

1240 Rt. 34 (Oswego Road)

MONTGOMERY, IL 60538

For Lease

RETAIL SPACE



- ▶ ±5,890 SF available (divisible) with great visibility and access
- ▶ Out parcel to Menards, Sam's Club with fuel station, JCPenney, Office Depot and Sephora within the Ogden Hill Shopping Center
- ▶ 87,300 daily traffic count on three streets fronting retail center
- ▶ Adjacent to Walgreens, Sonic, Buona Beef, Earth Mover Credit Union, NTB and Goodwill
- ▶ Rush-Copley Medical Center (located one mile east) has 1,500+ employees
- ▶ 45,700 VPD on RT-34 (Oswego Road)
25,600 VPD on RT-30

DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
Estimated Population	6,475	112,686	251,933
Adj. Daytime Demographics	4,904	78,164	208,556
Estimated Households	2,386	34,230	79,293
Estimated Average Household Income	\$109,998	\$88,616	\$101,067

ALLEN JOFFE

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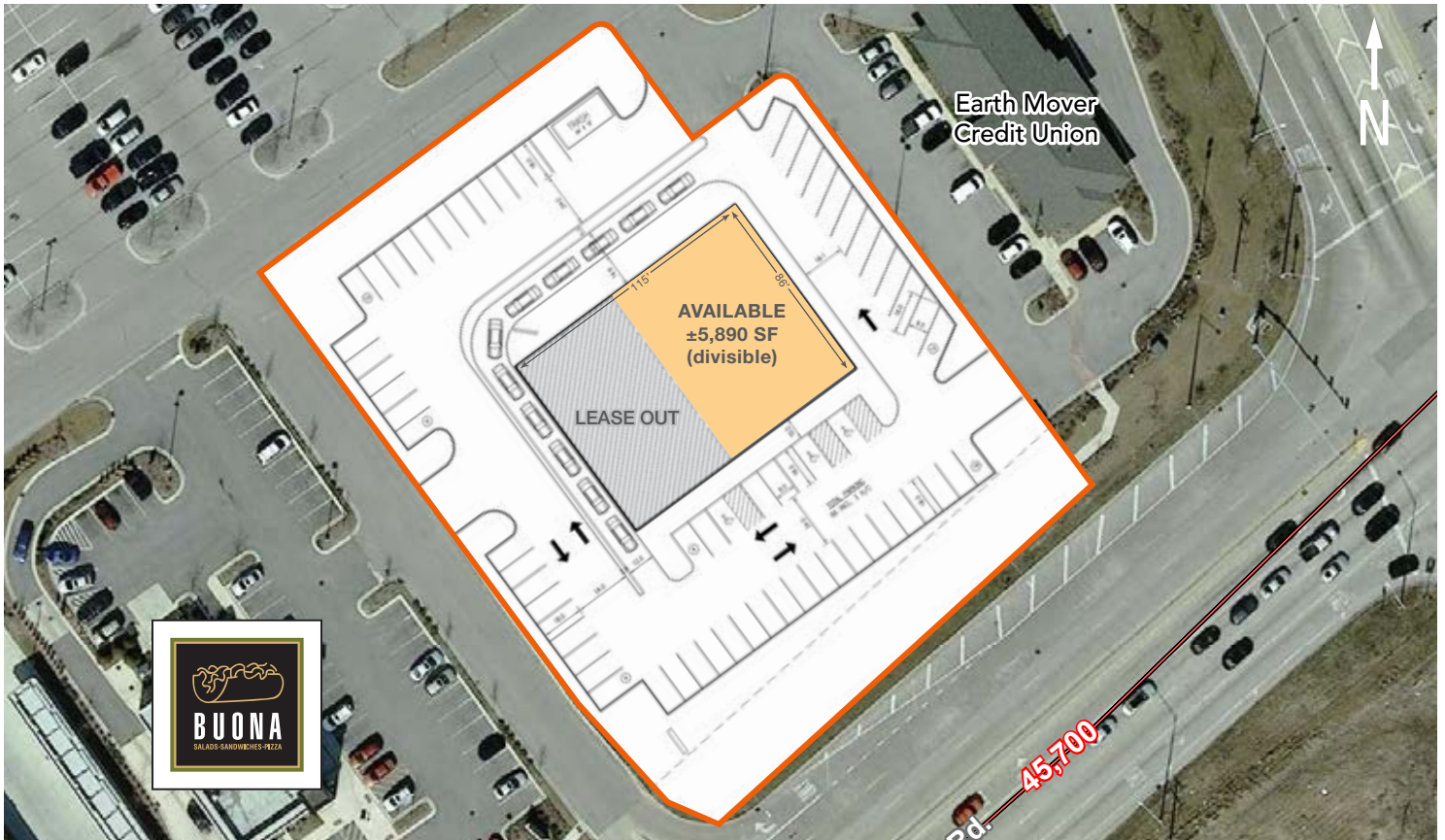
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1240 Rt. 34 (Oswego Road)
Montgomery, IL



Rush Copley
Medical Center
Approx 1 Miles
from Site

1240 US 34