



# FOR LEASE

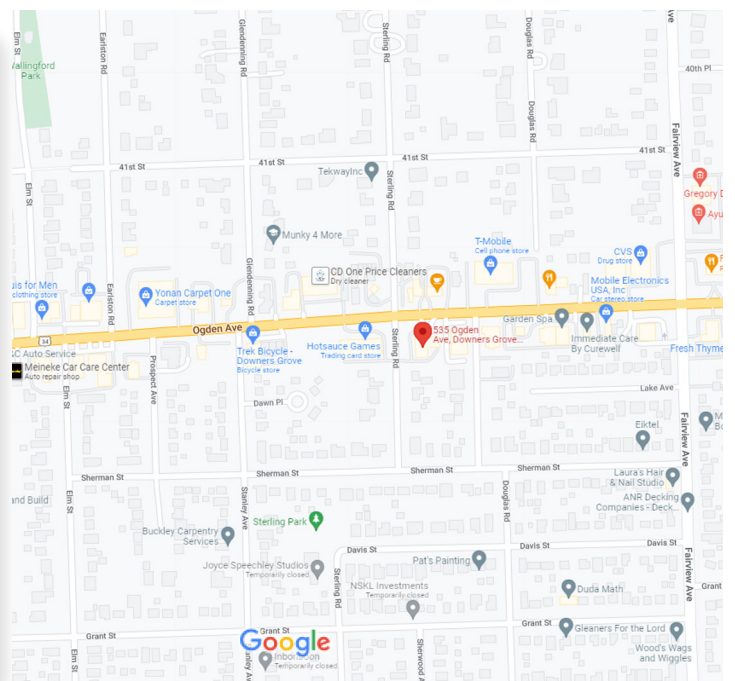
Former Bank Branch

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)



*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**

21108 Woodview Road, Burr Ridge, Illinois 60527 | Phone 630.334.9500 | [bbutler@thebutlergroup.net](mailto:bbutler@thebutlergroup.net) | [www.thebutlergroup.net](http://www.thebutlergroup.net)



## 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

<b>Demographics:</b>		<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.

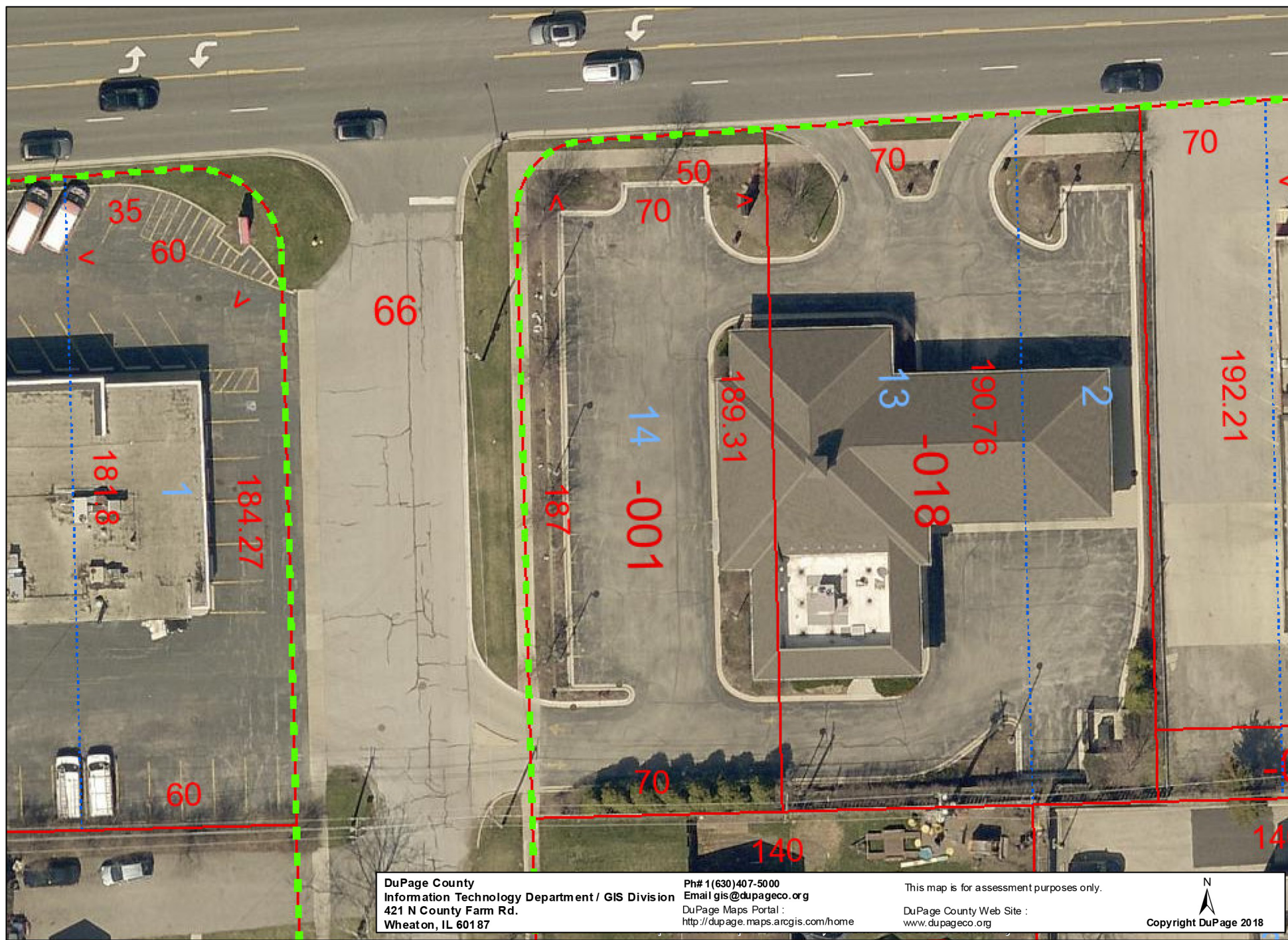
### FOR ADDITIONAL INFORMATION

#### Brian Butler

Phone  
**630.334.9500**

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.*



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

Ph# 1(630)407-5000  
Email [gis@dupageco.org](mailto:gis@dupageco.org)  
DuPage Maps Portal :  
<http://dupage.maps.arcgis.com/home>

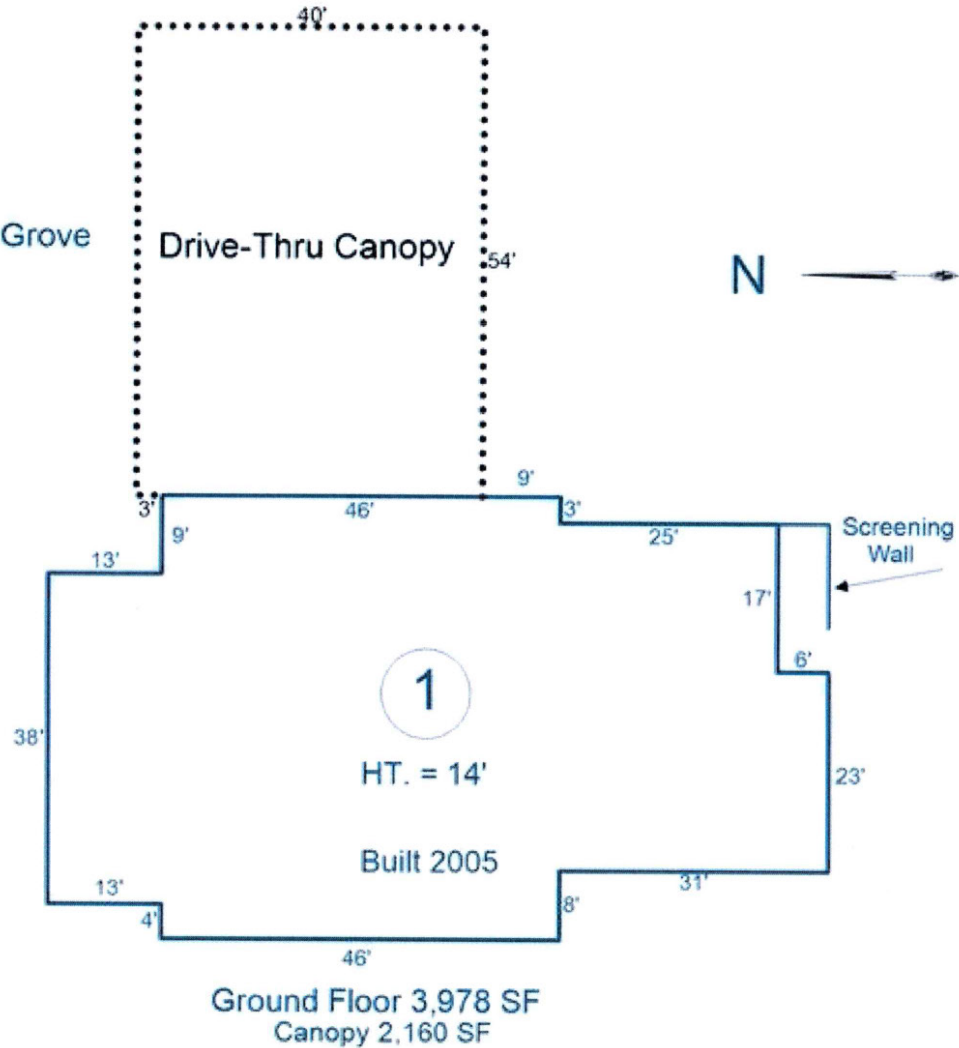
This map is for assessment purposes only.  
DuPage County Web Site :  
[www.dupageco.org](http://www.dupageco.org)

  
Copyright DuPage 2018

09-05-403-001

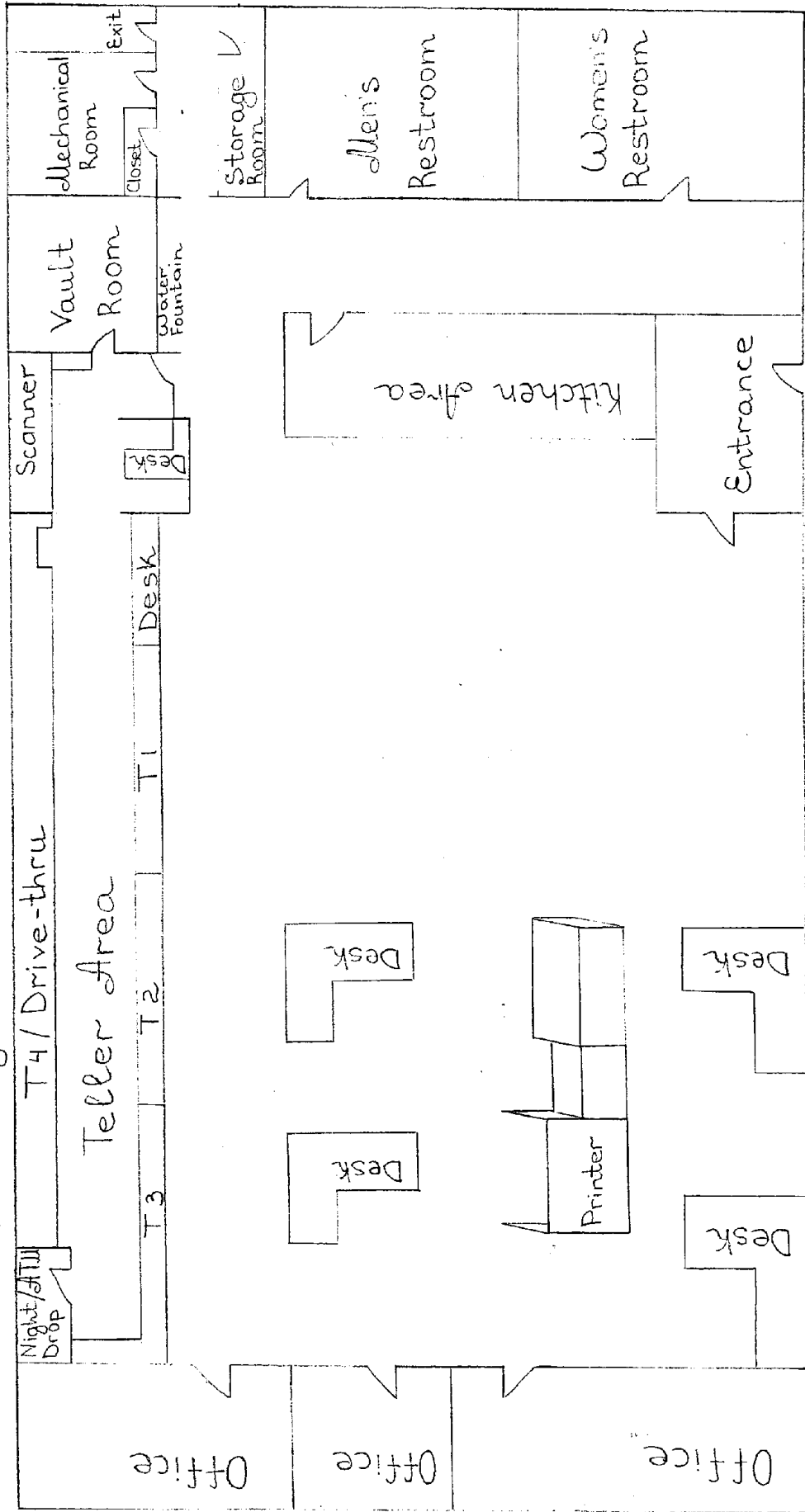
535 W. Ogden Ave. Downers Grove

Drive-Thru Canopy



## Board Meeting Playlist

# DuPage Branch



# 535 Ogden Avenue, Downers Grove, Illinois

Front Teller Line



Lobby



Break Room

