



Each office independently owned and operated

KAMMES COMMERCIAL

1417 N Main St
kammescommercial.com
Wheaton, IL 60187

FOR SALE

OFFICE BUILDING

2051 OGDEN AVENUE

DOWNERS GROVE, IL 60515



PRESENTED BY:

LANCE KAMMES

Broker, CCIM
630.868.6300

2051 OGDEN AVENUE

DOWNERS GROVE, IL 60515



PROPERTY DESCRIPTION

Prime Ogden Avenue frontage with exceptional exposure. Professionally maintained 11,886 SF Office building with great location. Currently owner-occupied, this versatile property offers excellent potential for continued owner use, partial lease-up for supplemental income, or full multi-tenant conversion. Conveniently located less than one mile from the I-88/1-355 interchange, offering outstanding regional access. Situated within Downers Grove's premier commercial corridor, surrounded by national retailers, restaurants, and established residential neighborhoods. Strong area demographics. Ideal for medical office, creative office, educational, or light showroom users, Positioned along heavily traveled Ogden Avenue with approximately 25,400 vehicles per day, the property delivers outstanding visibility, accessibility, and long-term value.

SHOWING INSTRUCTIONS:

Please contact **Michael Kammes** with any tour requests:

630.793.0432

Michael@lancekammes.com

OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	14,814 SF
Building Size:	11,886 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	259	783	2,845
Total Population	574	1,787	6,743
Average HH Income	\$202,184	\$198,162	\$198,108



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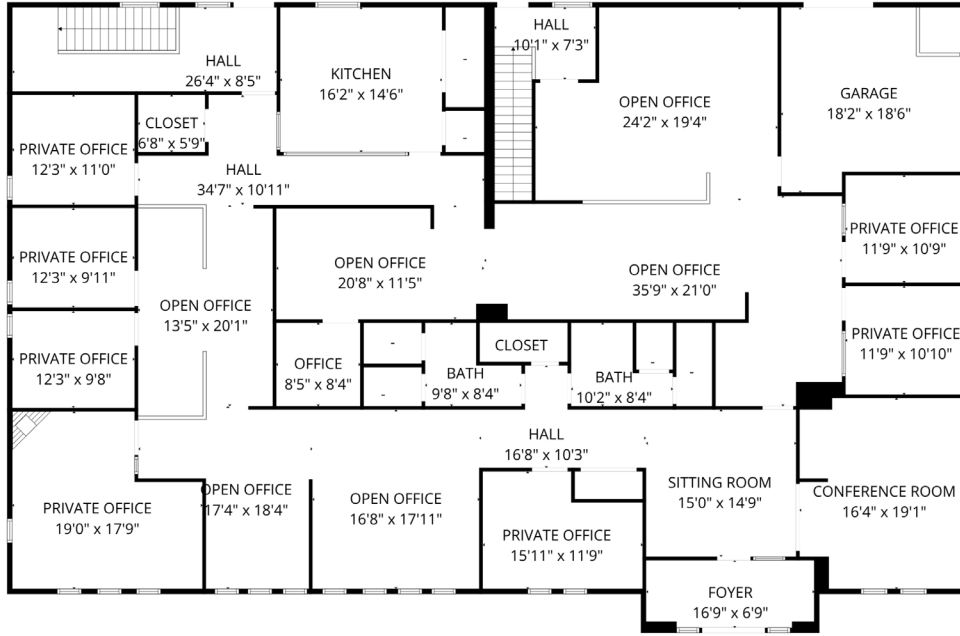
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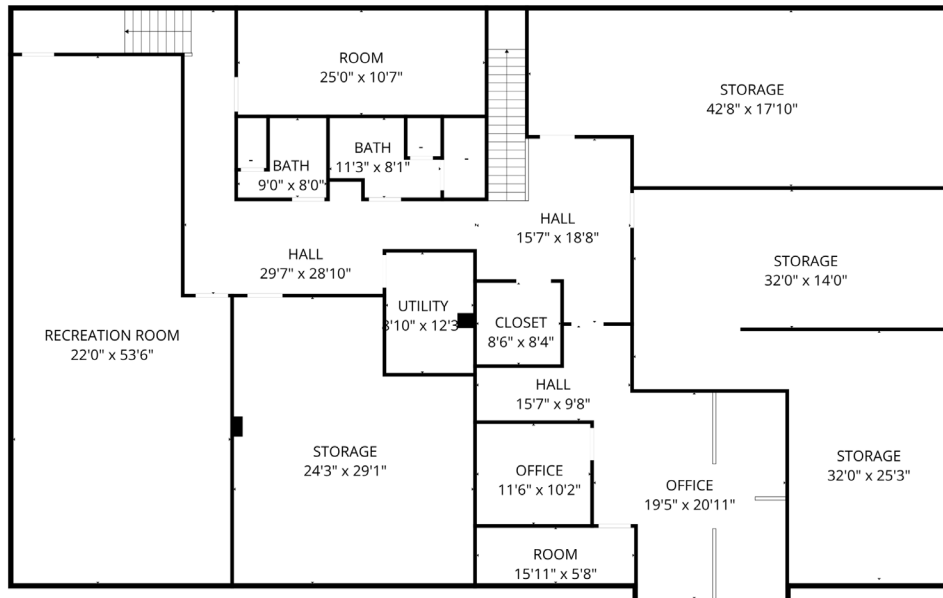
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MAIN FLOOR



BASEMENT



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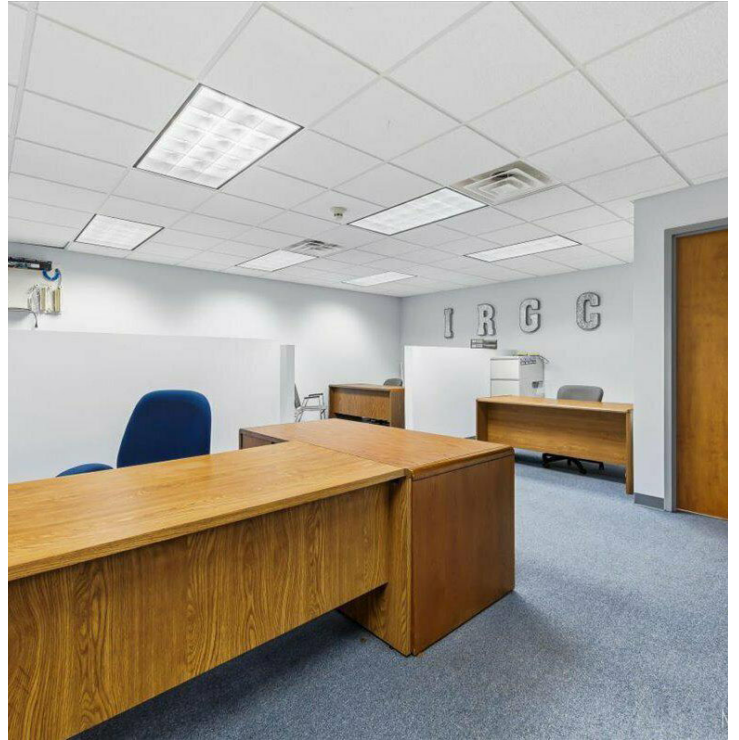
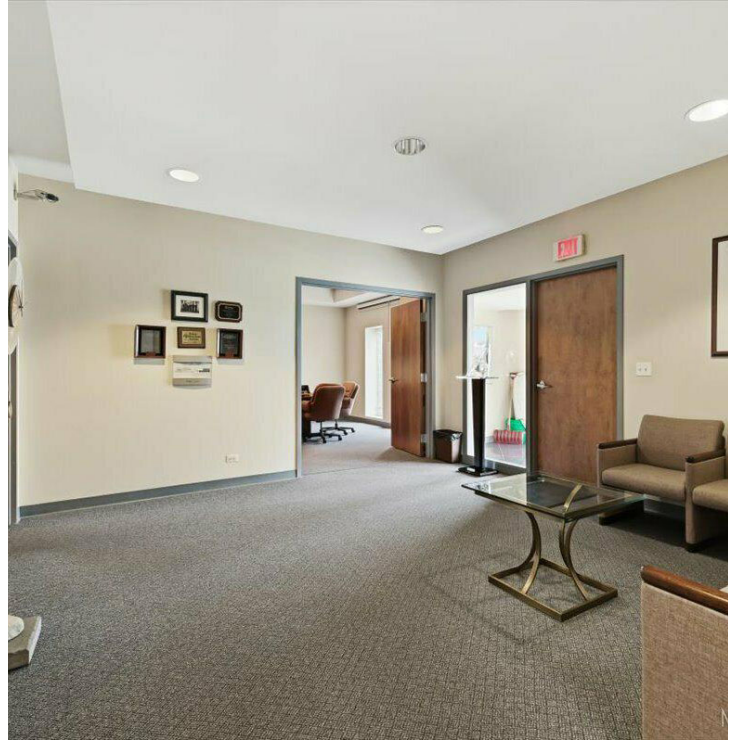
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ADDITIONAL PHOTOS

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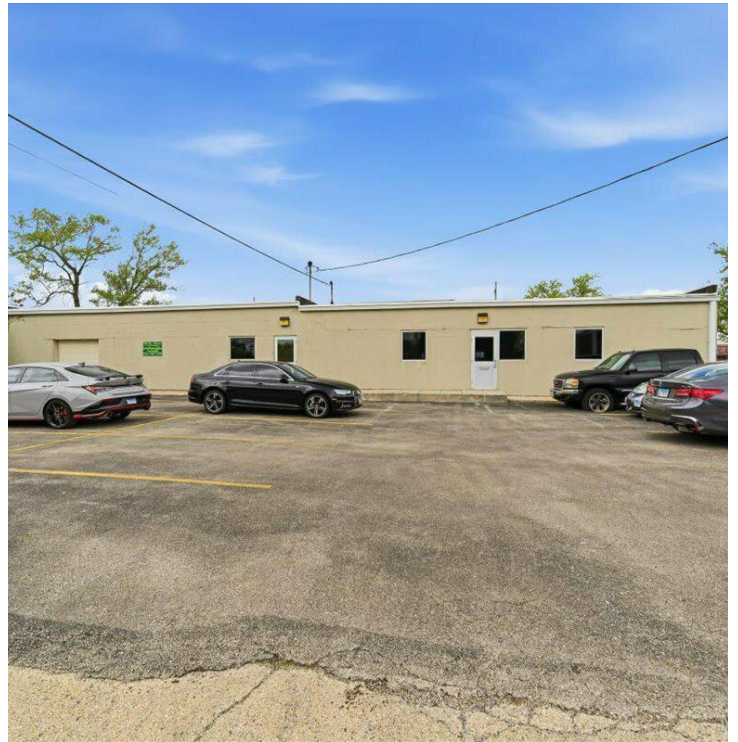
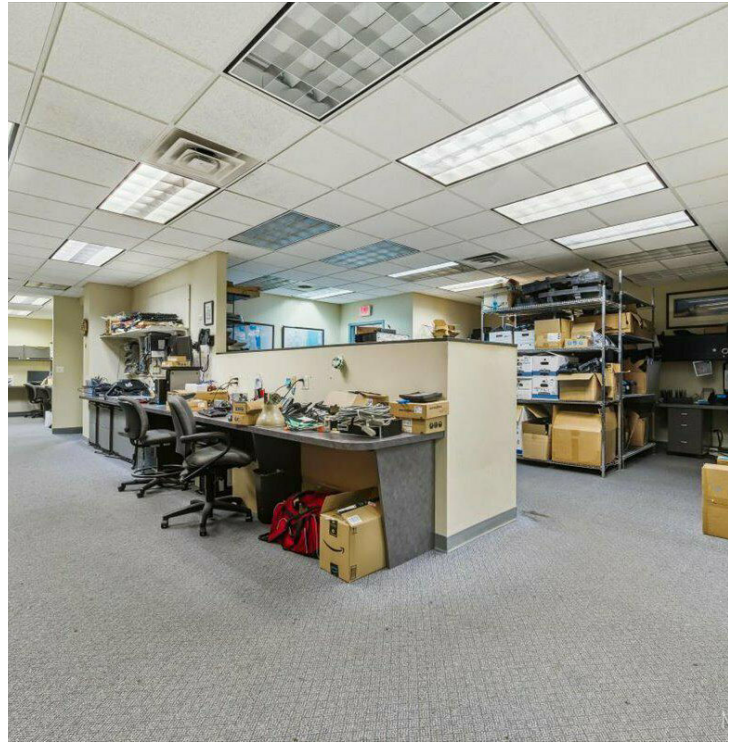
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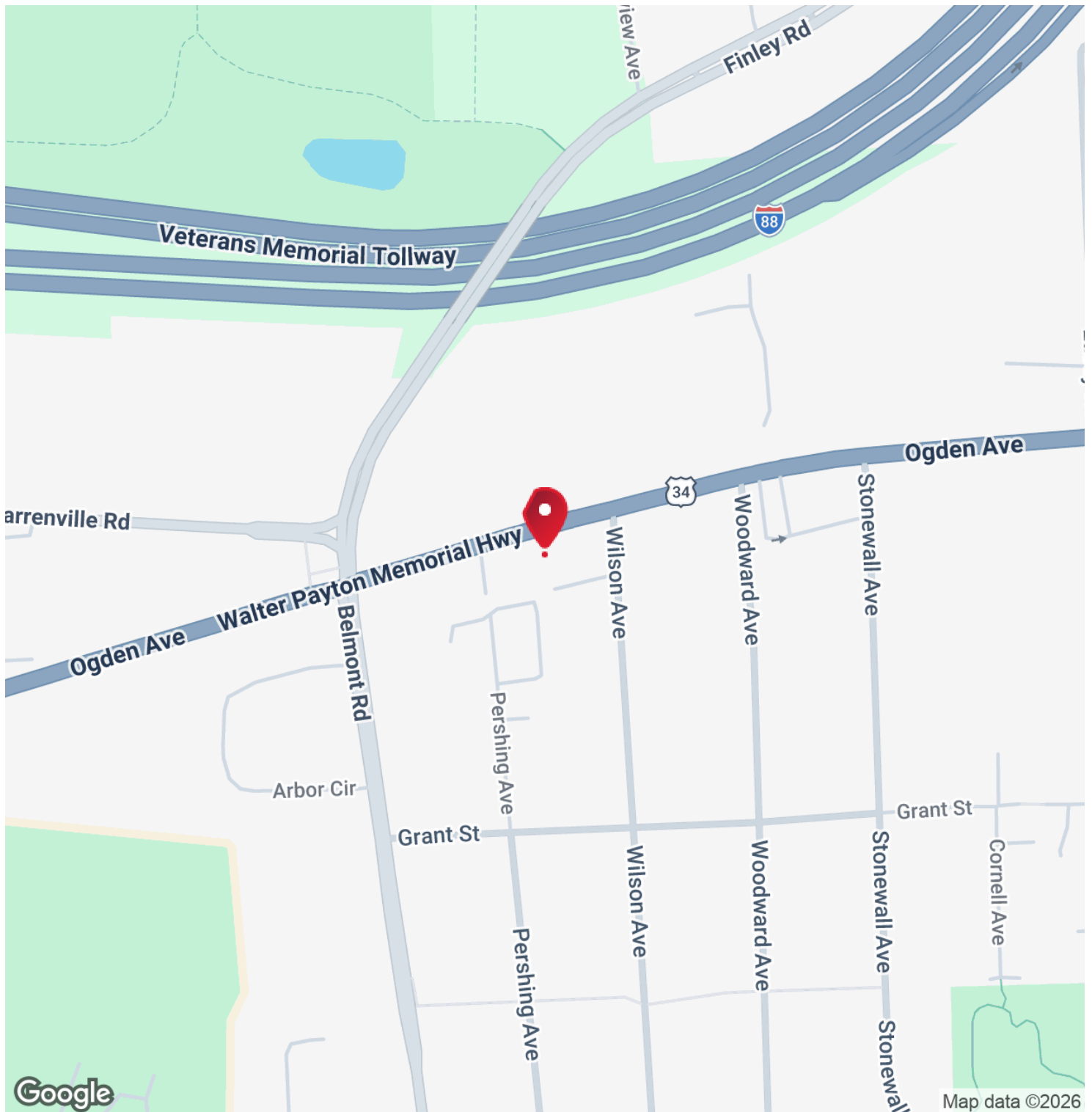
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LOCATION MAP

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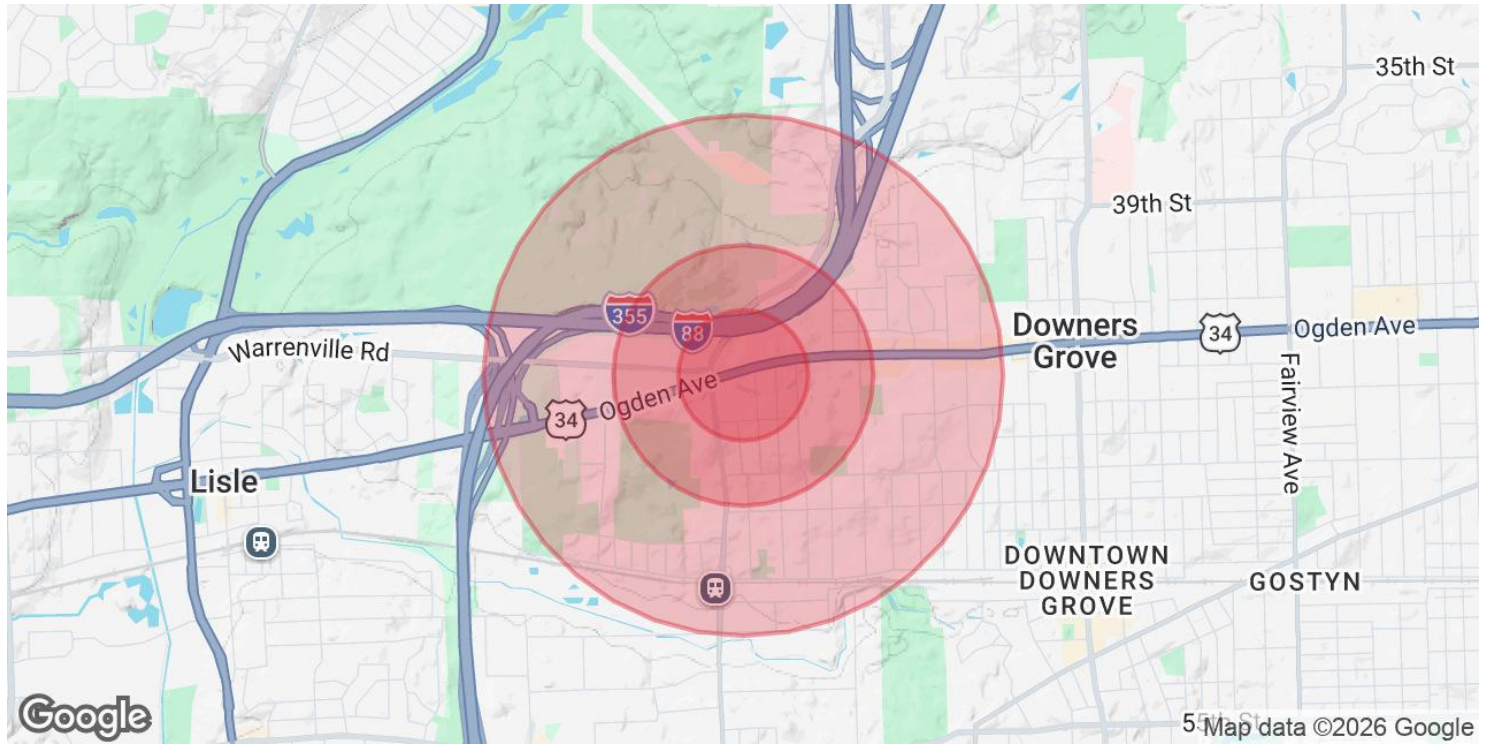
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	574	1,787	6,743
Average Age	39.9	39.8	40.8
Average Age (Male)	44.1	41.1	40.5
Average Age (Female)	39.5	40.8	41.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	259	783	2,845
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$202,184	\$198,162	\$198,108
Average House Value	\$411,079	\$465,893	\$493,752

2023 American Community Survey (ACS)



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