

RETAIL SPACE FOR LEASE

OGDEN HILL SHOPPING CENTER

Route 30 & Route 34

Montgomery, Illinois 60538



EDGEMARK



PROPERTY HIGHLIGHTS

- The 67-acre Ogden Hill Shopping Center is at the gateway to Kendall County, among the nation's fastest growing counties. **COOPER'S HAWK AND FREDDY'S NOW OPEN AND STARBUCKS IS OPENING IN JULY 2024!**
- The property is surrounded by strong demographics and is located in a heavily trafficked area that offers seven access points, with an average daily traffic amount of over 70,000 VPD.
- There are three existing high schools within a 2.2-mile radius of the center totaling 8,230 students.
- The Rush-Copley Medical Center is also located within one mile of the shopping center and employs 1,500 personnel.

AVAILABLE FOR LEASE

1,200 SF - 8,000 SF
Drive-Thru opportunities.

DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
POPULATION	99,584	232,161	371,061
AVG HH INCOME	\$116,678	\$135,276	\$145,650
DAYTIME POPULATION	16,442	62,603	122,404
TRAFFIC COUNTS	US 30	28,770 VPD	
	US 34	57,230 VPD	

CONTACT
INFORMATION

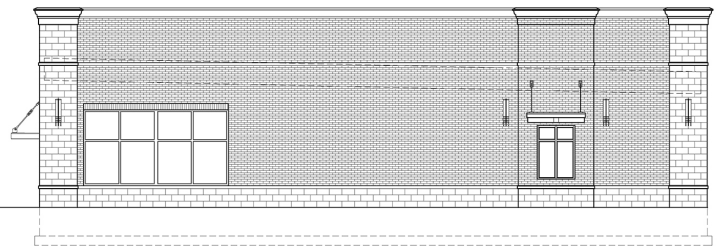
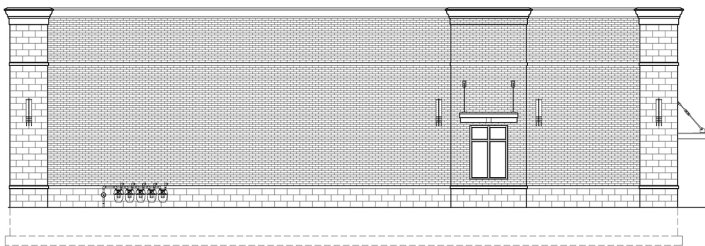
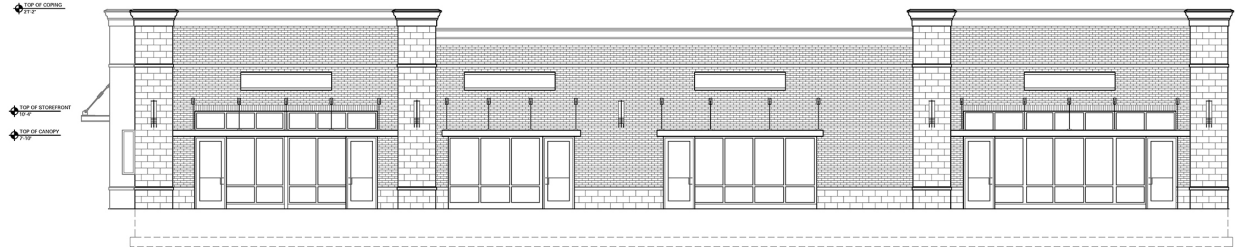
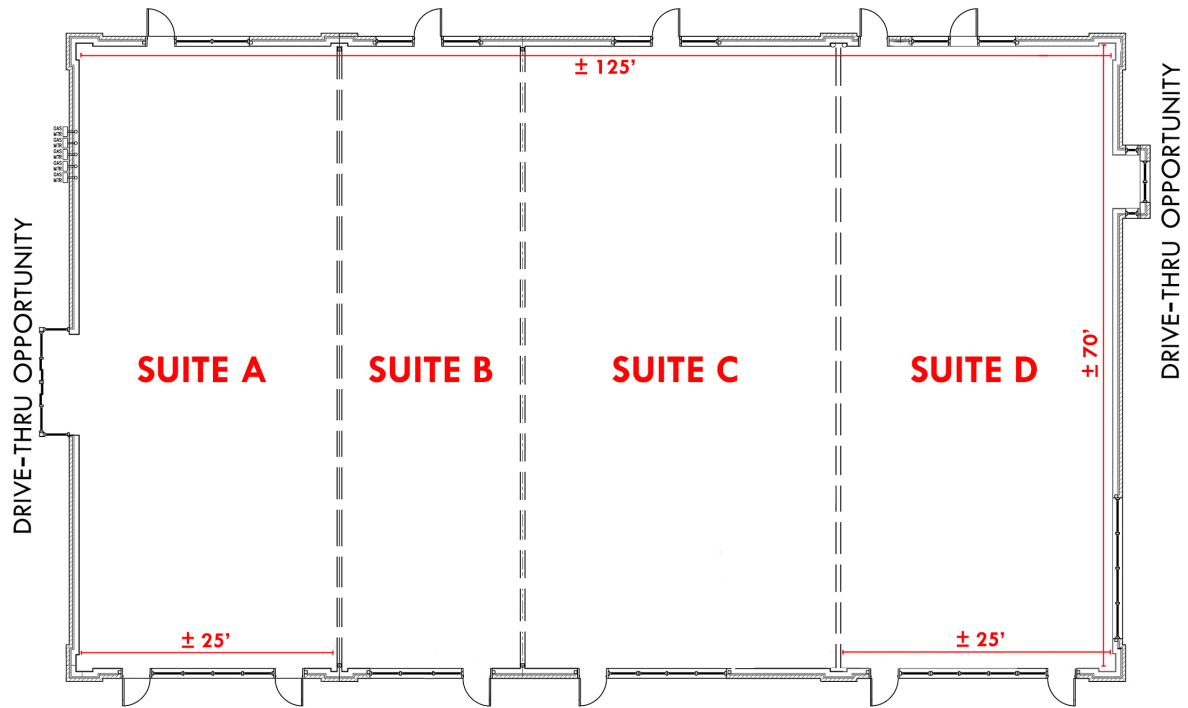
RANDY KOTWICA
630.572.5613
rkotwica@edgemarkllc.com

STEPHANIE FARUZZI
630.572.5606
sfaruzzi@edgemarkllc.com

EDGEMARK COMMERCIAL REAL ESTATE SERVICES LLC
2215 York Road, Suite 503
Oak Brook, IL 60523
P 630.472.1010 F 630.472.1019
www.edgemarkllc.com

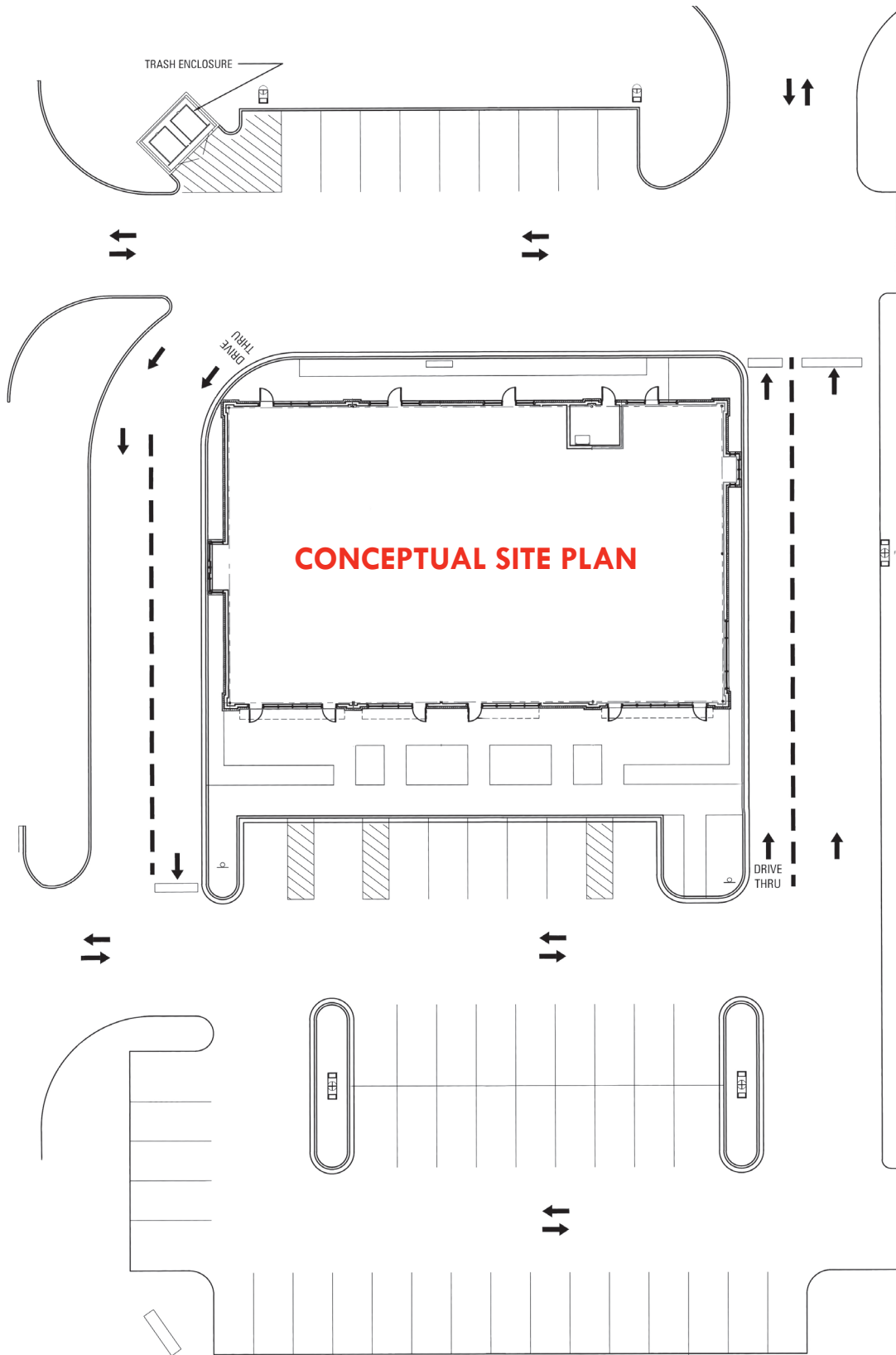
OGDEN HILL SHOPPING CENTER

CONCEPTUAL BUILDING PLAN AND RENDERINGS



OGDEN HILL SHOPPING CENTER

RING ROAD



ROUTE 30

OGDEN HILL SHOPPING CENTER

SITE AERIAL

