER. SEE BUCK FOR APPROVAL INFORMATION.
  - N13 EXISTING EXISTING EXISTING EXISTING BUCK. SEE BANK EXISTING DRAWINGS FOR APPROVAL INFORMATION.
  - N14 EXISTING EXISTING. A.T.A. BUCK. SEE BANK EXISTING DRAWINGS FOR APPROVAL INFORMATION.
  - N15 2" X 1" X 1/2" LAMINATED PLASTIC COUPLER WITH 1" X 1/2" X 1/2" BUCK. SEE BUCK FOR APPROVAL INFORMATION. VERIFY BUCK SET TO CHANGES AS SHOWN TO BUCK WALL. SEE BUCK FOR APPROVAL INFORMATION.
  - N16 EXISTING EXISTING. SEE EXISTING PLAN AND SPECIFICATIONS FOR APPROVAL INFORMATION.
  - N17 EXISTING EXIST. SEE EXISTING PLAN AND SPECIFICATIONS FOR APPROVAL INFORMATION.
  - N18 2" X 1" X 1/2" LAMINATED PLASTIC COUPLER WITH 1" X 1/2" X 1/2" BUCK. SEE BUCK FOR APPROVAL INFORMATION. VERIFY BUCK SET TO CHANGES AS SHOWN TO BUCK WALL. SEE BUCK FOR APPROVAL INFORMATION.
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**WALL LINDING**

- N1 1" X 1" X 1/2" LAMINATED PLASTIC COUPLER WITH 1" X 1/2" X 1/2" BUCK. SEE BUCK FOR APPROVAL INFORMATION. VERIFY BUCK SET TO CHANGES AS SHOWN TO BUCK WALL. SEE BUCK FOR APPROVAL INFORMATION.
- N2 1" X 1" X 1/2" LAMINATED PLASTIC COUPLER WITH 1" X 1/2" X 1/2" BUCK. SEE BUCK FOR APPROVAL INFORMATION. VERIFY BUCK SET TO CHANGES AS SHOWN TO BUCK WALL. SEE BUCK FOR APPROVAL INFORMATION.
- N3 1" X 1" X 1/2" LAMINATED PLASTIC COUPLER WITH 1" X 1/2" X 1/2" BUCK. SEE BUCK FOR APPROVAL INFORMATION. VERIFY BUCK SET TO CHANGES AS SHOWN TO BUCK WALL. SEE BUCK FOR APPROVAL INFORMATION.

**FLOOR PLAN**  
SCALE 1/4" = 1'-0"

**SMITH & STEPHENS ARCHITECTS, INC.**  
 609  
**MidAmerica Bank**  
 609  
 DEC. 15, 2004  
 A2