

# FOR SALE OR POTENTIAL LAND LEASE

1990 US Route 30, Montgomery, IL

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## MAJOR INTERSECTION SITE AVAILABLE

### NEIGHBORHOOD DESCRIPTION

Phenomenal opportunity to acquire 1.94 acres of prime commercial real estate in very high traffic corner of Route 30 and Orchard Road in Montgomery IL, a village of Kane and Kendall counties. The property includes two vacant single-family houses and the southeast corner of Route 30 and Orchard Road.

Originally planned for an 8,889 SF convenience store with a Dunkin Donuts, 3,600 SF car wash, 16 fuel pumps gas station and 24 parking spaces but the possibilities are endless.

Directly across the street from Starbucks, Chase Bank, Walmart Supercenter, Aldi, Dollar Tree, daycare centers and other national retail and dining establishments.

### INVESTMENT HIGHLIGHTS

- High Visibility on Heavily Transited Route 30
- Average Cross Street Cars Per Day is 60,000
- Close to Numerous Retail and Dining Options
- Located at Lighted Intersection
- Easy Access to Route 30, 31, 25 and 34 and Interstate 88
- Directly Across the Street from Starbucks, Chase Bank, Walmart Supercenter, Aldi, Dollar Tree, daycare centers and other national retail and dining establishments

### VALDIR BARION

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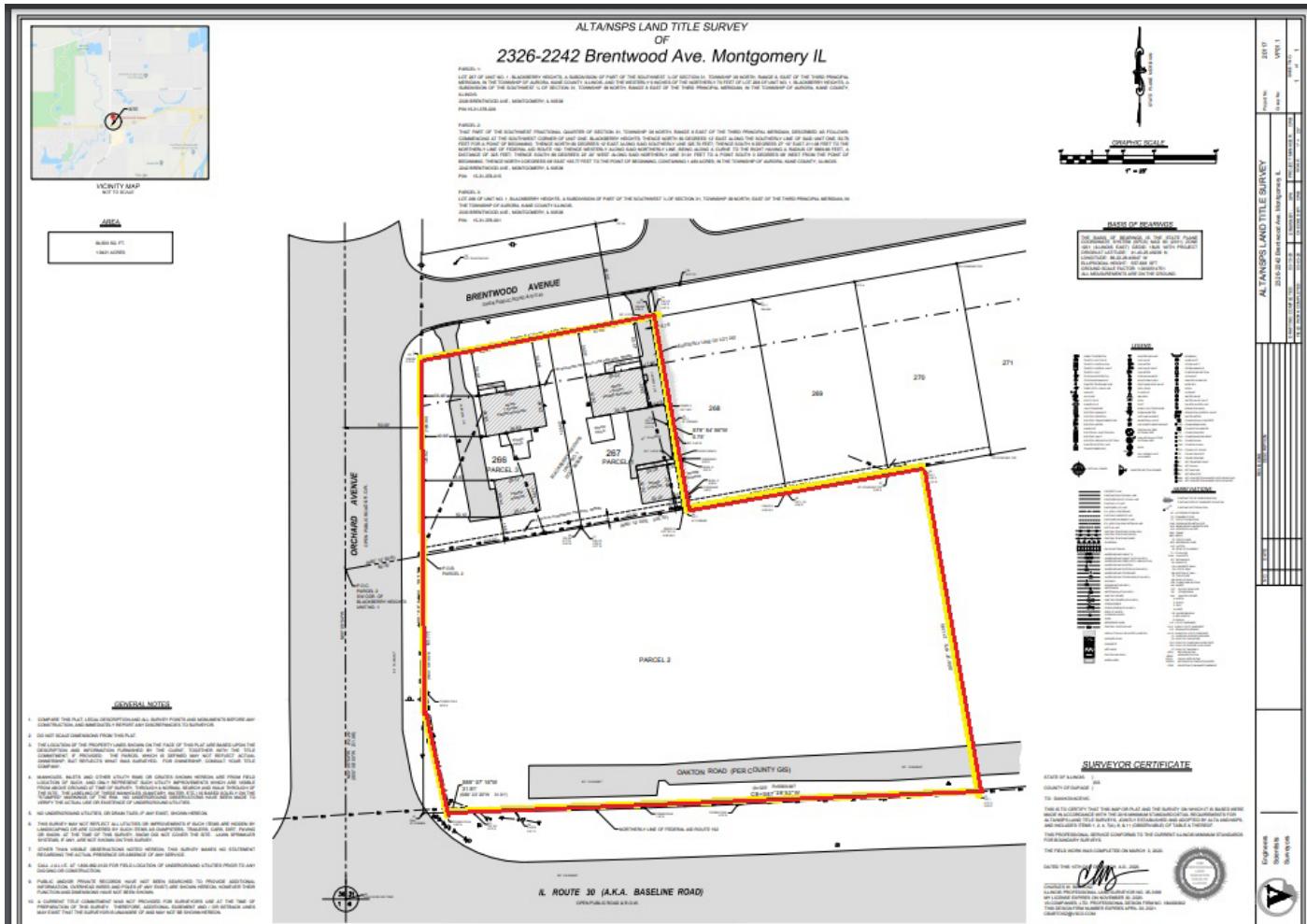
### PROPERTY HIGHLIGHTS

- Major Intersection Site Available
- 1990 US Route 30, Montgomery, IL 60538
- Annual Average Daily Traffic count 60,000
- Acres: 1.94 (84,699 square feet) - per survey
- Zoning: Residential and Agriculture

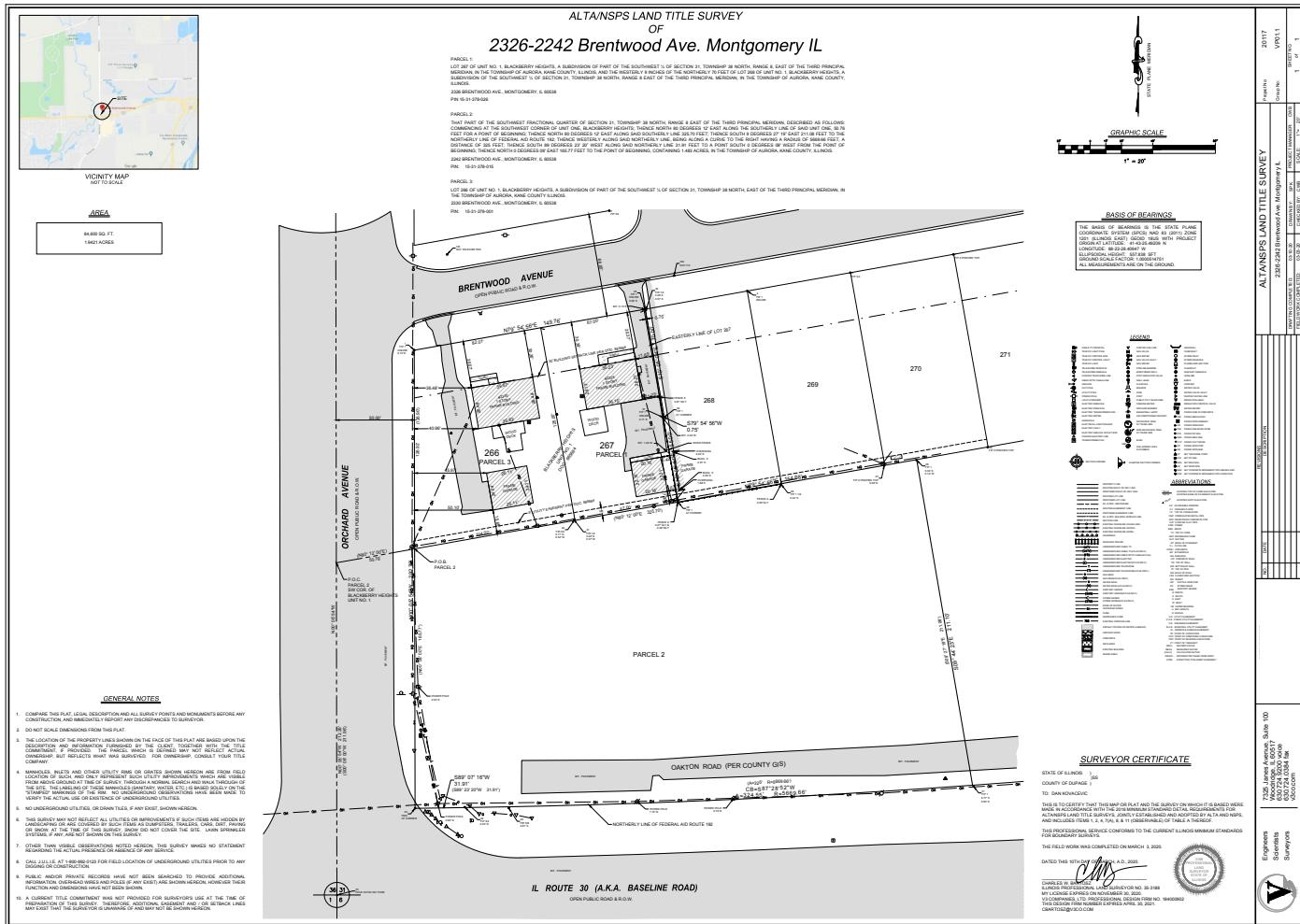
### EXECUTIVE SUMMARY

- Price: \$1,390,000
- Price per SF: \$16.40
- Price per acre: \$716,494.84
- Type of Ownership: Fee Simple

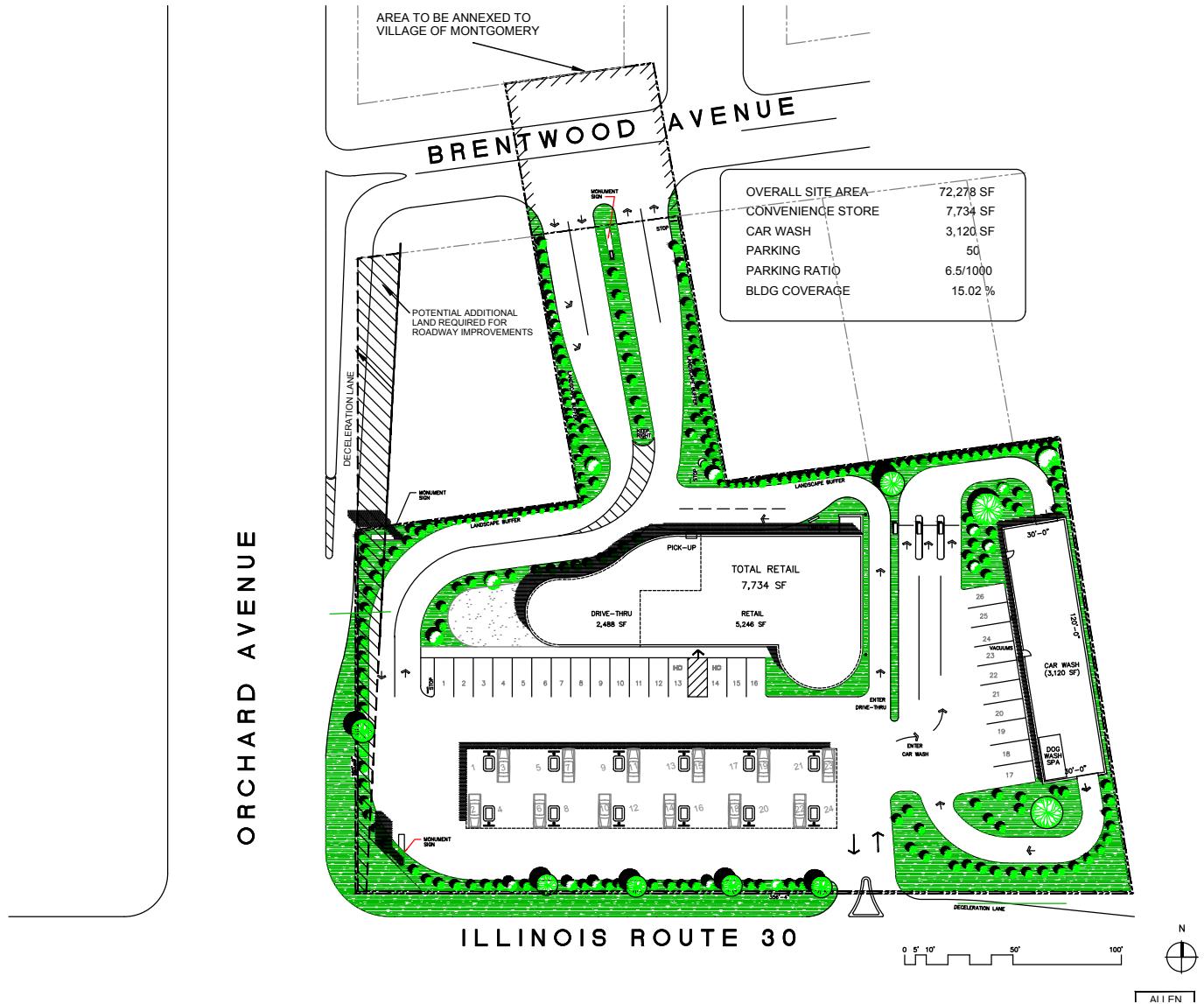
## survey



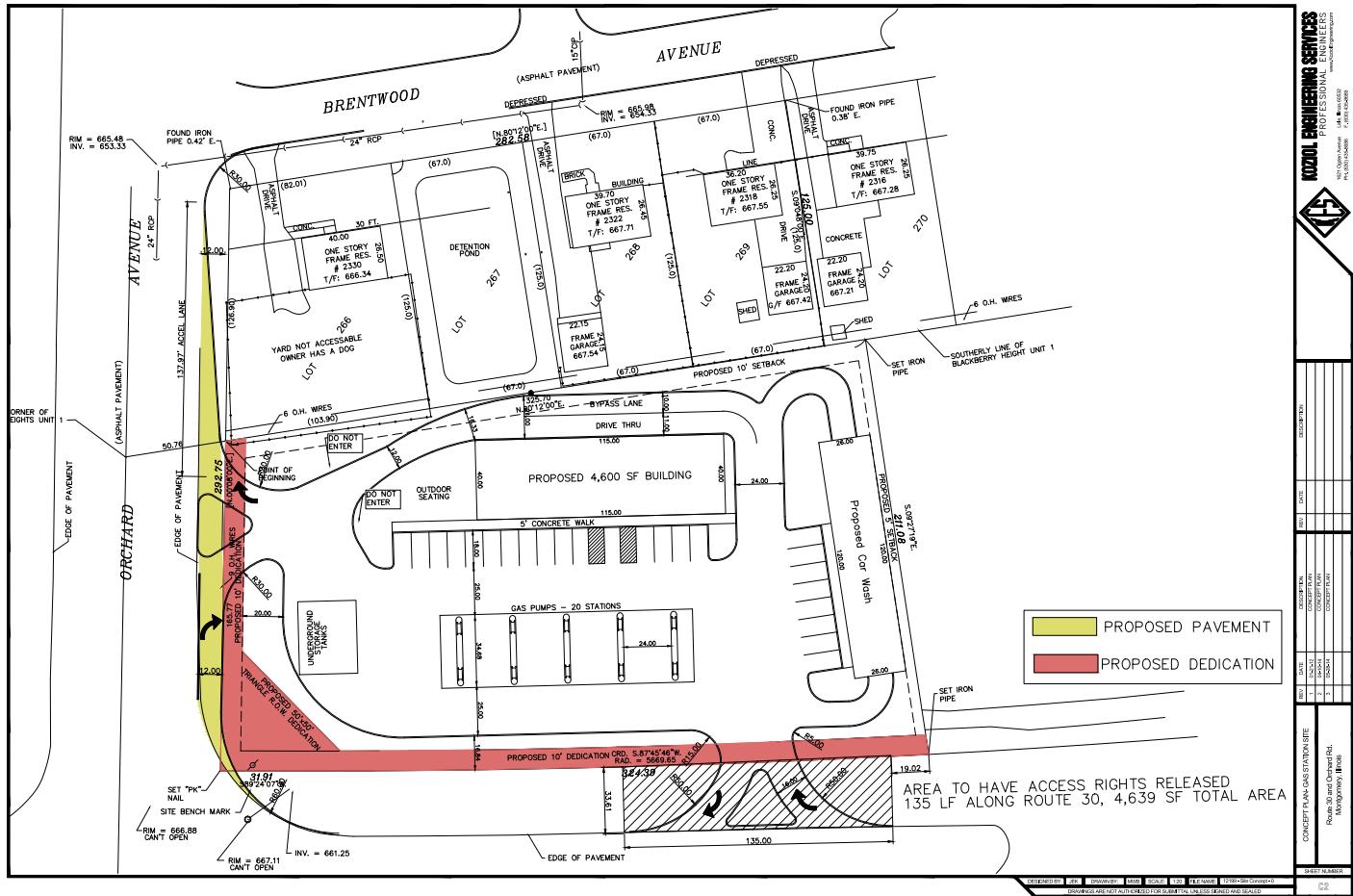
## survey



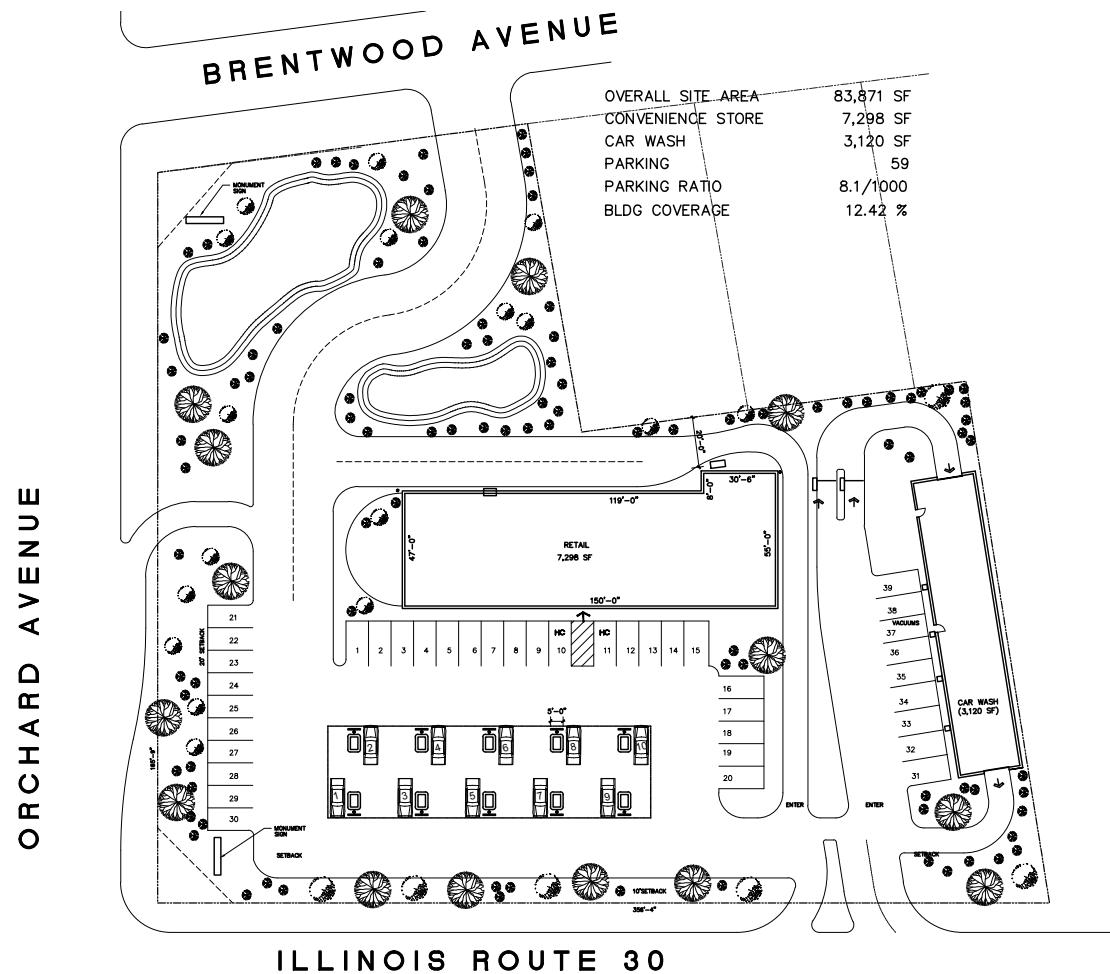
# retail center layout



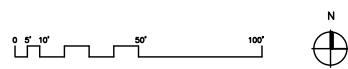
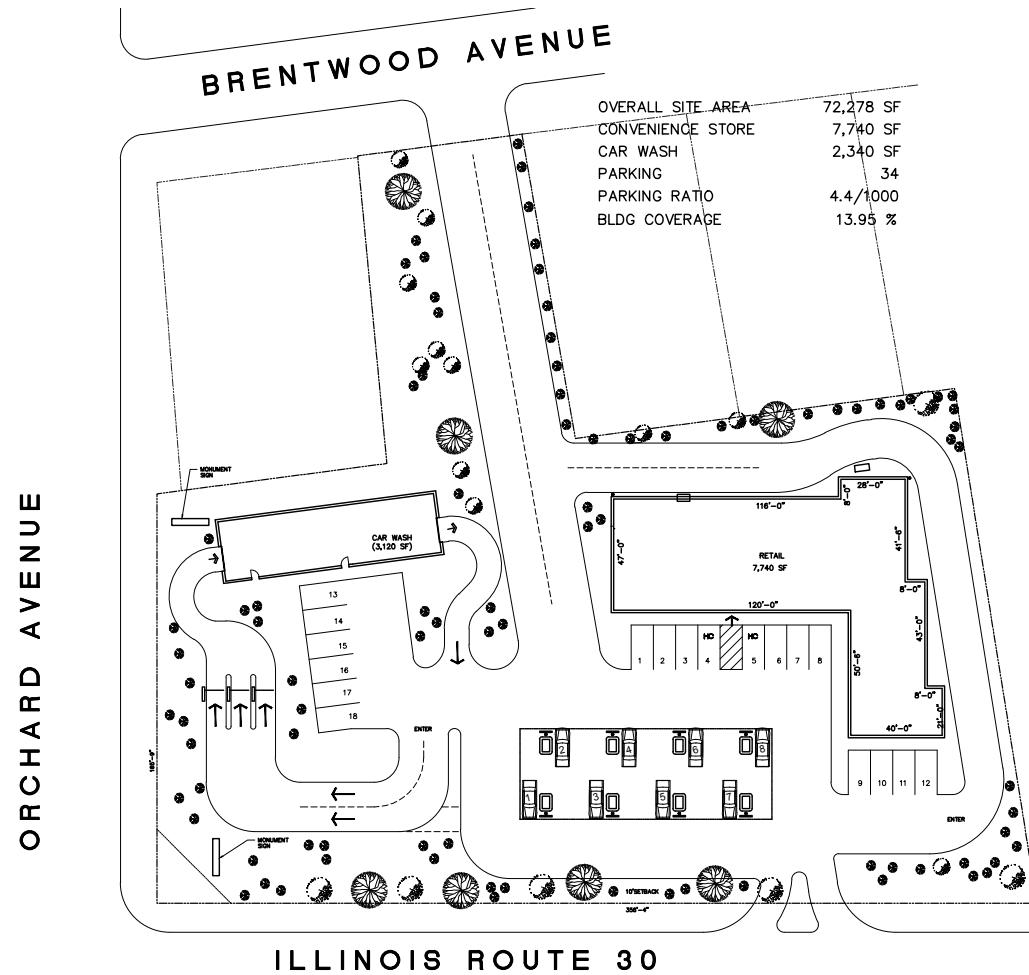
# Engineering Site Concept



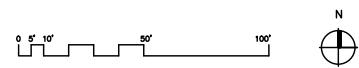
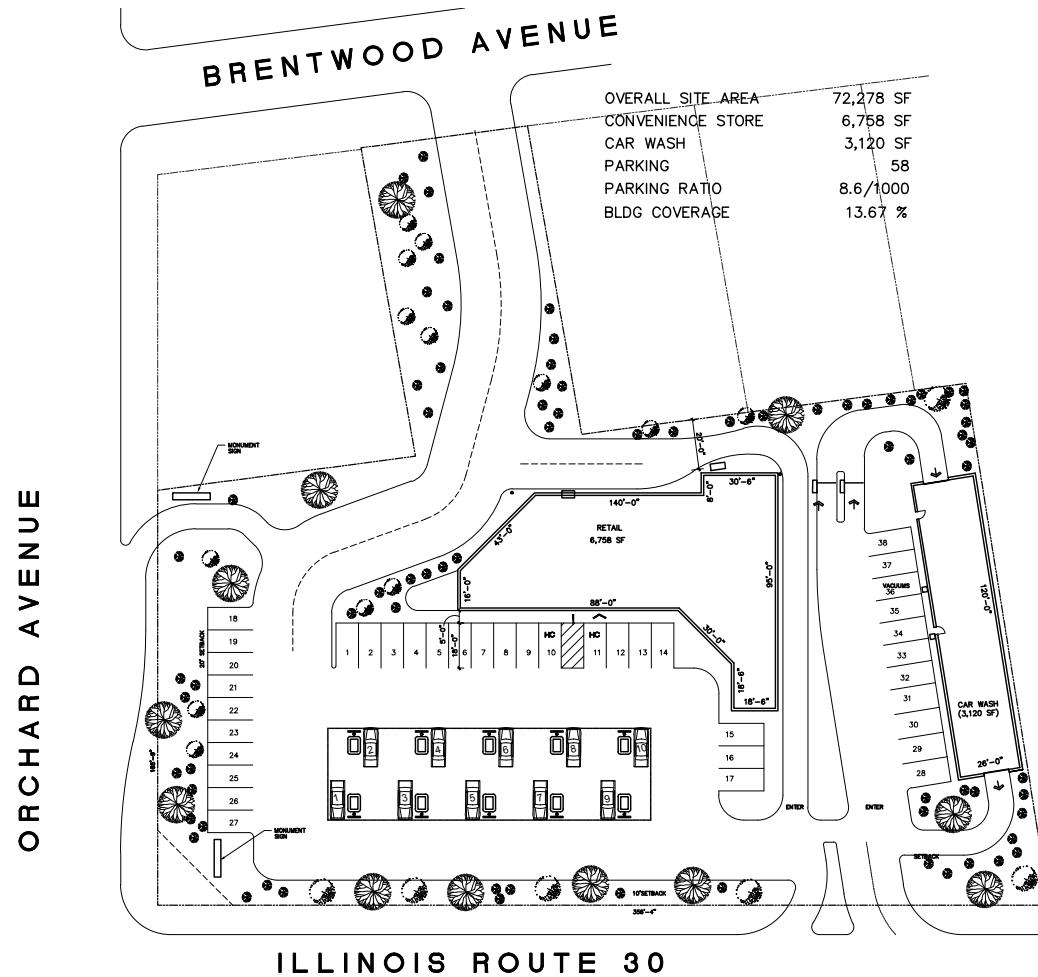
layout 2



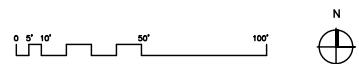
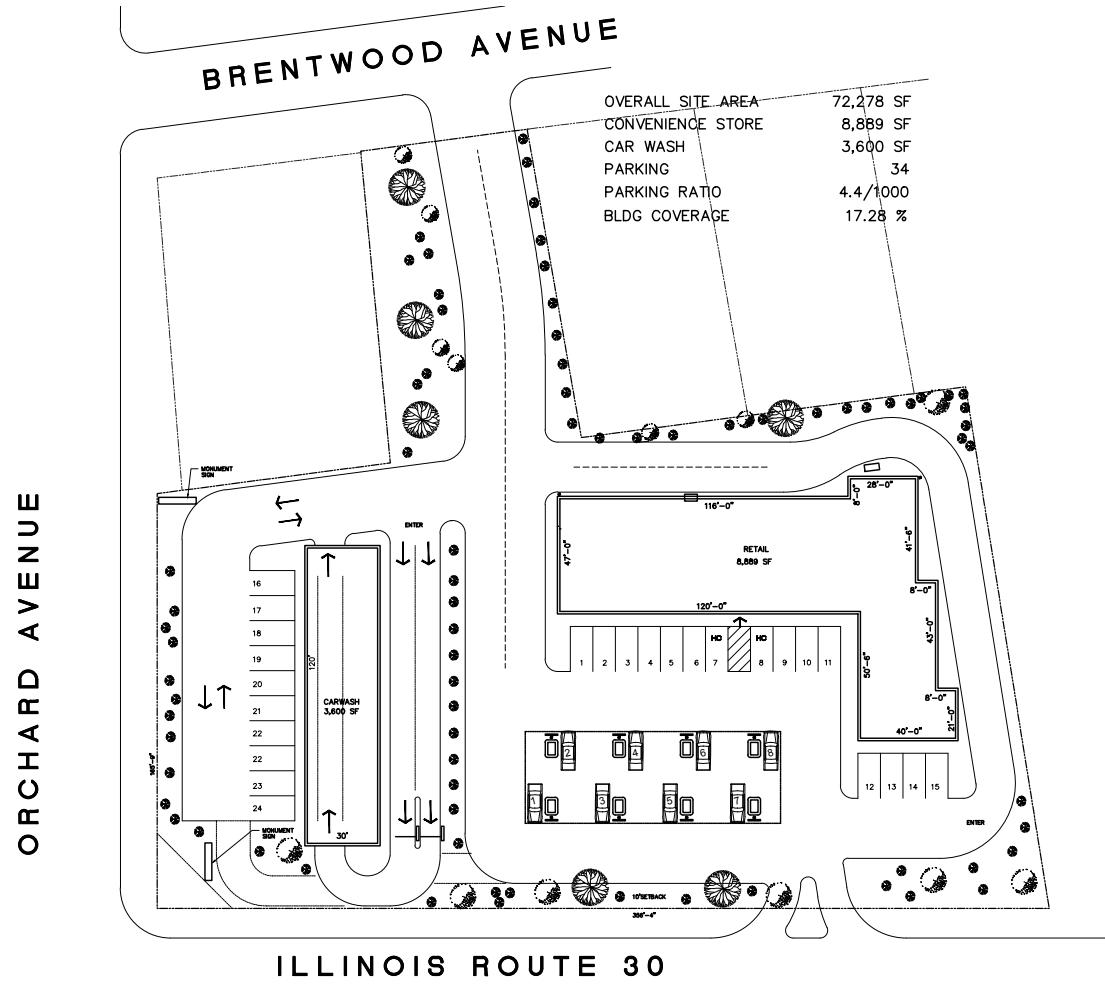
layout 1



### layout 3



## layout 4





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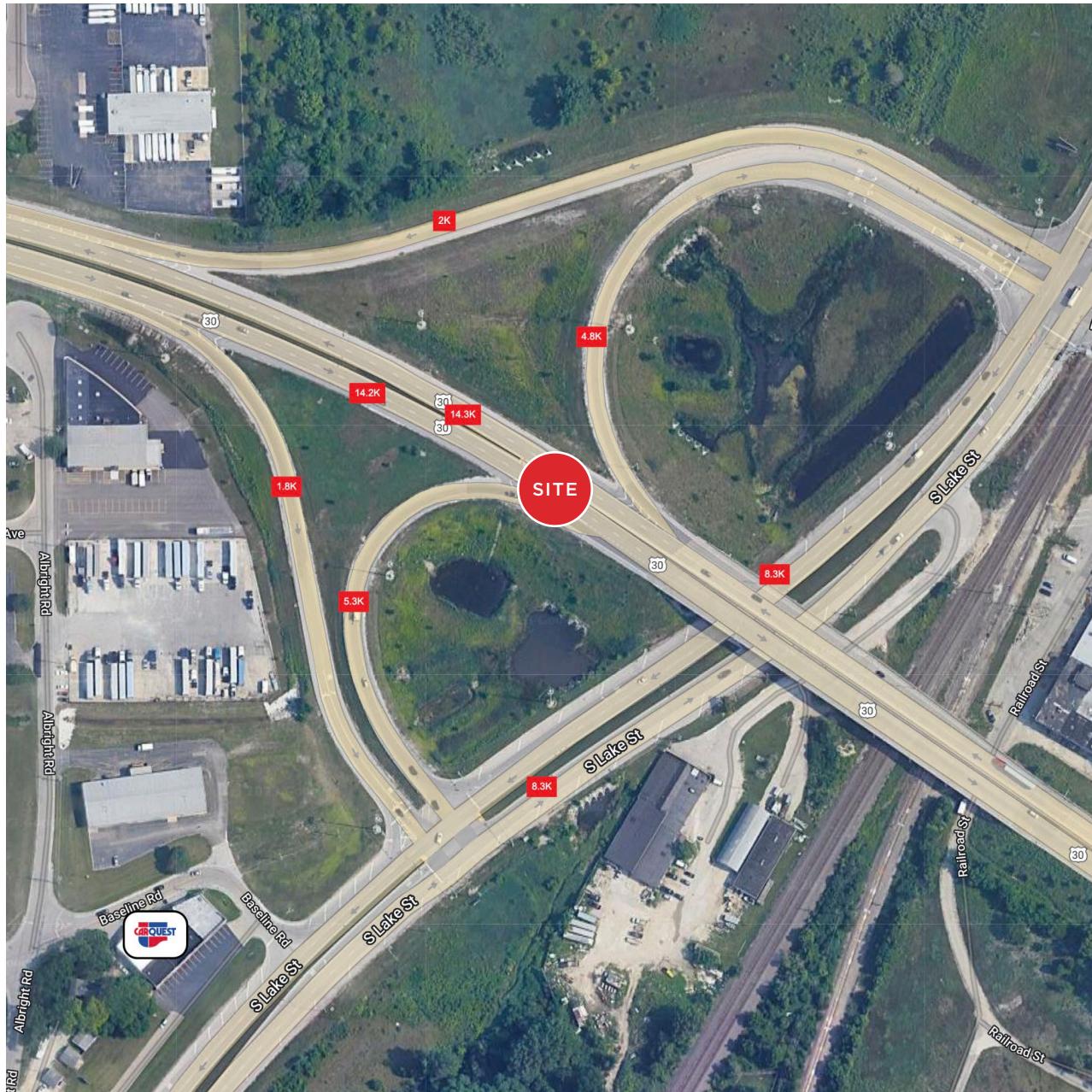
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## retail and traffic information

The close-knit village of Montgomery is nestled along the Fox River. Incorporated in 1858, Montgomery is situated on both banks of the river in Kane and Kendall counties and is approximately 40 miles from Chicago. Daniel Gray founded the village in 1835, and the stone grist mill he built then has since been restored and is now on the National Register of Historic Places. Today the village has one of the highest parkland-to-resident ratios in the Fox Valley. Montgomery boasts a traditional downtown area, as well as a wealth of stores throughout the village that cater to every need. Both new-construction and traditional homes sit on tree-lined streets, giving residents a variety of housing stock to choose from.



## demographics

	1 mile	3 mile	5 mile
2023 Estimated Population	3,697	57,832	167,877
2023 Estimated Households	1,155	19,640	55,833
2023 Estimated Average Household Income	\$91,061	\$118,038	\$112,886



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