



MONTGOMERY CENTER

1611 DOUGLAS ROAD, MONTGOMERY, IL 60538 // RETAIL PROPERTY FOR LEASE



OFFERING SUMMARY

Available SF: 1,300 - 10,000 SF

Year Built: 1996

Building Size: 13,900 SF

Zoning: Commercial

PROPERTY OVERVIEW

This property has full access from Douglas Ave and Village Center Parkway (US Route 30). It has over 70 parking spaces and great visibility. National tenants include Dunkin Donuts, KFC, Walgreen's and Planet Fitness, and more.

LOCATION OVERVIEW

Montgomery and Douglas Road, in close proximity to US 30 and US 34 (Ogden Ave)

PROPERTY HIGHLIGHTS

- 32,000 VPD Traffic Count
- Join Allstate Insurance, Instant Cash Advance & Premier Staffing

AVAILABLE SPACES

	SPACE	LEASE RATE	SIZE (SF)
	1617 Douglas Rd.	Negotiable	1,300 SF
	1611 Douglas Rd.	Negotiable	10,000 SF

FOR MORE INFORMATION CONTACT:

ILIJA POD
847.870.8585
ilijapod@horizonrealtyservices.com

HORIZON REALTY SERVICES
1540 E. DUNDEE ROAD, SUITE 240, PALATINE, IL 60074
847.870.8585 // HORIZONREALTYSERVICES.COM



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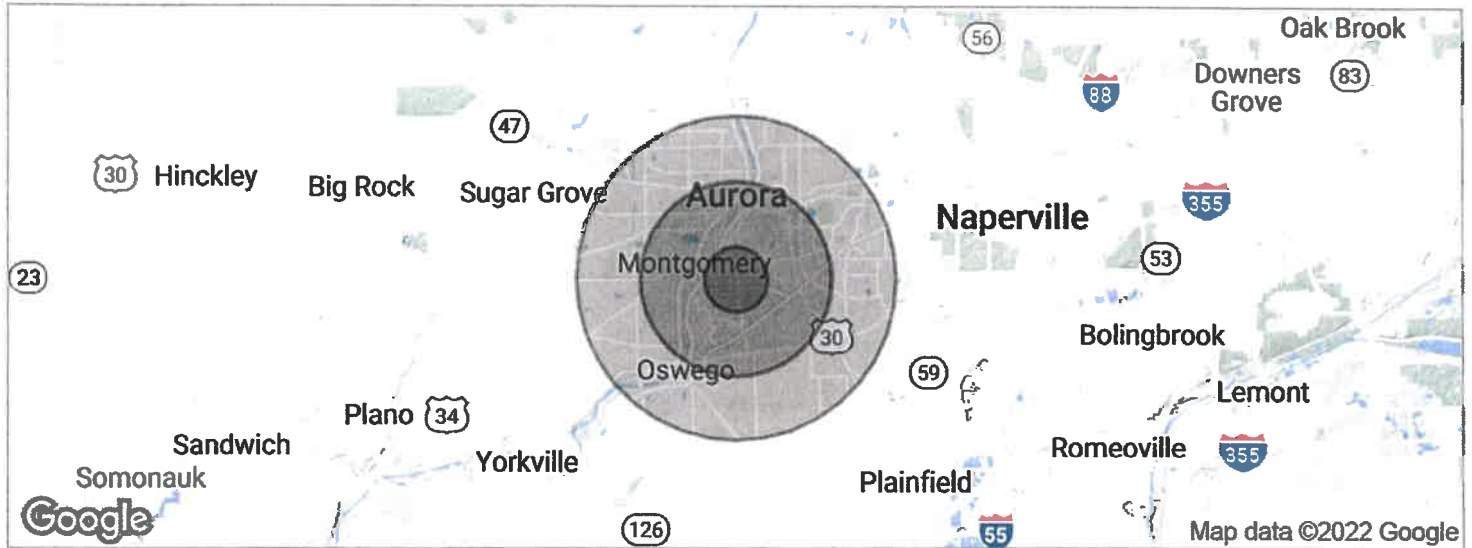
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,078	101,248	237,842
Median age	31.3	30.8	31.1
Median age (Male)	31.2	29.6	30.4
Median age (Female)	31.6	32.0	31.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,364	32,006	76,009
# of persons per HH	3.0	3.2	3.1
Average HH income	\$68,955	\$65,701	\$68,645
Average house value	\$205,099	\$198,685	\$213,383

* Demographic data derived from 2010 US Census

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