

## For Sale

SWC Of Orchard Rd & Jericho Rd, Montgomery , IL 60506

# 10.01 Acres For Sale In Montgomery



### Location Description

Located on the SWC of Orchard Rd and Jericho Rd. Located less than 4 miles from the I-88 and Orchard Rd interchange. Approximately 29,900 vpd on Orchard Rd and 6,650 vpd on Jericho Rd.

### Property Highlights

- Corner anchored by Gas n Wash and Dunkin
- Zoned: B-2
- Utilities at site
- Off-site retention
- Multiple site access points
- High traffic count on Orchard Rd
- Orchard Rd is one of the main thoroughfares to I-88 E/W tollway
- Located less than 0.5 miles from the 317-acre Stuart Sport Complex. One of the largest outdoor sports complexes in the Midwest. Hosting regional and local soccer, baseball, and softball events for participants of all ages.

### Offering Summary

Sales Price:	\$11.47 - \$17.21/SF
Lot 2:	1.74 AC
Lot 3:	3.35 AC
Lot 4:	0.93 AC
Lot 5:	3.99 AC
Total Acreage:	10.01 AC
Zoning:	B-2

Demographics	2 Miles	4 Miles	6 Miles
Total Households	7,811	38,029	75,389
Total Population	21,482	114,186	224,442
Average HH Income	\$110,194	\$97,926	\$110,894

### Ryan J Dolan

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Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

The information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without any warranty as to accuracy.



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1.9 miles North of Walmart  
4 miles South of I-88 Interchange  
3 miles South of Home Depot  
1.3 miles East of Spartan Athletic Park



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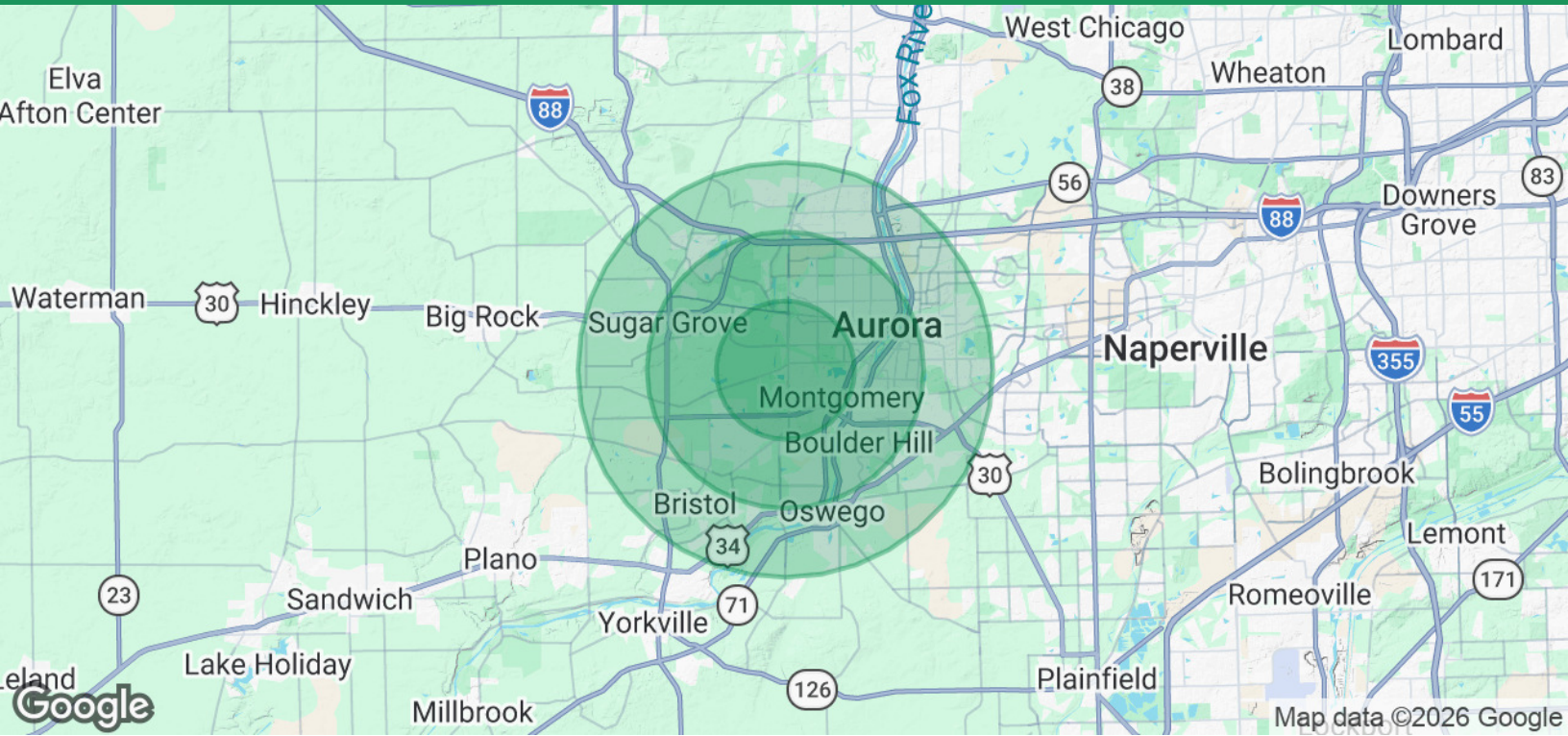
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### Population

	2 Miles	4 Miles	6 Miles
Total Population	21,482	114,186	224,442
Average Age	40	37	37
Average Age (Male)	39	36	36
Average Age (Female)	41	38	38

### Households & Income

	2 Miles	4 Miles	6 Miles
Total Households	7,811	38,029	75,389
# of Persons per HH	2.8	3	3
Average HH Income	\$110,194	\$97,926	\$110,894
Average House Value	\$277,401	\$249,273	\$278,805

2020 American Community Survey (ACS)

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