



FOR SALE OR LEASE
\$1,200,000

1660 DOUGLAS ROAD AND 355 BARBARA LANE MONTGOMERY, IL

- WATER, SEWER AND UTILITIES AT SITE
- ON HIGHLY TRAVELED DOUGLAS ROAD, JUST NORTH OF ROUTE 30 AND SOUTH OF MONTGOMERY ROAD
- POTENTIAL USES: QUICK SERVICE RESTAURANTS WITH DRIVE-THROUGH, DAYCARE, AUTOMOTIVE
- FRONT LOT SQUARE FOOTAGE IS 18,904 SF (.5 ACRE)
- BACK LOT SQUARE FOOTAGE 21,703 SF (.5 ACRE)
- TWO LOTS CAN BE COMBINED TO CREATE 1 ACRE DEVELOPMENT OR FRONT .5 ACRE
- ZONED B2 REGIONAL BUSINESS
- BROKER OWNED
- 154' FRONTAGE
- PRICE CONTACT BROKER



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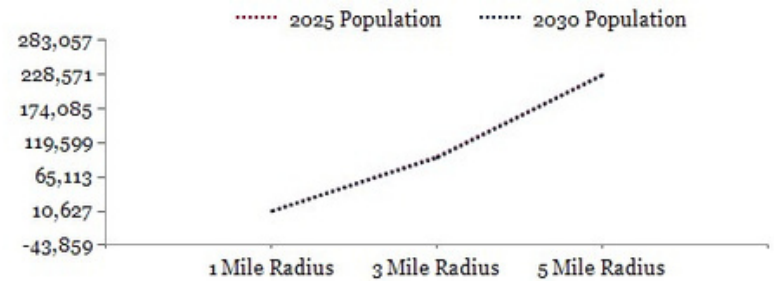
**1660 DOUGLAS RD & 355 BARBARA LN
MONTGOMERY, IL**

TRAFFIC COUNTS (2022)

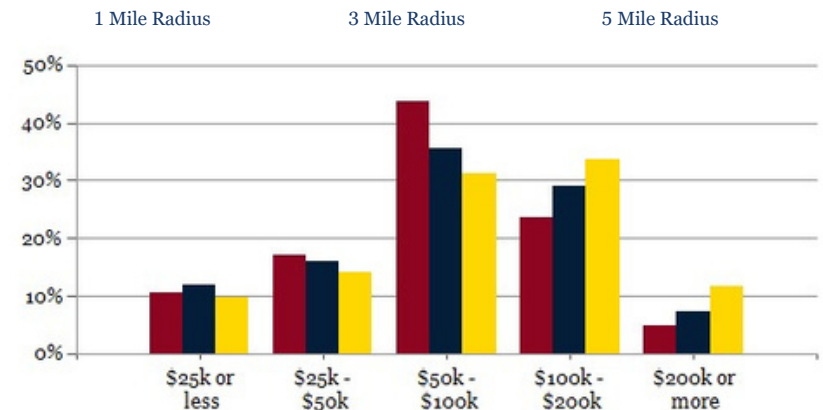
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,925	79,420	166,311
2010 Population	11,411	110,053	240,977
2025 Population	10,919	97,854	228,571
2030 Population	10,627	95,803	227,247
2025-2030: Population: Growth Rate	-2.70%	-2.10%	-0.60%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	282	2,080	3,609
\$15,000-\$24,999	119	1,844	3,826
\$25,000-\$34,999	256	1,899	3,786
\$35,000-\$49,999	397	3,384	7,077
\$50,000-\$74,999	1,150	7,302	13,879
\$75,000-\$99,999	517	4,369	10,288
\$100,000-\$149,999	632	6,601	17,406
\$150,000-\$199,999	272	2,942	8,646
\$200,000 or greater	189	2,418	8,928
Median HH Income	\$66,032	\$74,552	\$89,278
Average HH Income	\$88,024	\$97,963	\$115,277

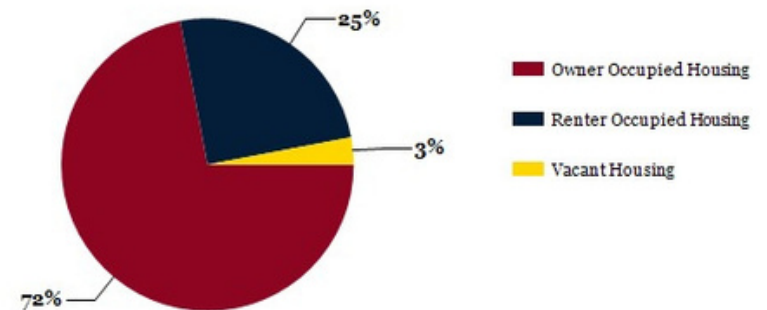
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,205	25,994	56,354
2010 Total Households	3,828	33,731	75,762
2025 Total Households	3,815	32,839	77,446
2030 Total Households	3,827	33,152	79,250
2025 Average Household Size	2.86	2.95	2.93
2025-2030:Households: Growth Rate	0.30%	0.95%	2.30%



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

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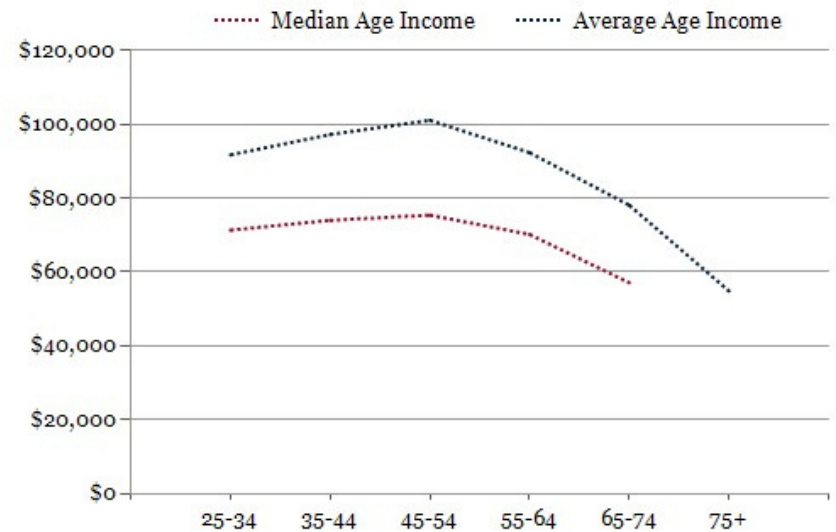
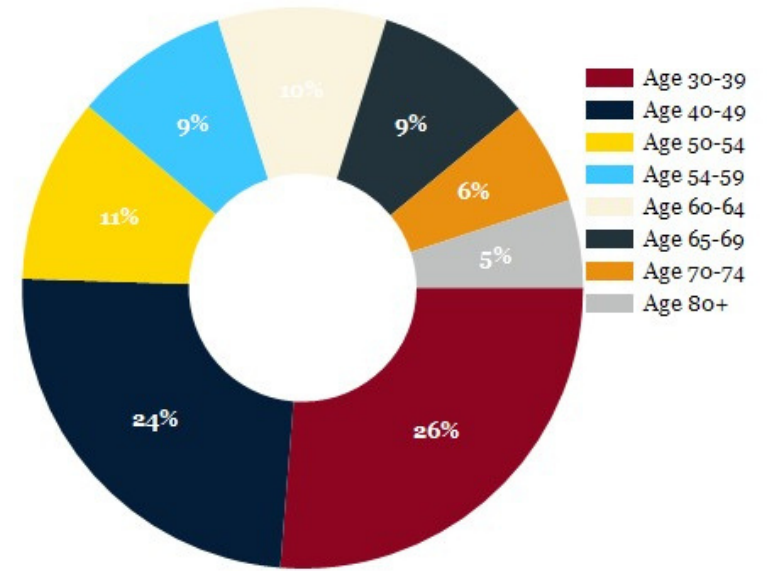
DEMOGRAPHICS

Brummel Properties • 58 Chicago Rd. • Oswego, IL 60543 • T: 630.551.8005 • www.BrummelProperties.com

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	812	6,732	15,475
2025 Population Age 35-39	789	6,748	15,923
2025 Population Age 40-44	796	7,332	17,459
2025 Population Age 45-49	682	6,798	16,238
2025 Population Age 50-54	650	6,479	15,807
2025 Population Age 55-59	544	5,292	12,937
2025 Population Age 60-64	593	4,720	11,458
2025 Population Age 65-69	560	3,948	9,336
2025 Population Age 70-74	361	2,846	6,802
2025 Population Age 75-79	308	2,168	5,108
2025 Population Age 80-84	165	1,264	2,883
2025 Population Age 85+	161	1,211	2,726
2025 Population Age 18+	8,166	72,871	170,564
2025 Median Age	36	35	36
2030 Median Age	37	36	36

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$71,333	\$82,350	\$92,979
Average Household Income 25-34	\$91,724	\$100,294	\$109,984
Median Household Income 35-44	\$74,008	\$83,231	\$101,374
Average Household Income 35-44	\$97,240	\$110,016	\$127,386
Median Household Income 45-54	\$75,408	\$87,341	\$106,191
Average Household Income 45-54	\$101,107	\$112,408	\$135,352
Median Household Income 55-64	\$70,176	\$74,512	\$93,850
Average Household Income 55-64	\$92,338	\$96,882	\$121,703
Median Household Income 65-74	\$57,082	\$59,115	\$65,475
Average Household Income 65-74	\$78,092	\$81,088	\$92,434
Average Household Income 75+	\$54,829	\$65,412	\$71,588



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