



FOR LEASE

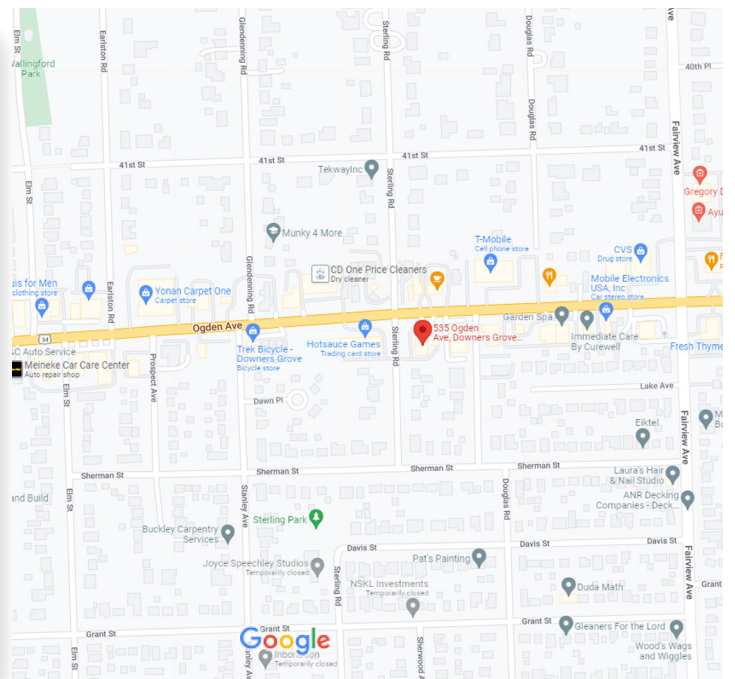
Former Bank Branch

Downers Grove, Illinois

535 Ogden Avenue, Downers Grove, Illinois



- Great Ogden Avenue visibility
- 0.81 acre corner parcel with 245 ft. of frontage on Ogden Avenue
- All brick 3,978 square foot single-story building
- Built in 2005
- Zoned B-3 in Village of Downers Grove
- Average daily traffic counts of 38,144 vehicles
- 16 parking spaces plus drive-thru lanes
- Excellent demographics (see listing sheet)



FOR ADDITIONAL INFORMATION CONTACT: **Brian Butler**

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.

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FOR LEASE

Former Bank Branch

Downers Grove, Illinois

Location: 535 Ogden Avenue, Downers Grove, Illinois

Building Description: The building is an all-brick, 3,978 square-foot single-story building.

Lot Size: 0.81 acres with 245 feet of frontage on Ogden Avenue

Zoning: Zoned B-3 in the Village of Downers Grove

Parking: 16 vehicles plus drive-thru lanes

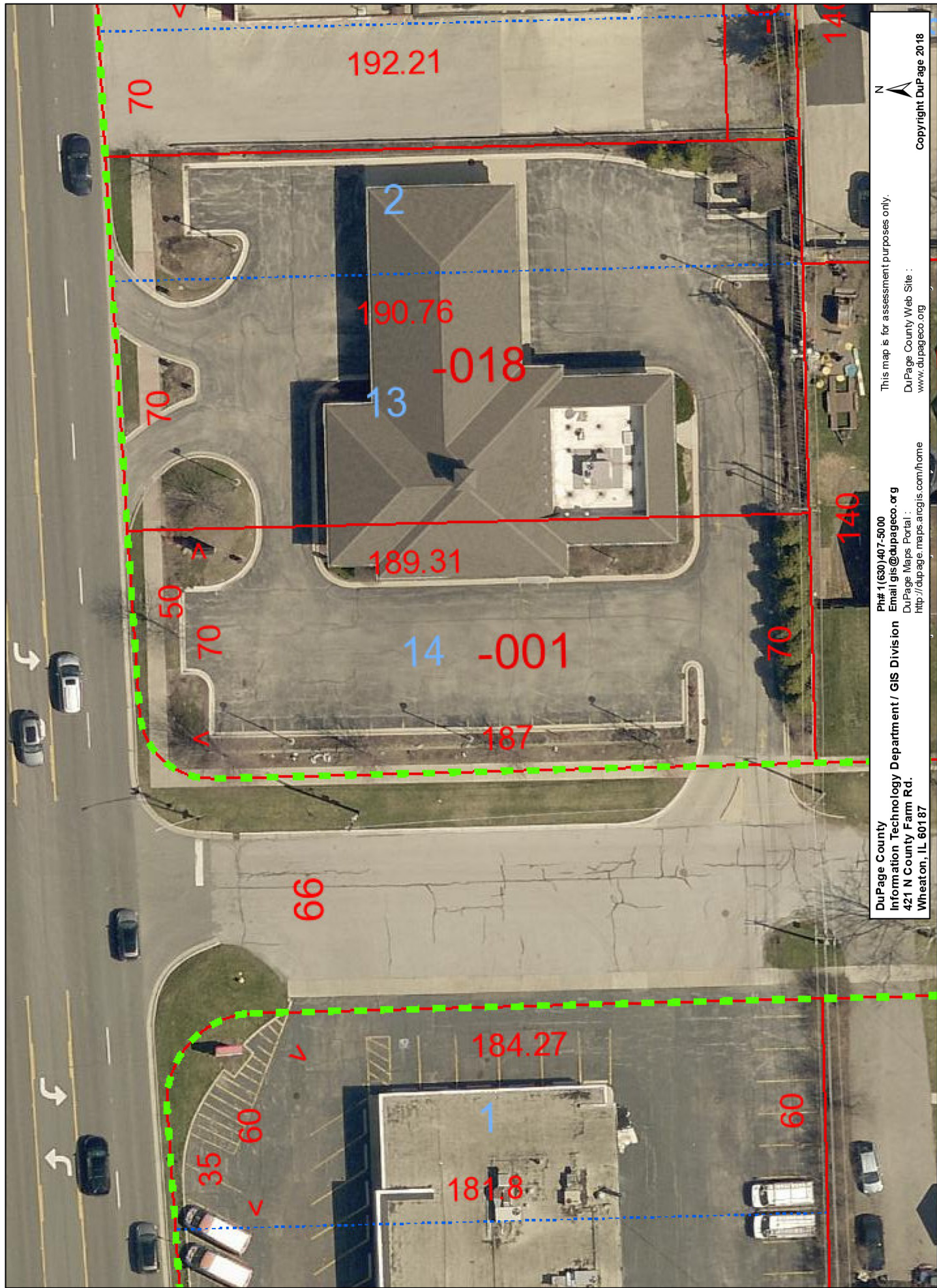
Age: Built in 2005

Demographics:		<u>1 mile</u>	<u>3 miles</u>
	Population	13,103	88,153
	Median household income	\$108,072	\$96,847

Real Estate Taxes: 2022: \$24,853.44

Asking Rental Rate: \$11,000.00 per month triple-net

Comment: This building is in a high-traffic, great retail area in Downers Grove. The property is available for lease or for a long-term ground lease. The building could be converted to single-tenant retail use.



DuPage County
Information Technology Department / GIS Division
421 N County Farm Rd.
Wheaton, IL 60187

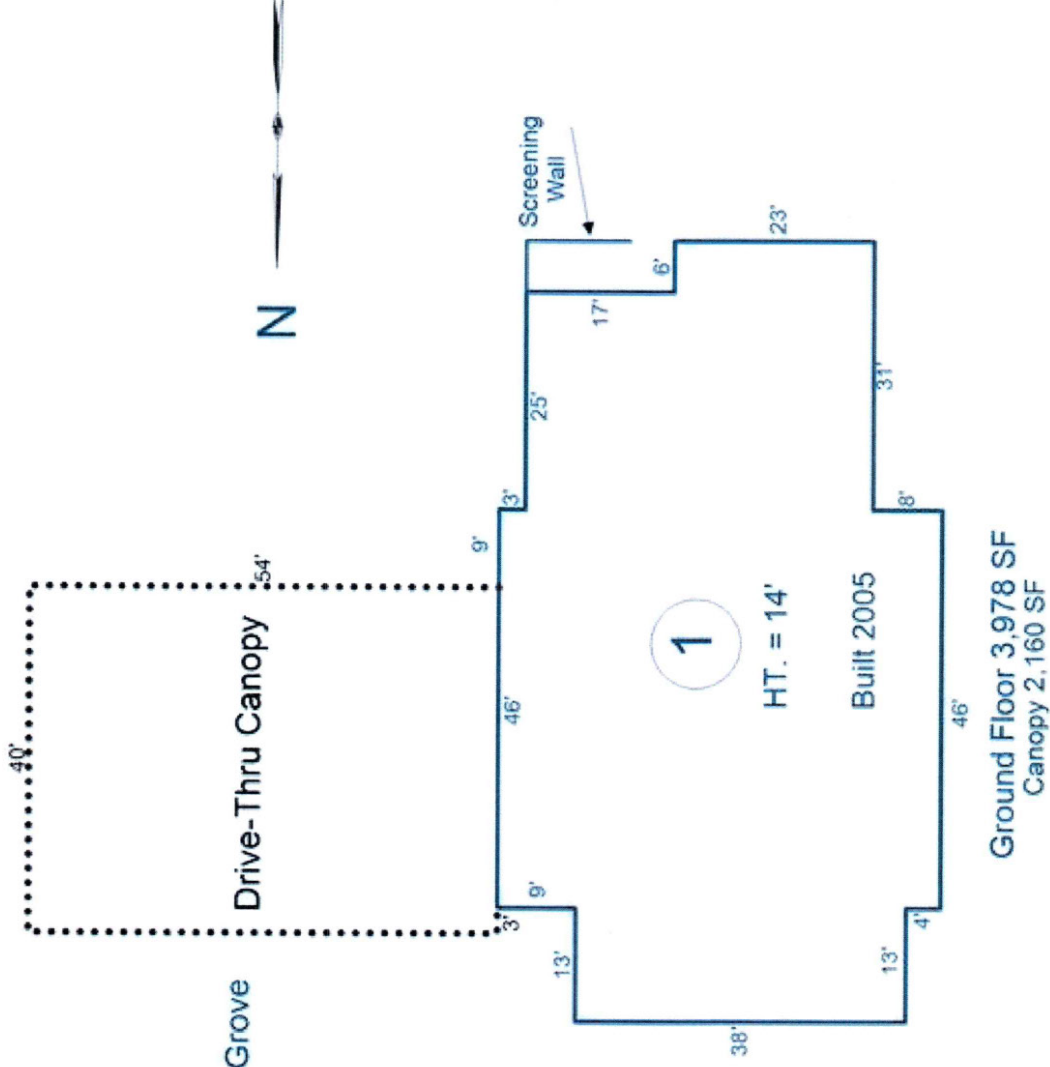
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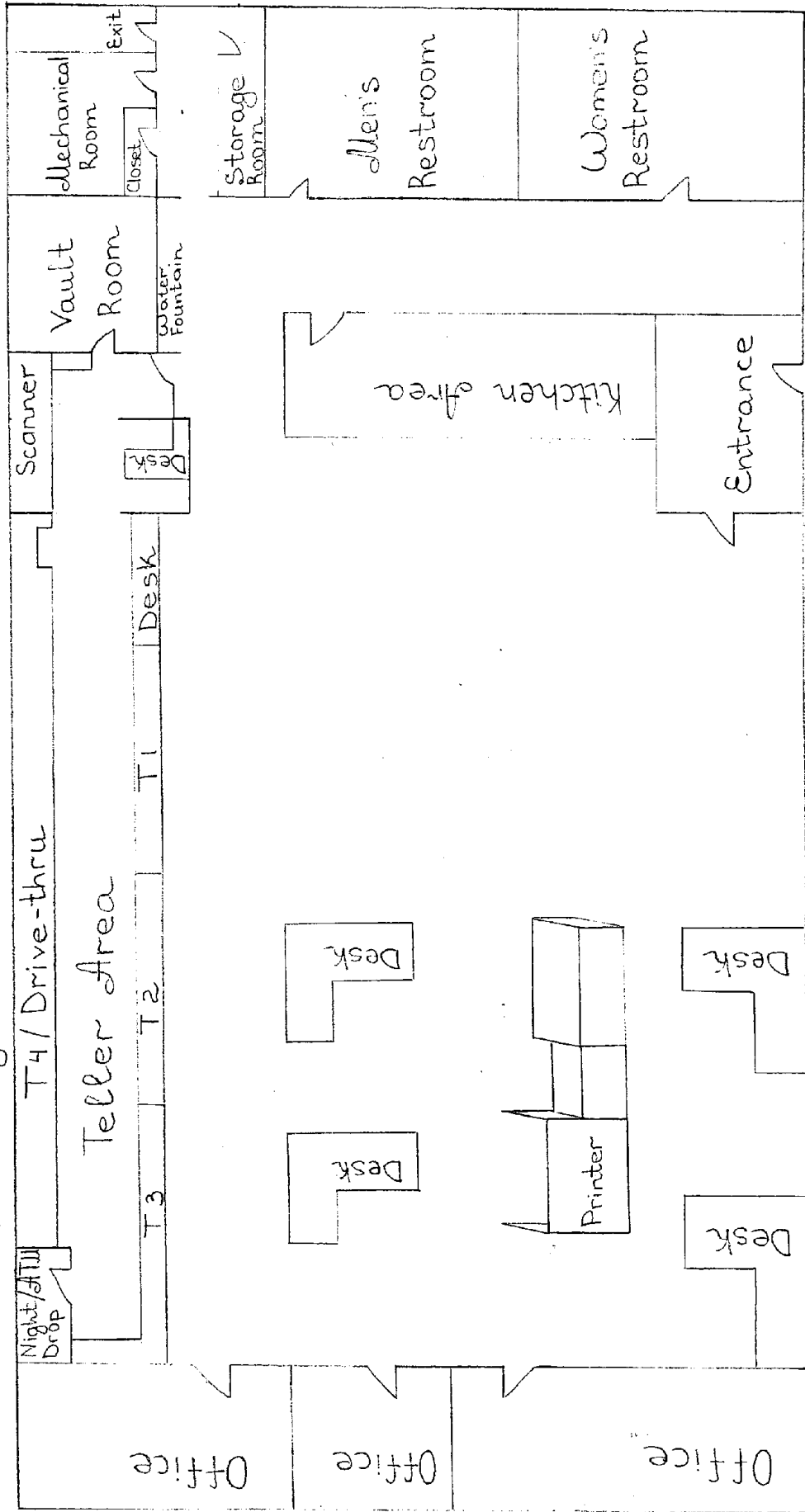
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535 W. Ogden Ave. Downers Grove



DuPage Branch



535 Ogden Avenue, Downers Grove, Illinois

Front Teller Line



Lobby



Break Room

