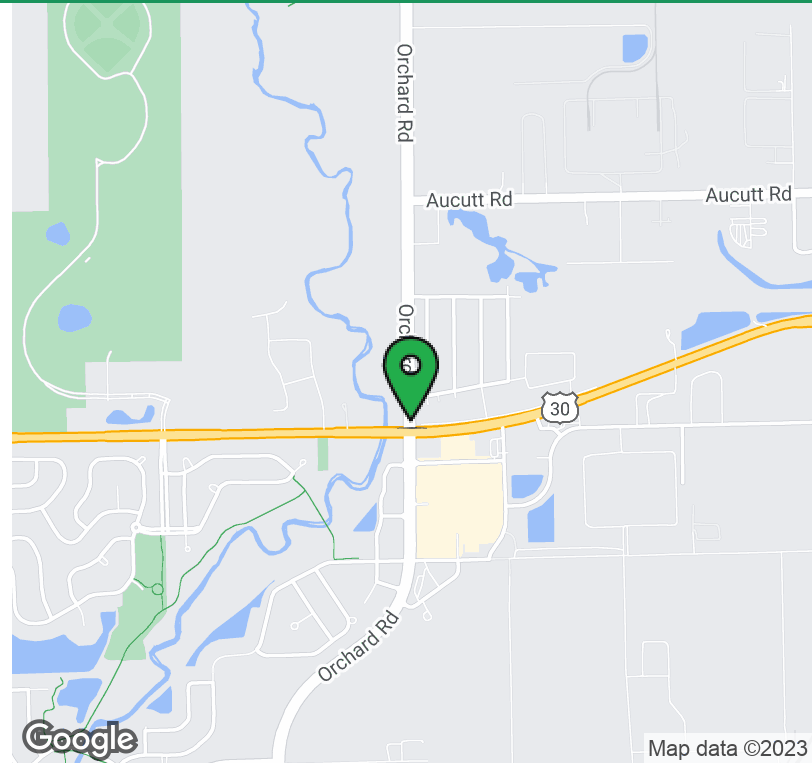


For Sale

262-Acre Development Property

Route 30 & Orchard Rd Montgomery , IL 60538



Location Description

5 miles south of I-88 Orchard Road Interchange. Corporate neighbors include Armor Dial, Michel's Corporation, Hines Lumber, and United Facilities.

Property Highlights

- Dynamic mixed-use development property
- Frontage on Orchard Rd, Route 30, and the future extension of Aucutt Rd
- Future uses include commercial, retail, industrial, hospitality, multi-family, medical, self-storage, and auto sales

Offering Summary

Sale Price: Contact Broker

Lot Size: 262 Acres, divisible

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,576	20,300	59,131
Total Population	5,064	60,480	176,681
Average HH Income	\$111,957	\$99,866	\$88,550

Brian Dolan

630.774.8524

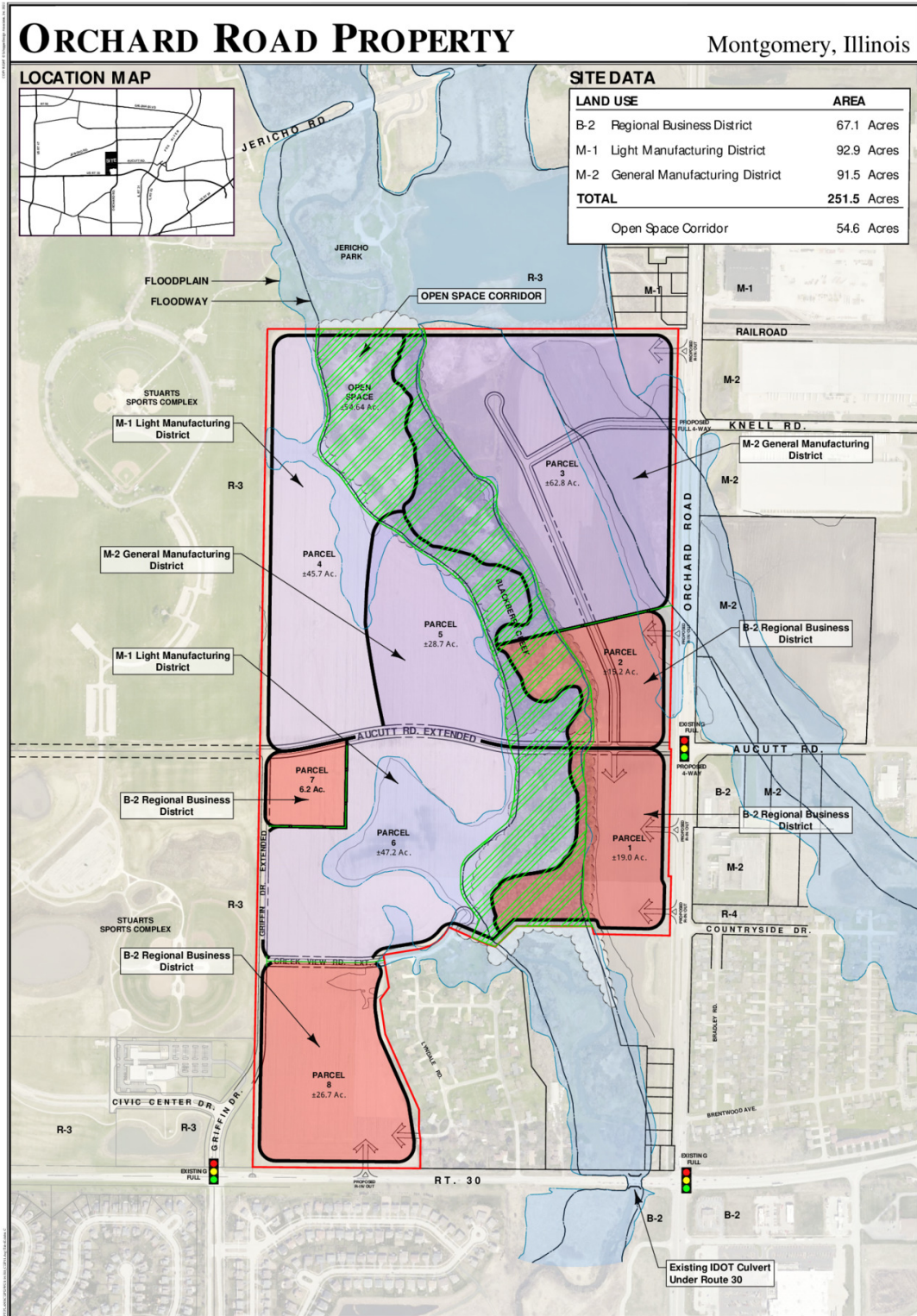
bdolan@dolanmurphy.com



For Sale

262-Acre Development Property

Route 30 & Orchard Rd Montgomery, IL 60538



Brian Dolan
630.774.8524
bdolan@dolanmurphy.com



For Sale

262-Acre Development Property

Route 30 & Orchard Rd Montgomery , IL 60538



Brian Dolan
630.774.8524
bdolan@dolanmurphy.com

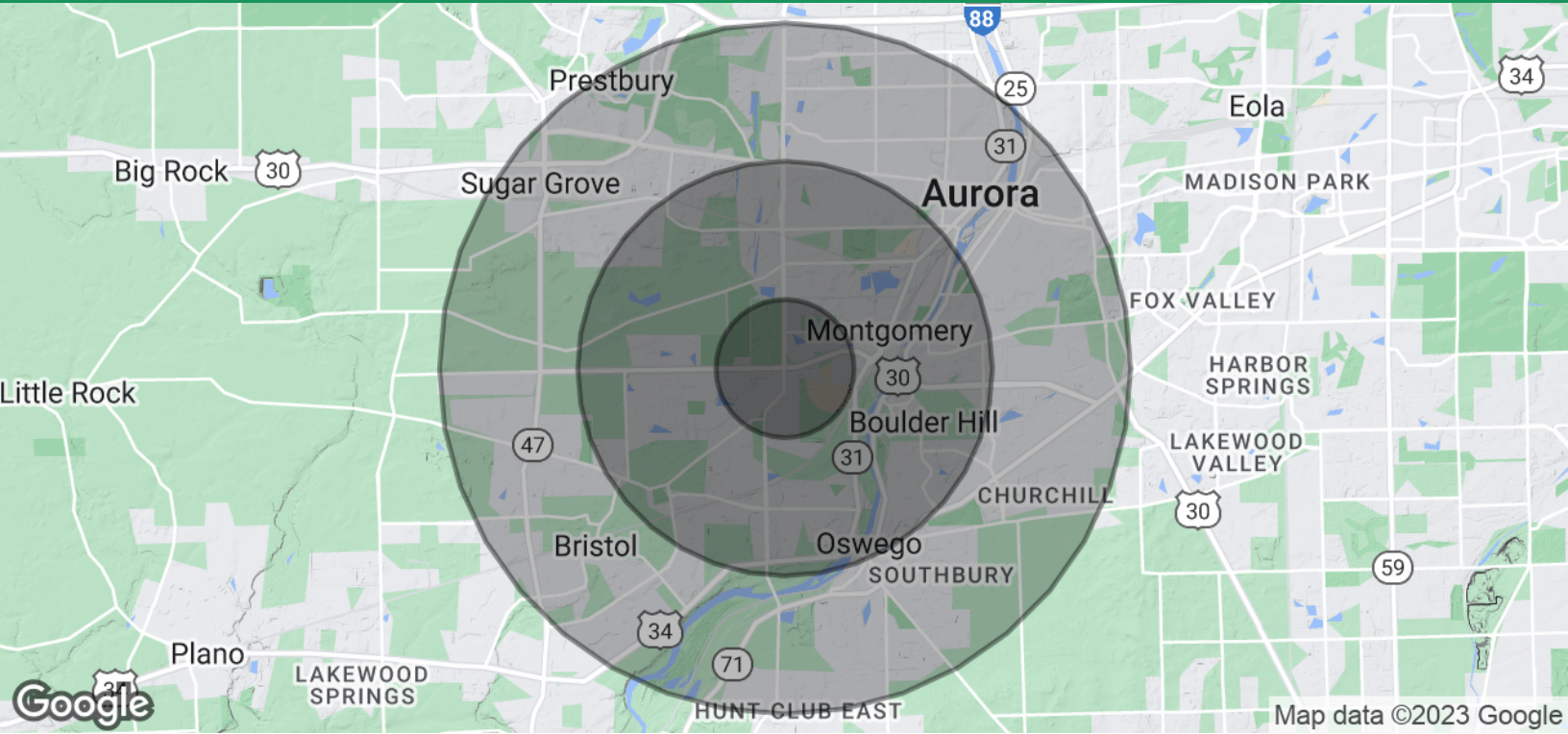
Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506



For Sale

262-Acre Development Property

Route 30 & Orchard Rd Montgomery , IL 60538



Population

	1 Mile	3 Miles	5 Miles
Total Population	5,064	60,480	176,681
Average Age	30.5	35.8	34.0
Average Age (Male)	28.3	33.5	33.6
Average Age (Female)	33.7	37.7	35.3

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,576	20,300	59,131
# of Persons per HH	3.2	3.0	3.0
Average HH Income	\$111,957	\$99,866	\$88,550
Average House Value	\$230,944	\$221,492	\$197,440

* Demographic data derived from 2020 ACS - US Census

Brian Dolan

630.774.8524

bdolan@dolanmurphy.com

