

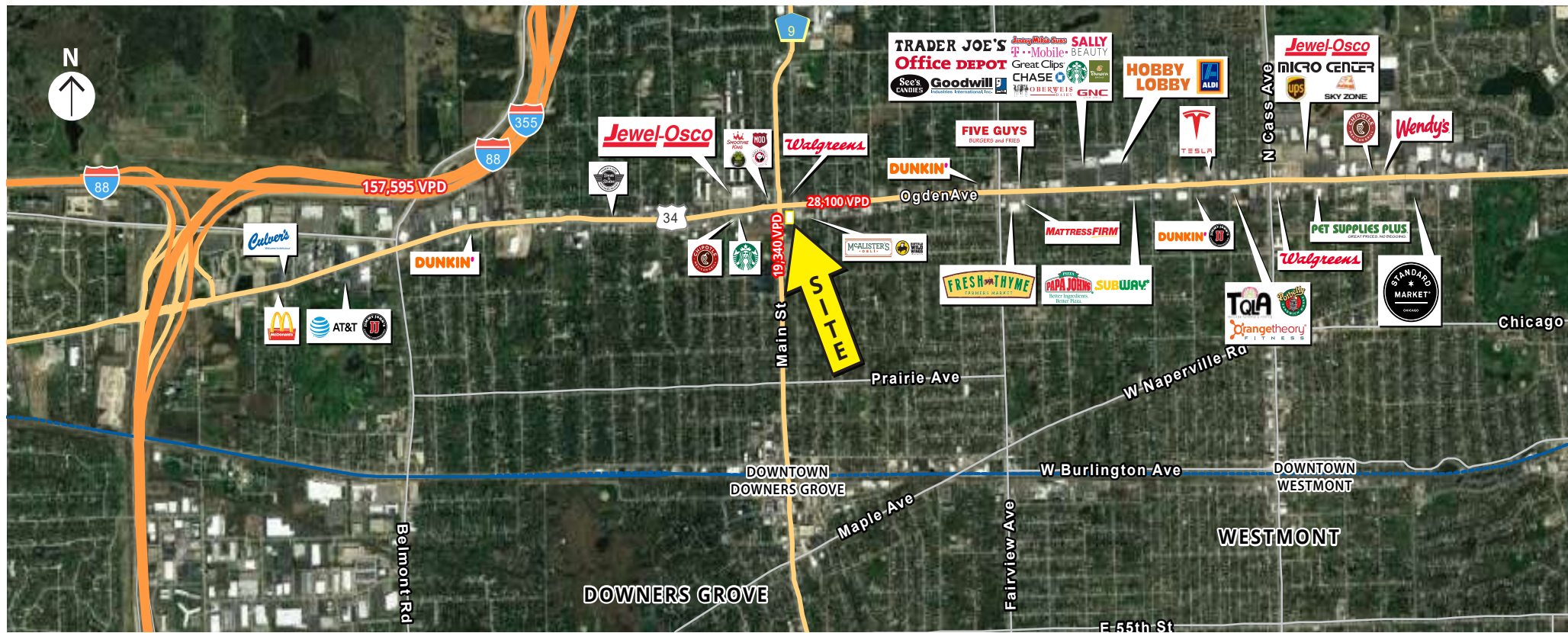


1,621 SF FREESTANDING BUILDING AVAILABLE AT LIGHTED INTERSECTION

FREESTANDING BUILDING
1021 OGDEN AVE, DOWNERS GROVE, IL
FOR LEASE



CONTACT: JONATHAN HYMAN jhyman@metrocre.com 224.365.8144 // HANNAH PERL hperl@metrocre.com 847.849.1026



PROPERTY HIGHLIGHTS

- High Visibility Corner Location
- 1,621 SF Freestanding Building
- Located at the Lighted Intersection of Ogden Ave (28,100 VPD) & Main Street (19,340 VPD)
- 9,943 SF (0.228 AC) Land Parcel
- Full Access on both Ogden & Main Street
- Flexible B-4 Zoning

NEARBY AREA TENANTS INCLUDE

Walgreens

**McALISTER'S
• DELI •**

**BUFFALO
WILD
WINGS**
WINGS • BEER • SPORTS

MOD

PANDA EXPRESS
GOURMET CHINESE KITCHEN

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,401	94,696	271,632
DAYTIME POPULATION	17,741	131,012	321,791
HOUSEHOLDS	5,343	39,742	111,448
AVG HH INCOME	\$210,987	\$172,433	\$173,966

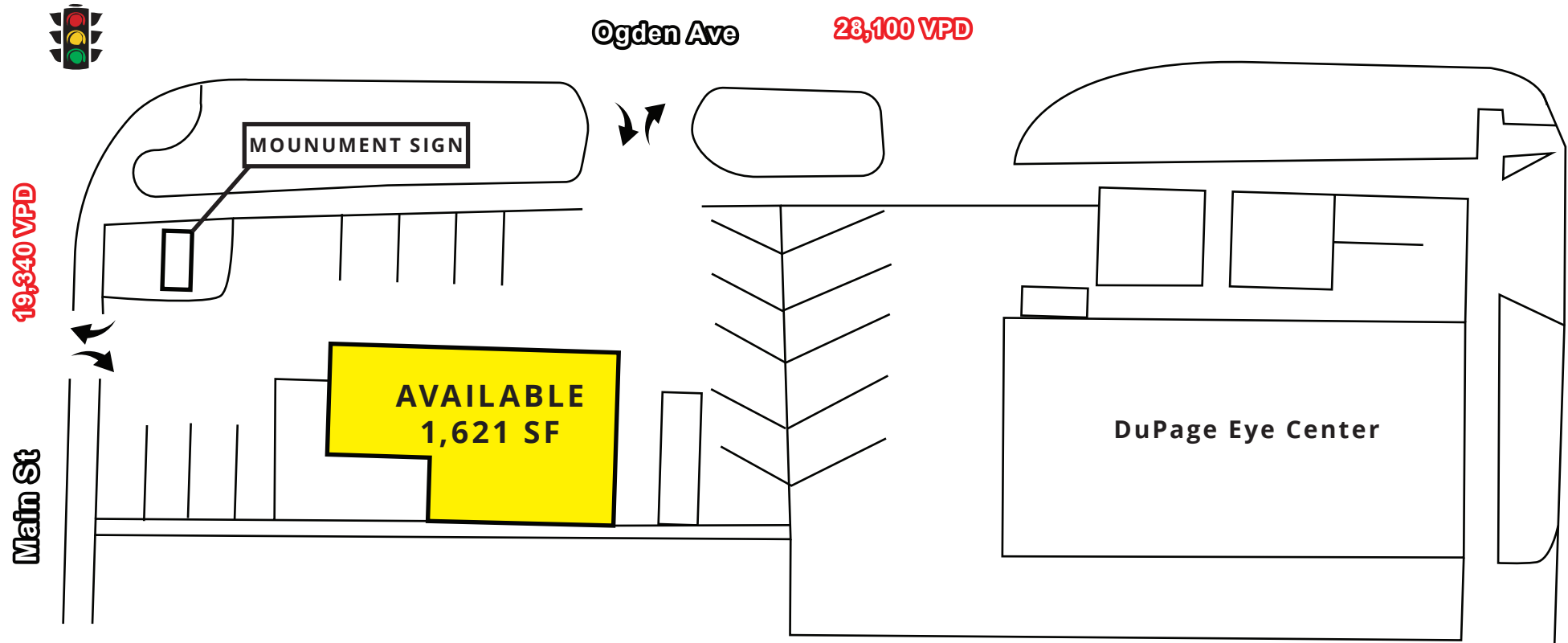
TRAFFIC COUNTS

	COUNT
Ogden Ave	28,100 VPD
Main St	19,340 VPD
I-88	157,595 VPD

SITE PLAN

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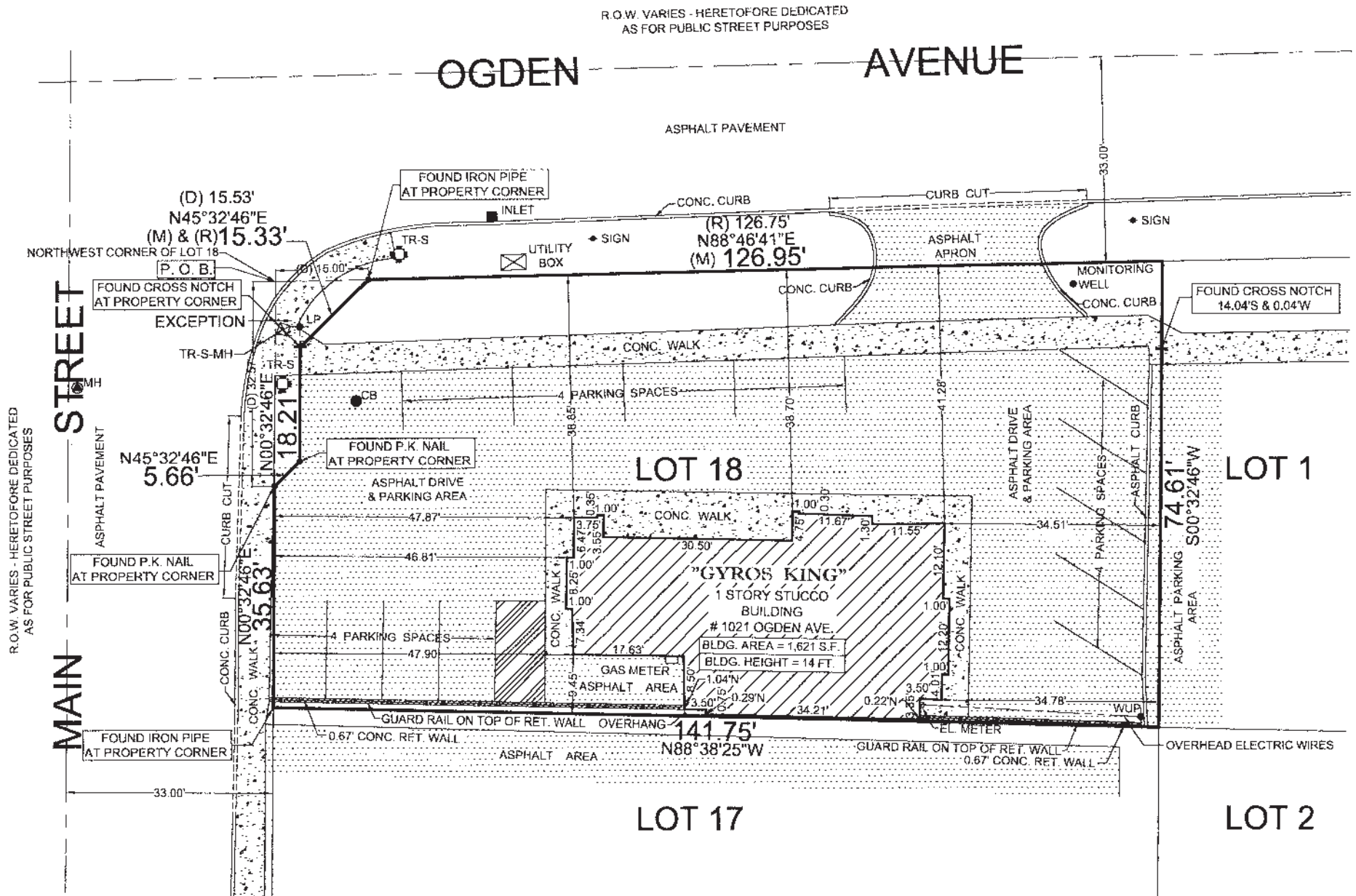
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