

## 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)

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FOR ADDITIONAL INFORMATION CONTACT: Brian Butler

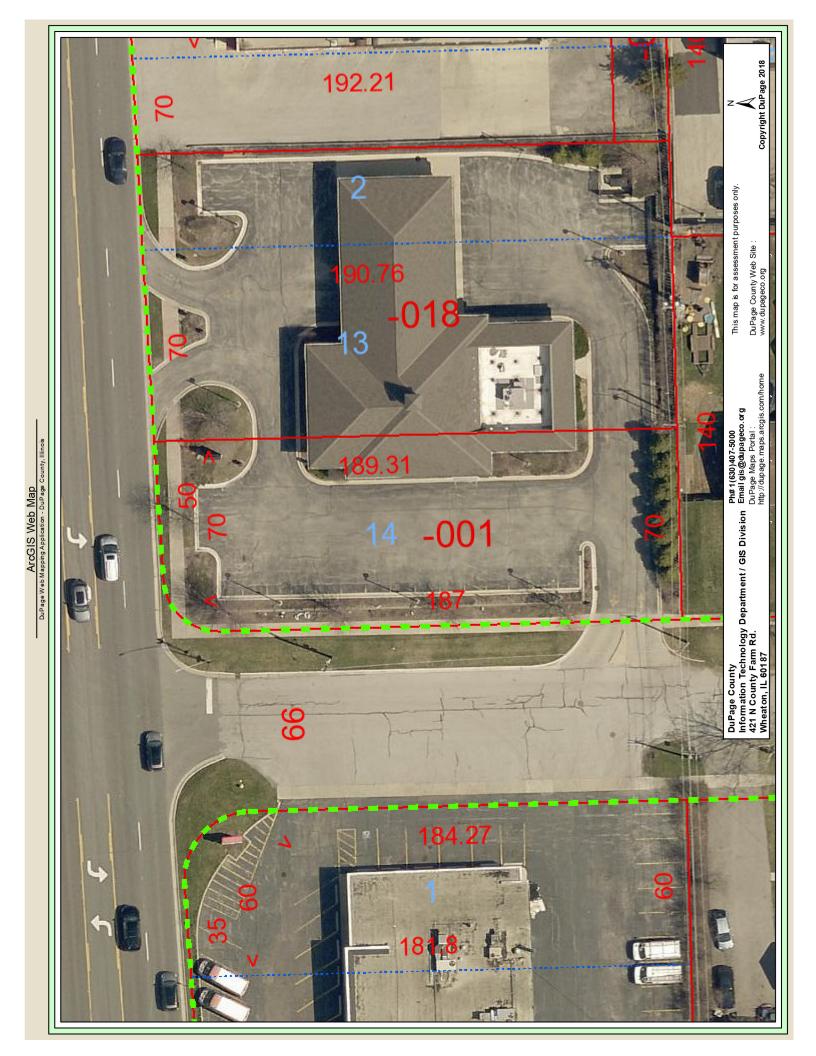
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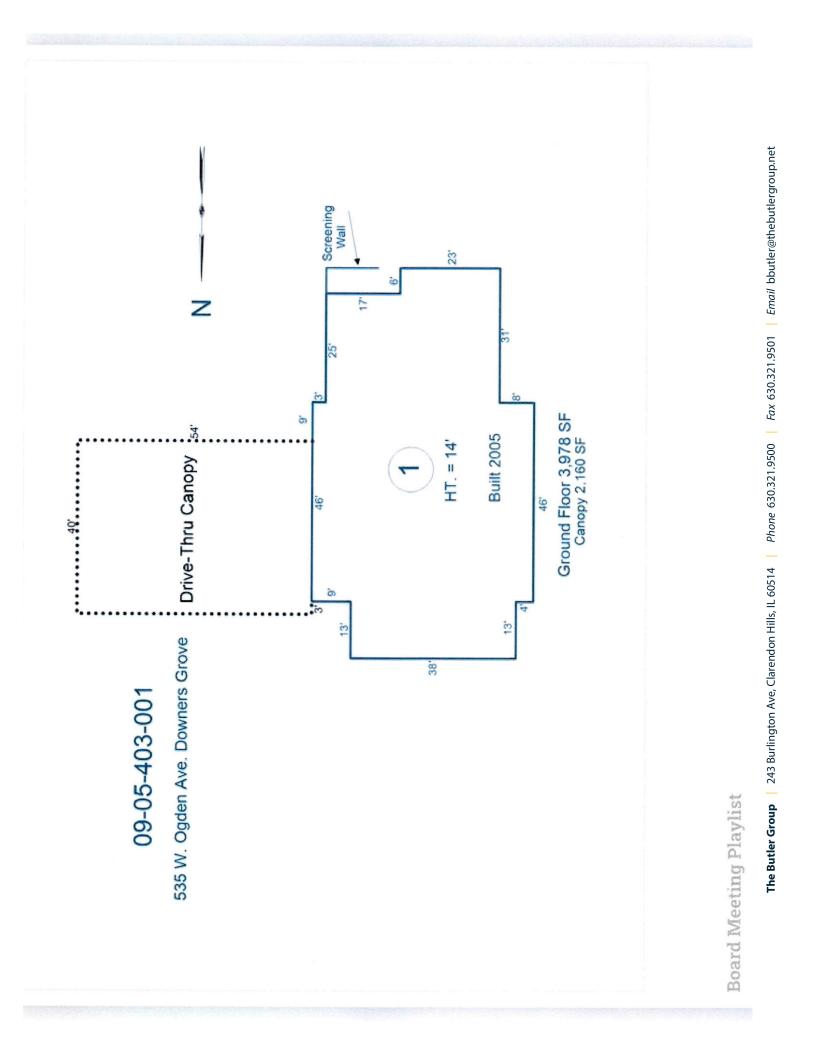


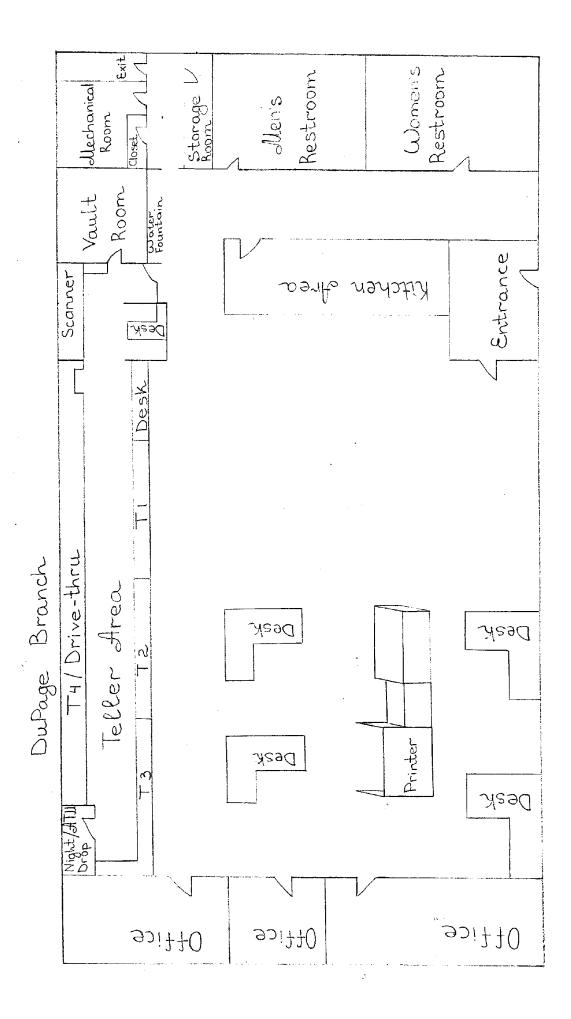
## FOR LEASE

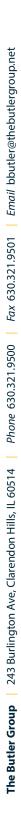
Former Bank Branch Downers Grove, Illinois

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









535 Ogden Avenue, Downers Grove, Illinois



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