

# VACANT LAND FOR SALE

2657 OGDEN AVE., DOWNERS GROVE, IL

0.878-ACRE LAND SITE FOR COMMERCIAL, RETAIL, OR RESTAURANT



## PROPERTY FEATURES

- Located adjacent to the brand new 122-room WoodSpring Suites extended-stay hotel, opened December 2023
- Highly visible pad ready restaurant site with all wet and dry utilities pulled to the lot line
- Downers Grove Park District developing regional youth and travel team sports directly to the South
- Zoned PUD - Restaurant with a drive through is allowed
- Size: 0.878 Acres
- Great site for up to 4,900 SF building
- Great location with access to Ogden Avenue, I-355, and I-88
- For sale or build-to-suit
- Owner/developer financing available
- Developer available to provide architecture/design, planning, and construction services



WOODSPRING SUITES  
OPENED DECEMBER 2023

**CONTACT US**  
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HOLLADAYPROPERTIES.COM

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## PROPERTY DEMOGRAPHICS

2023 Population

2 Mile: 24,834 | 5 Mile: 262,797 | 10 Mile: 937,005

Average Household Income

2 Mile: \$120, 513 | 5 Mile: \$128,071 | 10 Mile: \$128,059

Consumer Spending

2 Mile: \$694,894,069 | 5 Mile: \$3,827,020,090 | 10 Mile: \$13,391,724,277

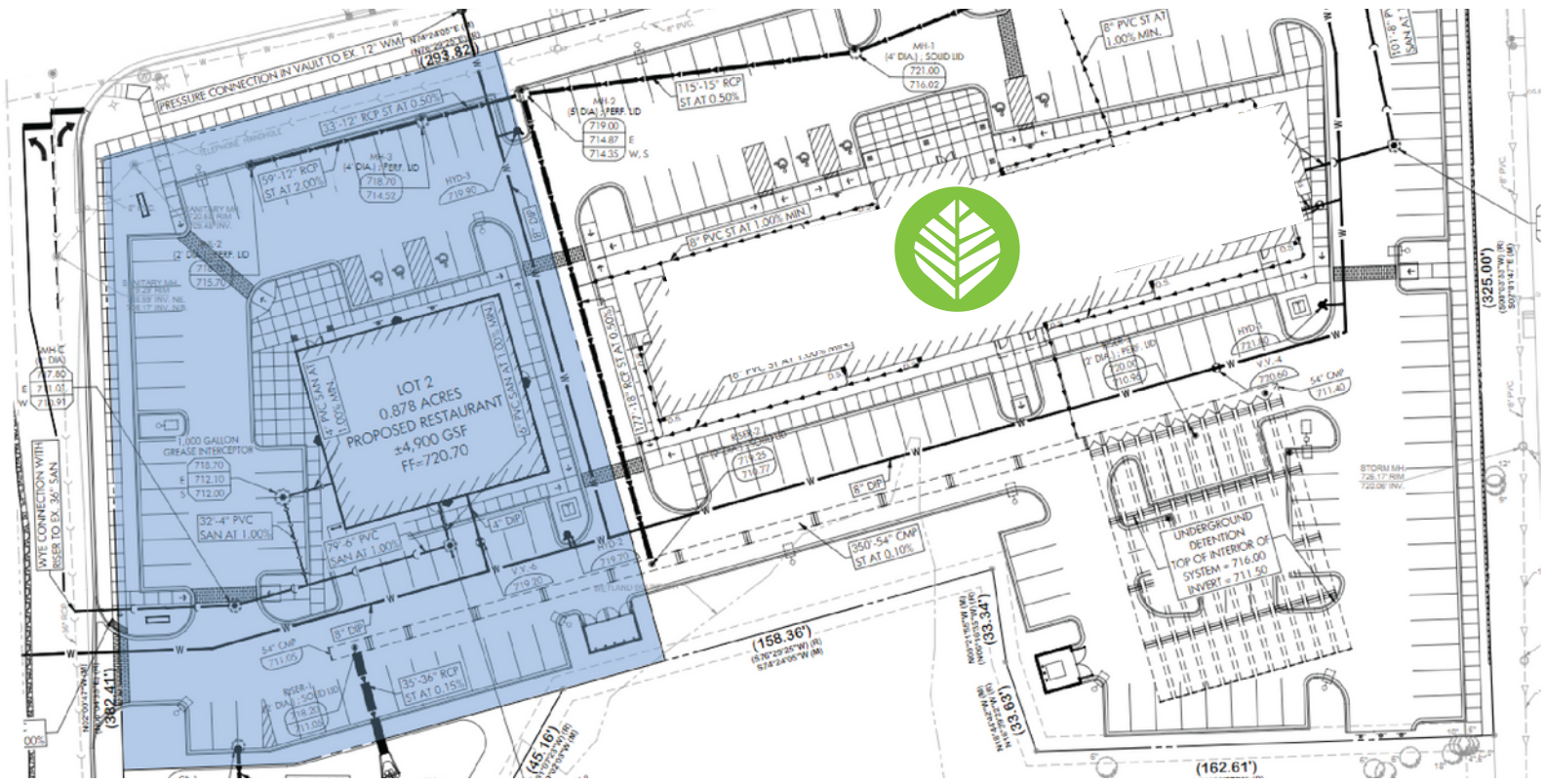
Daytime Employment

2 Mile: 30,150 | 5 Mile: 234,393 | 10 Mile: 611,148

Traffic Count

Ogden & Walnut: 32,494

Ogden & I-355: 35,655



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