

OGDEN HILL SHOPPING CENTER RETAIL SPACE & OUTLOTS AVAILABLE



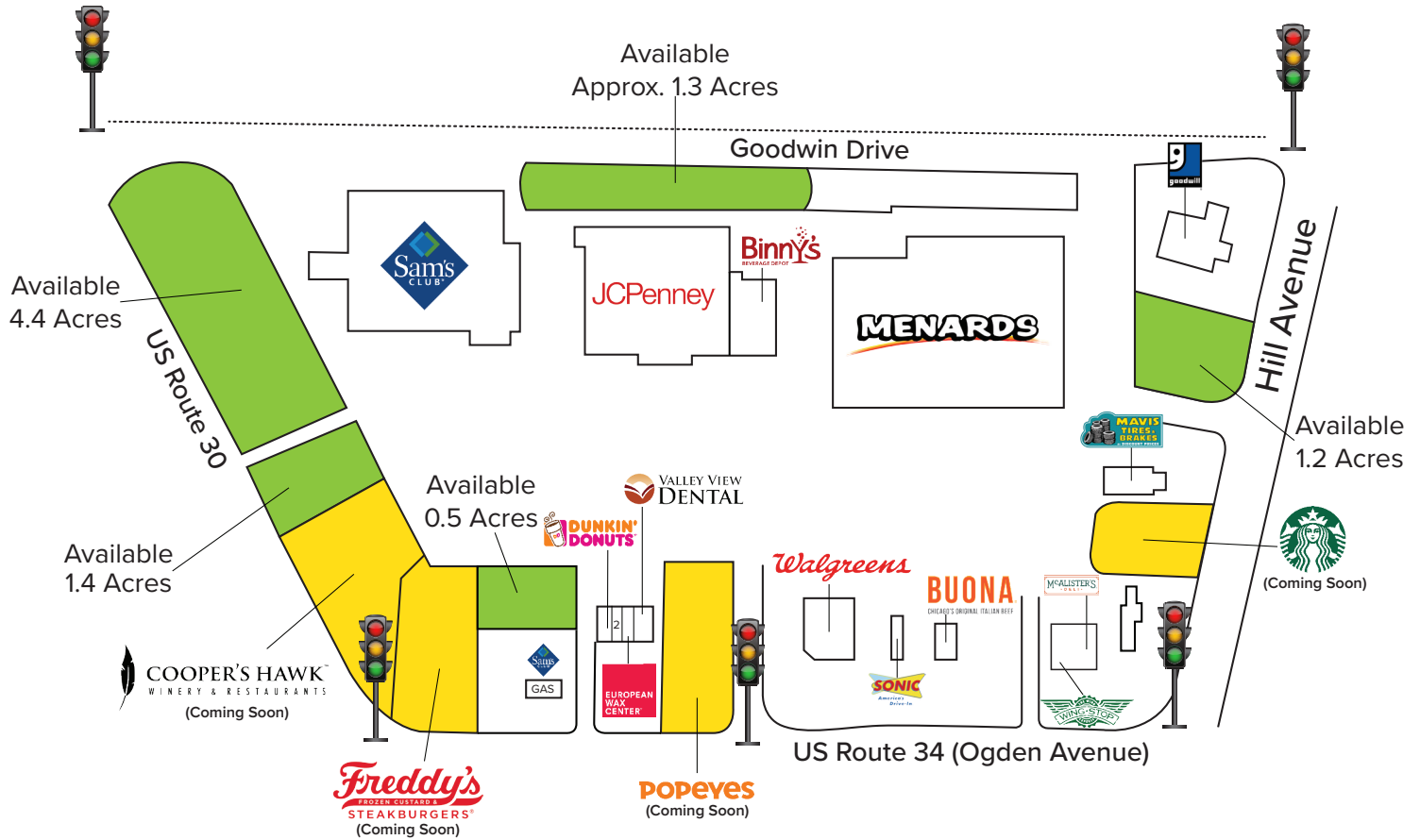
Retail Development US Route 30 & US Route 34 Montgomery, IL



PROPERTY HIGHLIGHTS

- Nine access points surrounding the development, with 3 being signalized.
- Heavily trafficked with nearly 70,000 ADT at the subject property not including the additional traffic on Hill Avenue.
- Three existing high schools within a 2.2 mile radius totaling 8,230 students and 716 professional staff.
- The Rush-Copley Medical Center, located 1 mile east on US Route 34 employs 1,500 personnel.
- Busiest corner in Oswego/Montgomery trade area.
- Prime Exposure to US Route 34 and US Route 30.

Demographics	3mi	5mi	7mi
Estimated Population (2023)	106,200	234,793	380,516
Estimated Average Household Income (2023)	\$116,850	\$135,446	\$146,295
Estimated Households (2023)	34,027	78,175	129,147



Land Available For Sale or Build-to-Suit

- 4.4 Acres - US Route 30 adjacent Sam's Club
- 1.4 Acres - US Route 30 adjacent Cooper's Hawk
- 1.3 Acres - Goodwin Drive adjacent JCPenney
- 1.2 Acres - Hill Avenue adjacent Menards
- 0.5 Acres - Center Ring Road adjacent Sam's Club
- All Land Zoned B-2 Regional Business

Businesses Coming Soon

- Cooper's Hawk Winery & Restaurant
- Freddy's Frozen Custard & Steakburgers
- Popeyes Louisiana Kitchen
- Starbucks Coffee

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