

For Sale

14.76 Acre Commercial/Industrial Property REDUCED PRICE, MOTIVATED SELLER

120 Lake St, Montgomery, IL 60538



Property Description

14 + Acre property with greenhouse and floral operation for sale

Location Description

Great access and visibility off busy Route 31 and Route 30 at the NWC of Route 31/30 interchange. Ideal location near Downtown Montgomery and the Fox River. The site is conveniently located less than a mile from Route 30 and SE River Rd.

Property Highlights

- Property has re-development potential for commercial/light industrial
- Three existing curb cuts, two on Route 31 & one on Aucutt
- 1,700 linear feet of frontage on Route 31

Offering Summary

Sale Price:	\$2,500,000
Lot Size:	14.76 Acres
Building Size:	154,794 SF

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	2,323	32,579	73,117
Total Population	6,323	96,344	220,177
Average HH Income	\$87,106	\$84,888	\$86,683

Brian Dolan

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Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

The information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without any warranty as to accuracy.



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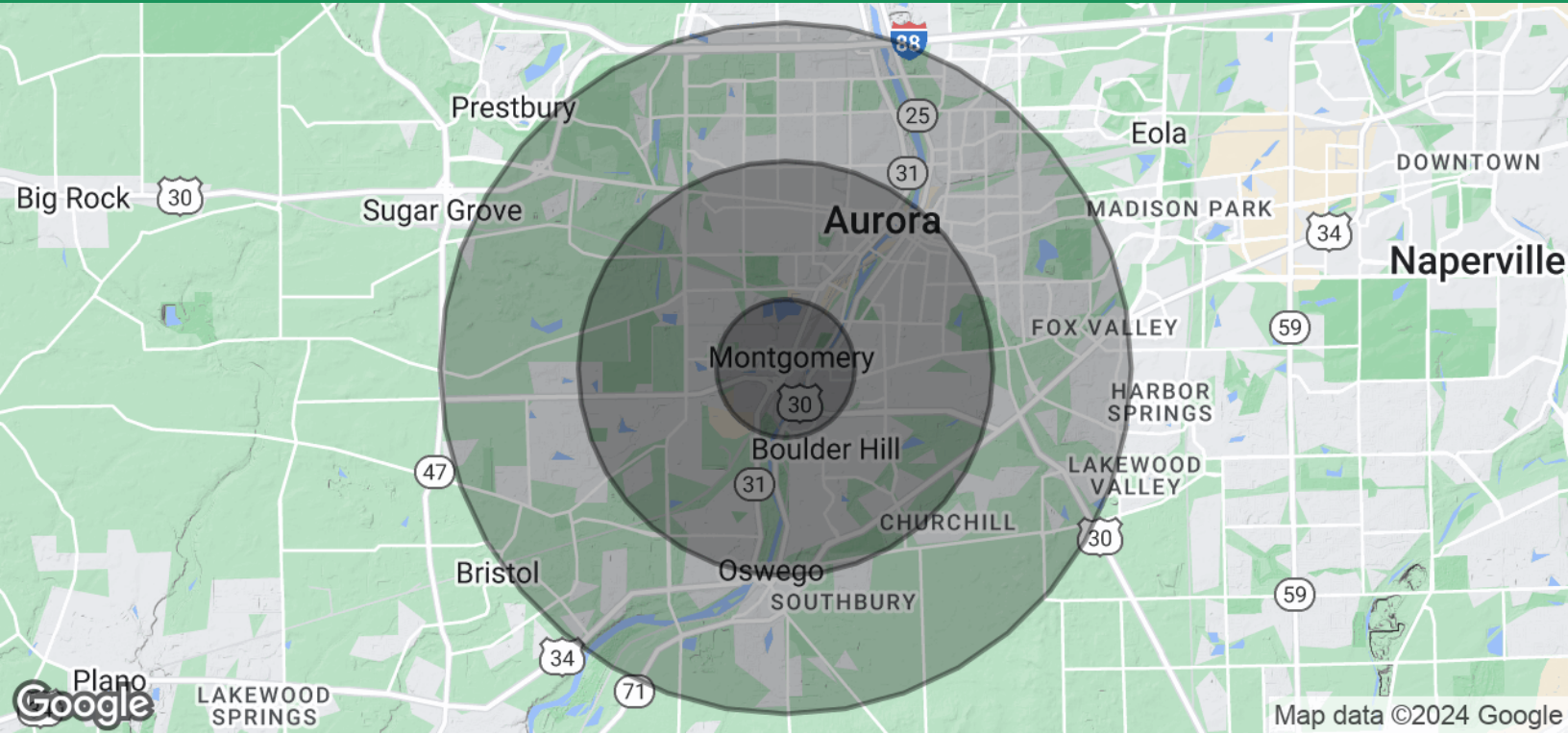
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Population

	1 Mile	3 Miles	5 Miles
Total Population	6,323	96,344	220,177
Average Age	37.2	33.9	33.8
Average Age (Male)	32.7	33.2	33.1
Average Age (Female)	40.4	35.1	35.0

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,323	32,579	73,117
# of Persons per HH	2.7	3.0	3.0
Average HH Income	\$87,106	\$84,888	\$86,683
Average House Value	\$187,511	\$185,311	\$192,269

* Demographic data derived from 2020 ACS - US Census

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