

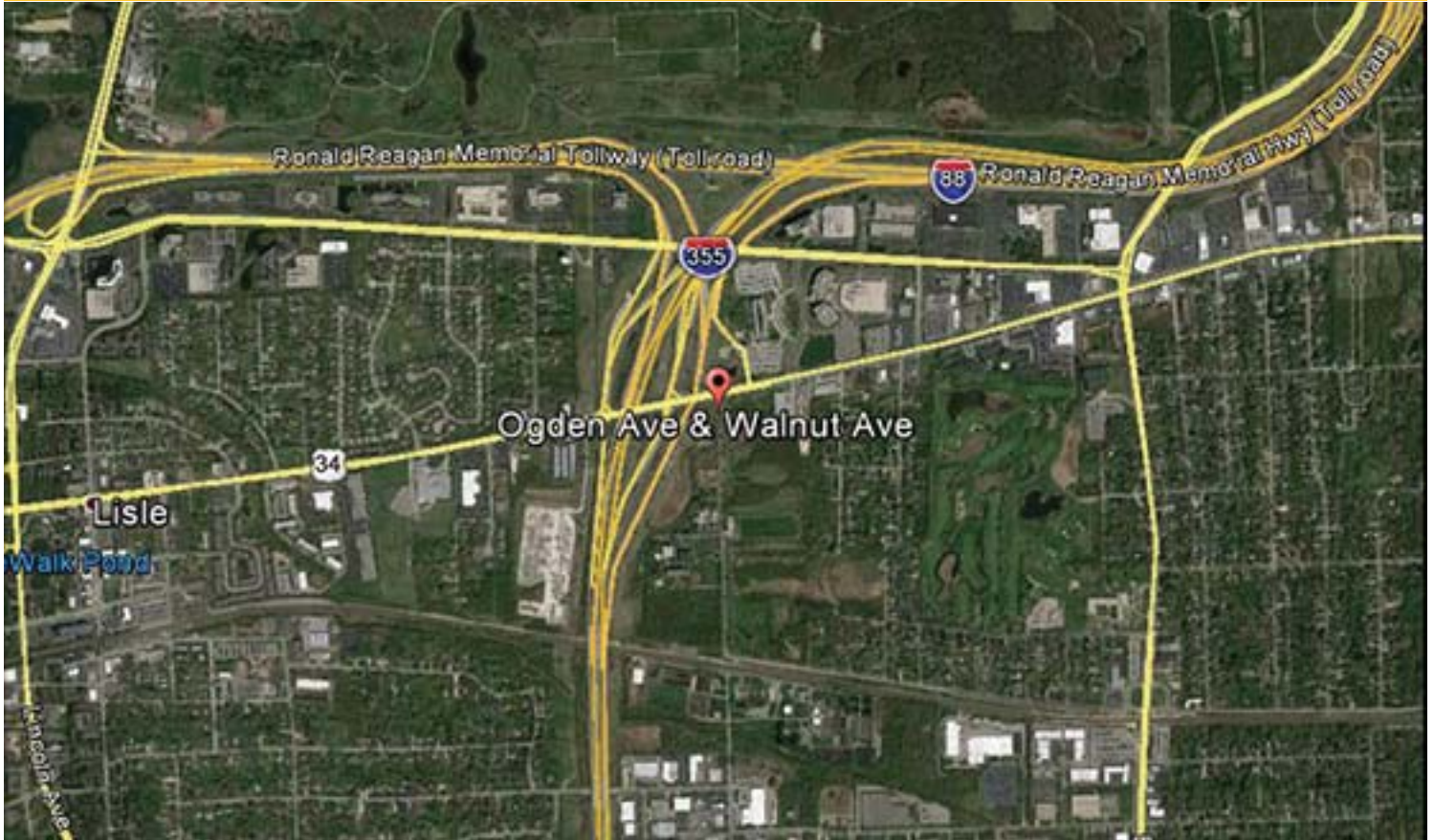


FOR SALE

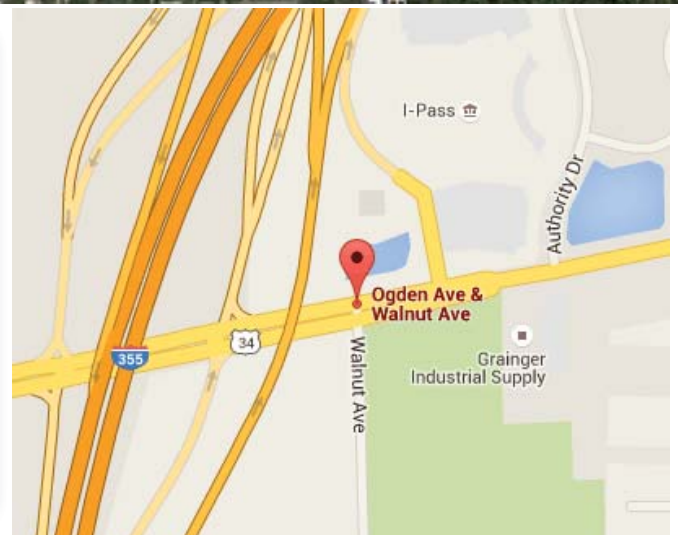
3.34 Acre Retail Parcel

Excellent Ogden Avenue Location

SW Corner of Ogden and Walnut, Downers Grove, IL



- Located 300' east of the full I-355 and Ogden Ave. interchange
 - Excellent traffic counts, with over 30,000 vehicles per day
 - Zoned ORM. Potential re-zoning to B-2 or B-3 in Downers Grove
 - All utilities available at the site
 - Great demographics
- | | 1 mile | 3 miles | 5 miles |
|--------------------------|-----------|-----------|-----------|
| Population | 4,428 | 78,524 | 265,663 |
| Average Household Income | \$106,714 | \$106,869 | \$107,206 |



The above listing information was obtained from a source deemed reliable. However, The Butler Group shall assume no liability for its accuracy. The above information is subject to change or withdrawal without further notice.

FOR ADDITIONAL INFORMATION CONTACT: **Brian Butler**

The Butler Group | 243 Burlington Ave, Clarendon Hills, IL 60514 | Phone 630.321.9500 | Fax 630.321.9501 | Email bbutler@thebutlergroup.net

FOR SALE

3.34 Acre Retail Parcel Excellent Ogden Avenue Location Downers Grove, Illinois

Location	The subject property is located at the southeast corner of Ogden Avenue and Walnut Avenue in Downers Grove, IL												
Plot of Ground	Mostly rectangular parcel benefitting from 498.2 feet of frontage on Ogden Avenue and 385.4 feet on Walnut Avenue. The total area of the parcel is 145,634 square feet or 3.34 acres. (See attached survey)												
Zoning	The property is zoned ORM in the village of Downers Grove. The updated, comprehensive plan for the village of Downers Grove shows this property as B-2 or B-3 zoning												
Utilities	Sanitary sewer and water are available at the site												
Traffic Counts	Intersection of Ogden and Walnut: 31,000 cars per day												
Demographics	<table><thead><tr><th></th><th><u>1 mile</u></th><th><u>3 miles</u></th><th><u>5 miles</u></th></tr></thead><tbody><tr><td>Population</td><td>4,428</td><td>78,524</td><td>265,663</td></tr><tr><td>Average Household Income</td><td>\$106,714</td><td>\$106,869</td><td>\$107,206</td></tr></tbody></table>		<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>	Population	4,428	78,524	265,663	Average Household Income	\$106,714	\$106,869	\$107,206
	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>										
Population	4,428	78,524	265,663										
Average Household Income	\$106,714	\$106,869	\$107,206										
Asking Price	\$20.00 per square foot, or \$2,912,680.00												
Comment	With the high traffic counts and excellent exposure to both I-355 and Ogden Avenue, the property is ideal for a variety of retail uses.												

FOR ADDITIONAL INFORMATION

Brian Butler

Phone
630.321.9500

Fax
630.321.9501

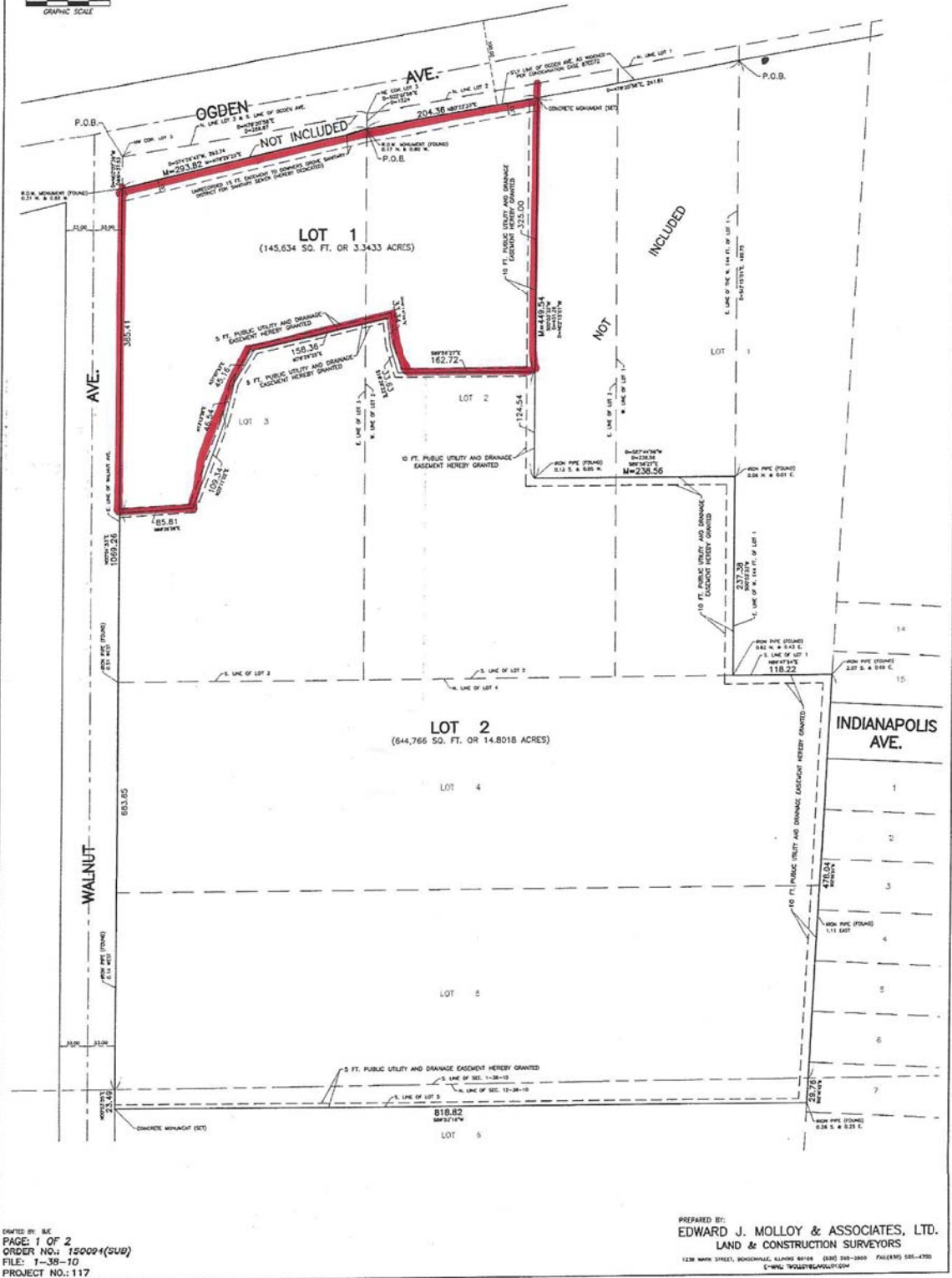
Email
bbutler@thebutlergroup.net

The above listing information was obtained from a source deemed reliable. However, The Butler Group shall assume no liability for its accuracy. The above information is subject to change or withdrawal without further notice.

OGDEN & WALNUT RESUBDIVISION

OF PARTS OF LOTS 1 TO 5, INCLUSIVE IN ARTHUR E. MCINTOSH AND COMPANY'S FIRST ADDITION TO BELLEVUE, A SUBDIVISION OF PARTS OF SECTIONS 1, 2, 11 AND 12, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN SURFCE COUNTY, ILLINOIS.

FINAL SUBDIVISION PLAT



DRAWN BY: BJC
 PAGE: 1 OF 2
 ORDER NO.: 150094(SUB)
 FILE: 1-38-10
 PROJECT NO.: 117

PREPARED BY:
EDWARD J. MOLLOY & ASSOCIATES, LTD.
 LAND & CONSTRUCTION SURVEYORS
1238 MARK STREET, BLOOMINGDALE, ILLINOIS 61710 (815) 232-2860 FAX(815) 585-4793
 E-MAIL: MOLLOY@MOLLOY.COM

