

HORIZON REALTY SERVICES, INC.

LEASING • SALES • PROPERTY MANAGEMENT • CONSTRUCTION • DEVELOPMENT

AVAILABLE PROPERTY



1611 N. Douglas – Montgomery, Illinois

Location: Douglas Road just north of Route 30.

Total Space: 13,900 S.F.

Space Available: 10,000 S.F. (Potential to divide in half)
1,300 S.F. End Cap

Tenants: Instant Cash Advance
and Liberty Tax Service

Demographics:

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	13,740	123,219	242,643
Employees:	2,104	36,602	73,920
Avg. HH Income:	\$66,794	\$68,528	\$79,520
Median Age:	31.4	30.0	31.1

Parking: 89 parking spaces

Traffic Counts:
Douglas Rd. - 19,900 vpd
Montgomery Rd. - 11,300 vpd

Comments:

Well located among other national tenants as Walgreens, AutoZone, Dollar Tree, Dollar General, Dunkin Donuts, KFC, Aldi Foods, Jewel/Osco, Family Dollar, and more.

STUART LENHOFF

slenhoff@horizonrealtyservices.com

BARRY MILLMAN

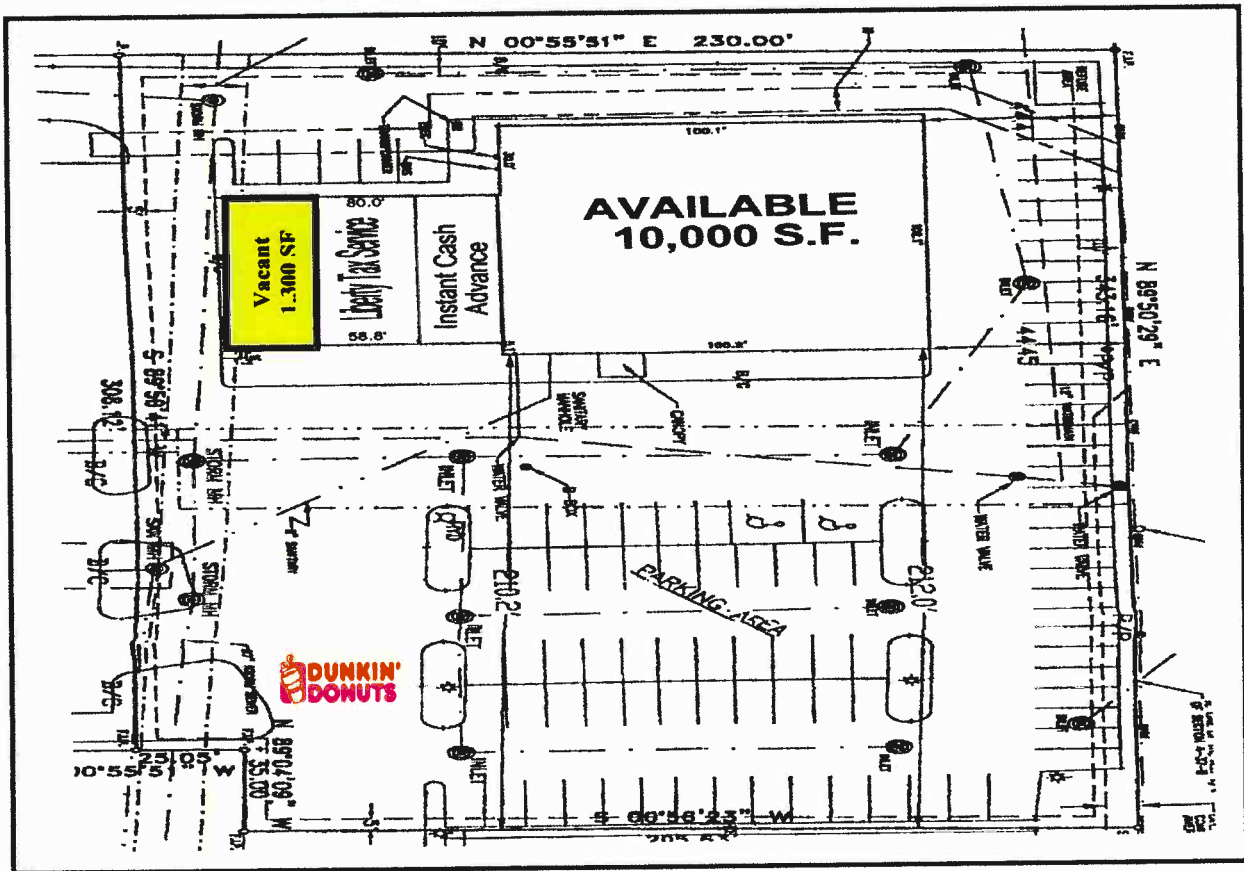
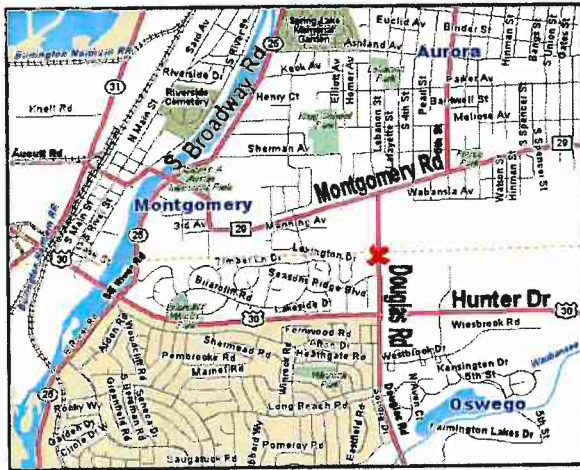
bmillman@horizonrealtyservices.com

1130 LAKE COOK ROAD • SUITE 280 • BUFFALO GROVE, IL 60089
Phone: 847.870.8585 • Fax: 847.870.1888 • www.horizonrealtyservices.com

HORIZON REALTY SERVICES, INC.

LEASING • SALES • PROPERTY MANAGEMENT • CONSTRUCTION • DEVELOPMENT

AVAILABLE PROPERTY



STUART LENHOFF

slenhoff@horizonrealtyservices.com

BARRY MILLMAN

bmillman@horizonrealtyservices.com

1130 LAKE COOK ROAD • SUITE 280 • BUFFALO GROVE, IL 60089
Phone: 847.870.8585 • Fax: 847.870.1888 • www.horizonrealtyservices.com