

# RETAIL SPACE FOR LEASE

## OGDEN HILL SHOPPING CENTER

Route 30 & Route 34

Montgomery, Illinois 60538



EDGEMARK

**COMING FALL 2025**



### PROPERTY HIGHLIGHTS

- The 67-acre Ogden Hill Shopping Center is at the gateway to Kendall County, among the nation's fastest growing counties. **STARBUCKS, COOPER'S HAWK AND FREDDY'S NOW OPEN!**
- 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.**  
**Projected delivery Fall 2025.**

### DEMOGRAPHICS

|                           | 3 MILE       | 5 MILE     | 7 MILE    |
|---------------------------|--------------|------------|-----------|
| <b>POPULATION</b>         | 99,871       | 231,837    | 371,031   |
| <b>AVG HH INCOME</b>      | \$120,037    | \$133,965  | \$142,384 |
| <b>DAYTIME POPULATION</b> | 16,354       | 63,362     | 123,022   |
| <b>TRAFFIC COUNTS</b>     | <b>US 30</b> | 28,770 VPD |           |
|                           | <b>US 34</b> | 57,230 VPD |           |

CONTACT  
INFORMATION

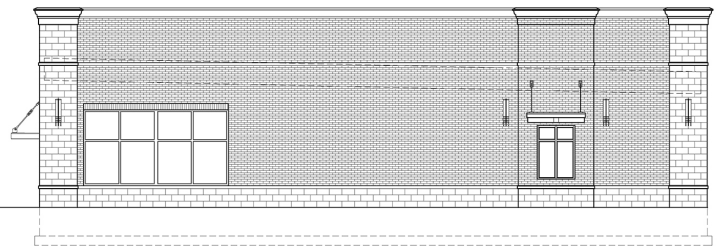
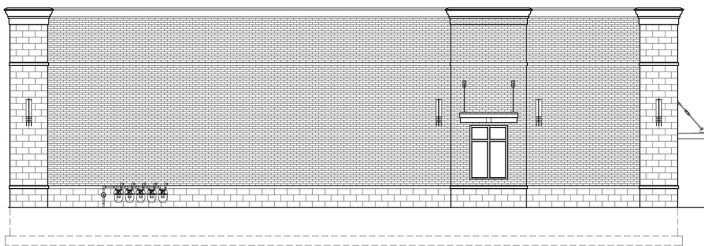
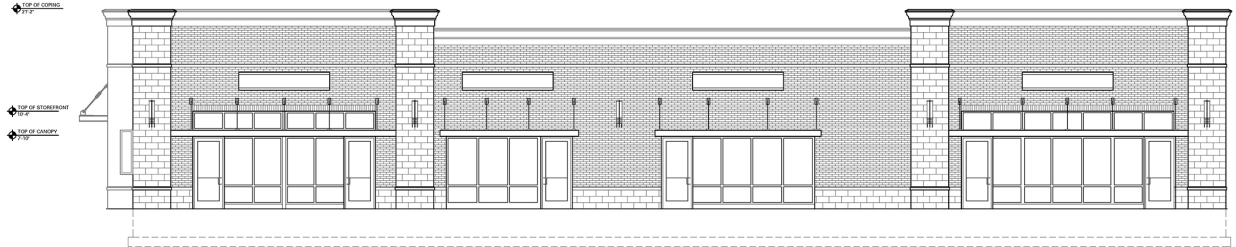
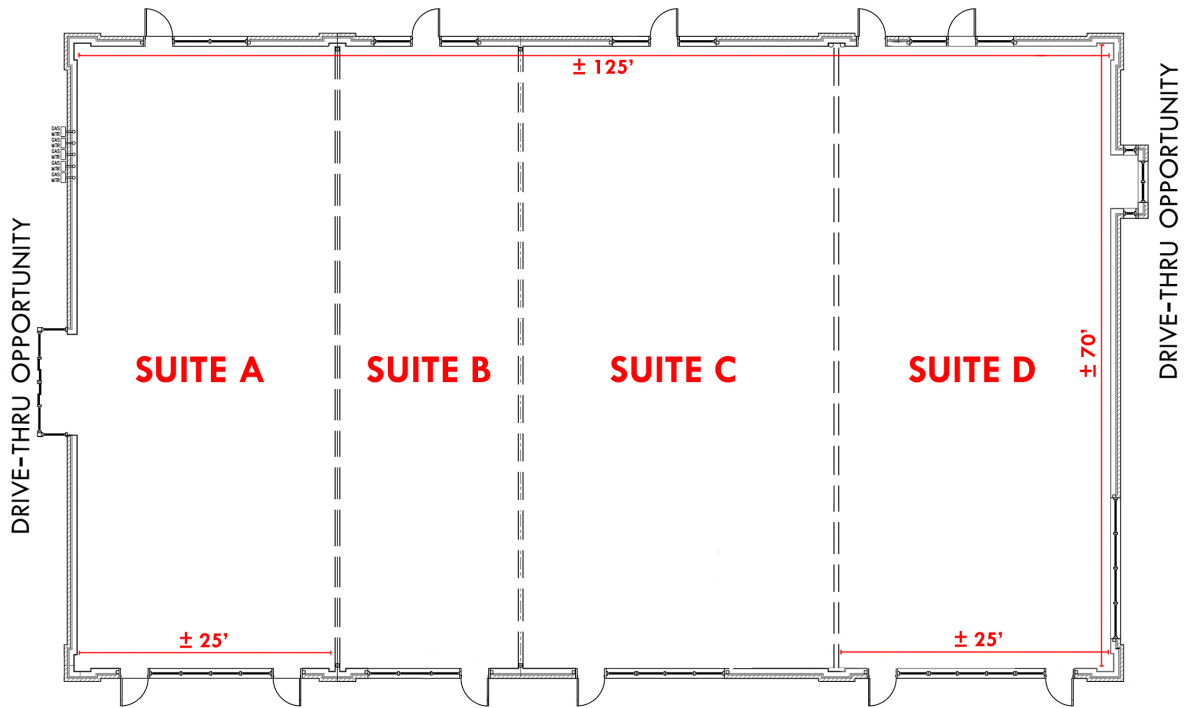
**RANDY KOTWICA**  
 630.572.5613  
 rkotwica@edgemarkllc.com

**MATT SMETANA**  
 630.572.5632  
 msmetana@edgemarkllc.com

EDGEMARK COMMERCIAL REAL ESTATE SERVICES LLC  
 2215 York Road, Suite 210  
 Oak Brook, IL 60523  
 630.472.1010  
 www.edgemarkllc.com

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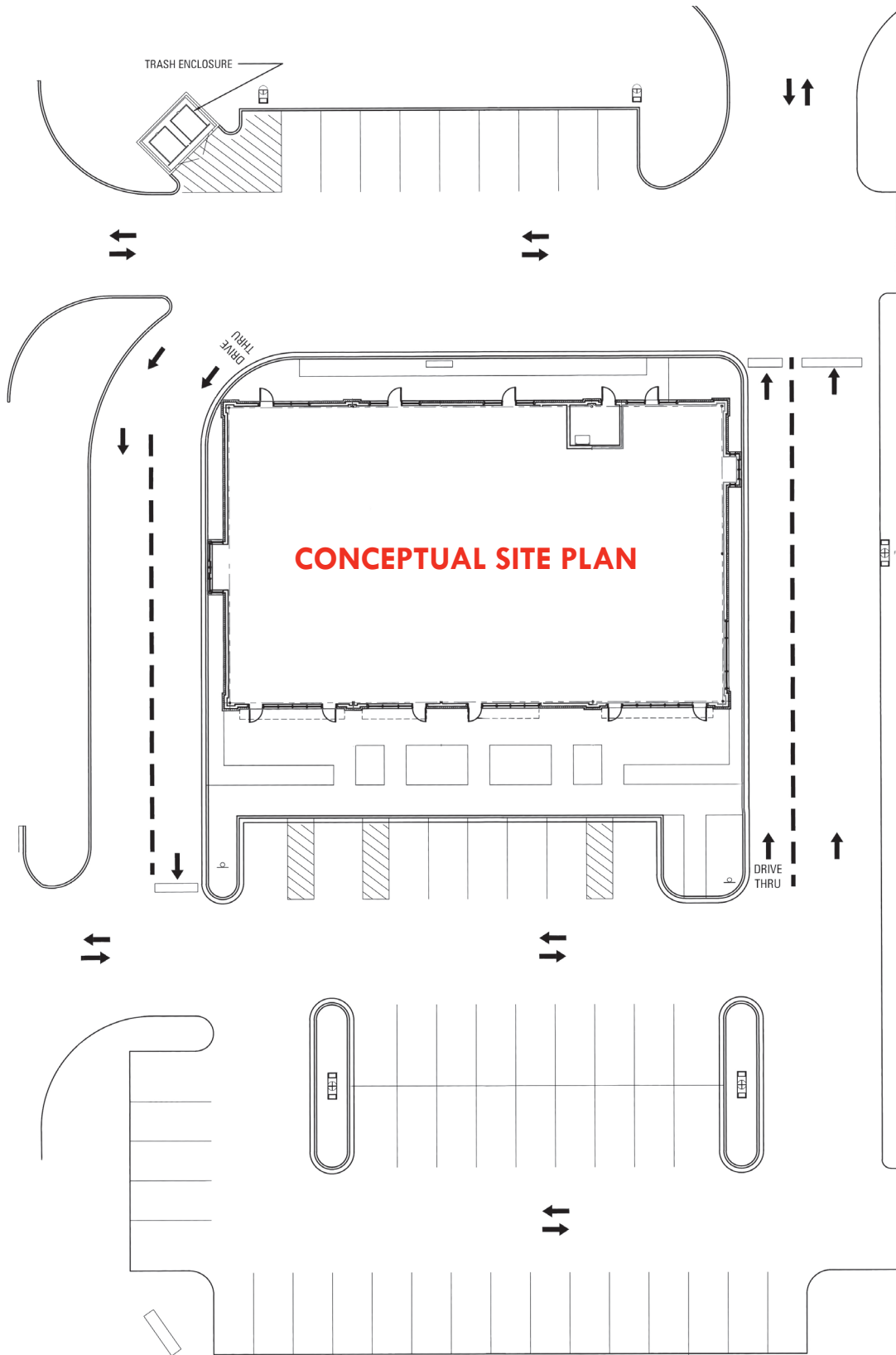
## CONCEPTUAL BUILDING PLAN AND RENDERINGS





# OGDEN HILL SHOPPING CENTER

RING ROAD



ROUTE 30



# OGDEN HILL SHOPPING CENTER

# SITE AERIAL



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RANDY KOTWICA  
630.572.5613  
rkotwica@edgemarkllc.com

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630.572.5632  
msmetana@edgemarkllc.com

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