

FOR LEASE

# 1991 US ROUTE 30

MONTGOMERY, IL

RETAIL

NEW RENT



## PROPERTY INFO

**PREMISES:** 4,148 SF DRIVE-THRU BUILDING ON A 1.27 ACRE SITE

**ANNUAL RENT:** \$18.00 PSF NET

### FEATURES:

- + SURROUNDING TENANTS: WALMART SUPERCENTER, WALGREENS, STARBUCKS, ALDI AND AT&T
- + SOUTHEAST CORNER OF ORCHARD RD. AND ROUTE 30
- + HEAVY DAYTIME EMPLOYMENT
- + TERM THRU 4/30/2028

### 5 Mile Demographics

<b>Population</b>	166,055
<b>Daytime Population</b>	138,128
<b>Avg. HH Income</b>	\$107,020

Source: Nielsen



### Kim McGuire

Senior Vice President

O: +1 312 935 1974

M: +1 312 401 9680

kim.mcguire@cbre.com

[www.cbre.com](http://www.cbre.com)

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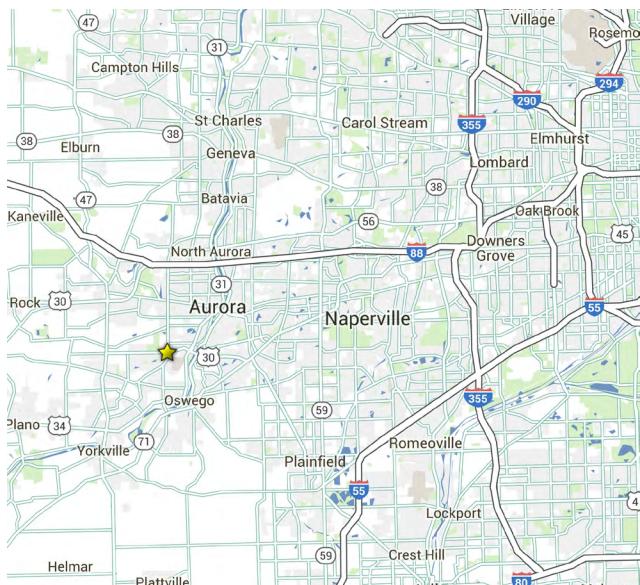
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## AREA MAP



## CONTACT US

### Kim McGuire

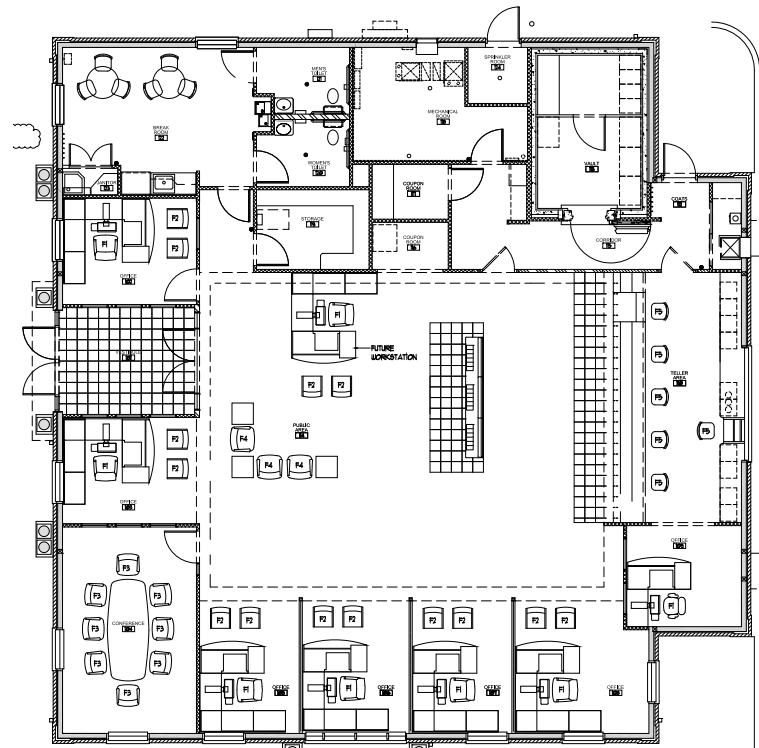
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## FLOOR PLAN



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