

For Lease

# Retail Space For Lease In Montgomery

1545 & 1569 Douglas Rd , Montgomery, IL 60538



## Location Description

Located just north of the intersection of Route 30 and Douglas Road

## Property Highlights

- Two available storefront units adjacent to La Chiquita Food Market and surrounded by a variety of retail businesses
- Space is unfinished and ready for a customized buildout
- Available signage on the building and monument sign near Douglas Rd
- Ample parking
- Great demographics
- Building was built in 2021

## Offering Summary

Lease Rate:	\$20.00 SF/yr (NNN)
Unit 1545:	1,188 SF
Unit 1569:	1,112 SF
Lot Size:	1 Acres
Building Size:	11,602 SF
Zoning:	B-2 (Regional Business)

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,888	32,375	73,630
Total Population	11,028	97,381	222,898
Average HH Income	\$88,982	\$95,732	\$115,021

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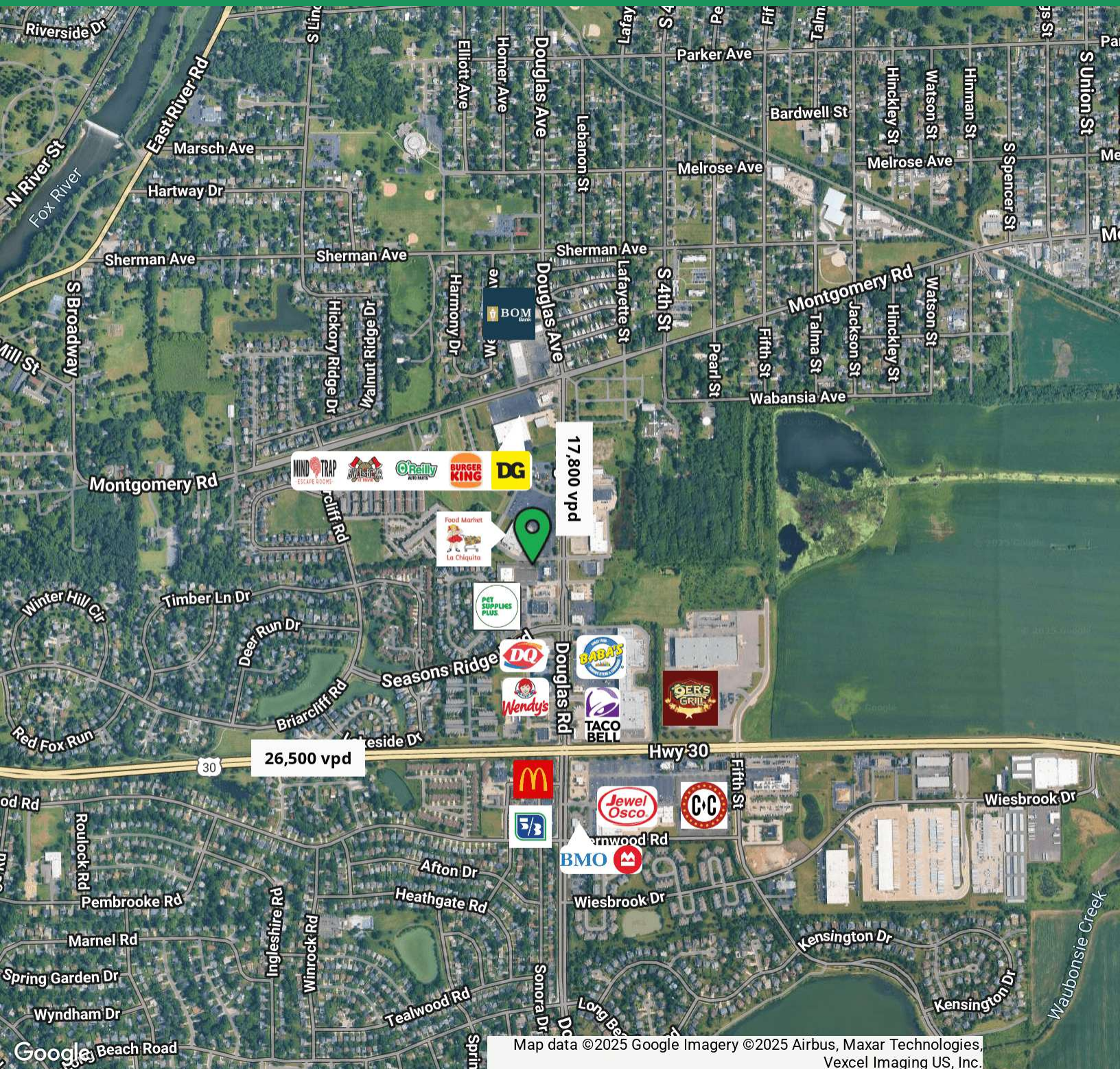
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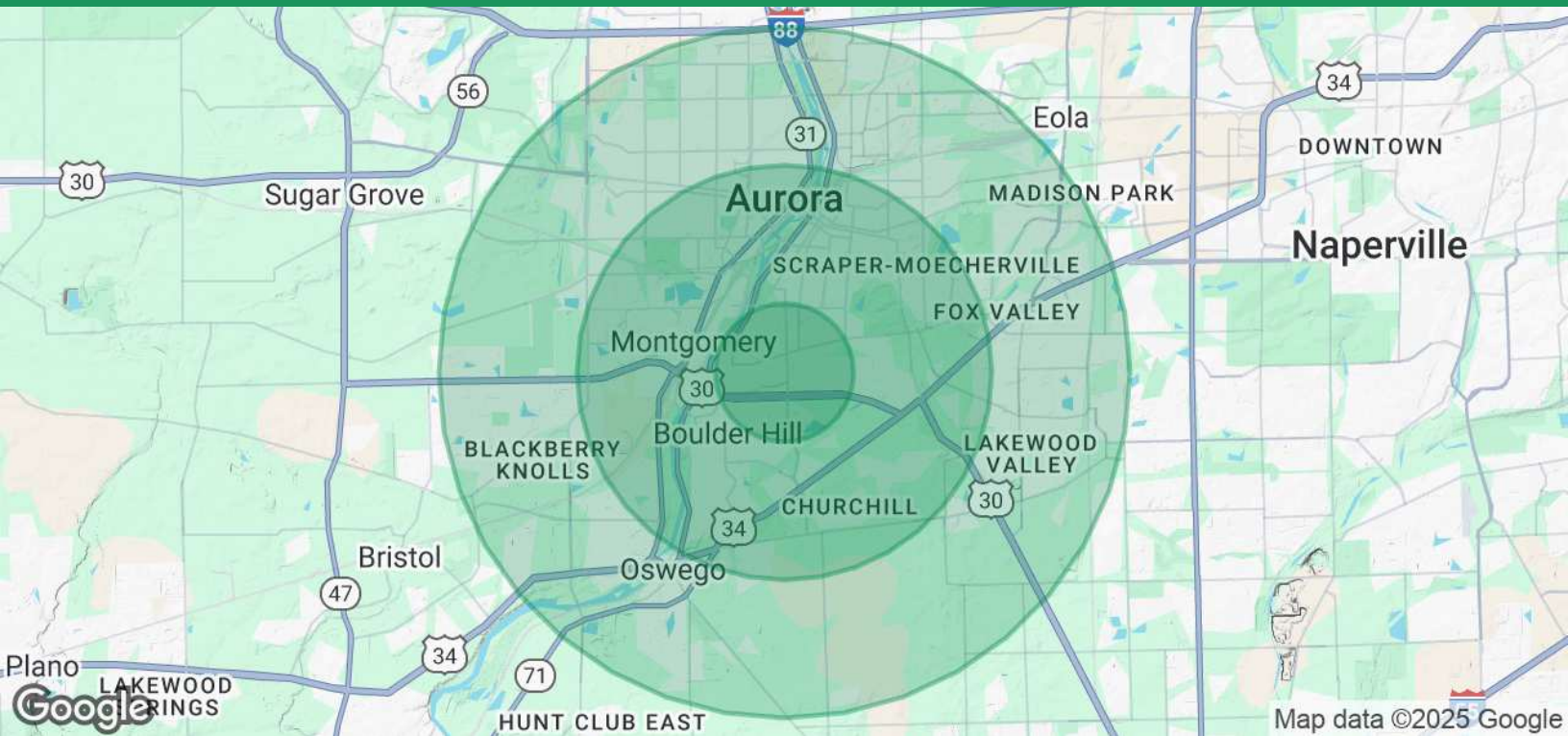
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Population	1 Mile	3 Miles	5 Miles
Total Population	11,028	97,381	222,898
Average Age	38	36	37
Average Age (Male)	37	36	36
Average Age (Female)	39	37	38
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,888	32,375	73,630
# of Persons per HH	2.8	3	3
Average HH Income	\$88,982	\$95,732	\$115,021
Average House Value	\$231,039	\$251,369	\$289,654

Demographics data derived from AlphaMap

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