

**For Sale**

1910 Montgomery Rd, Aurora, IL 60504

# 1.096 Acre Commercial Lot For Sale



## Location Description

Located just north of Ogden Ave. and Waterford Dr. intersection

## Property Highlights

- Adjacent to Dollar General and near Rush Copley Hospital
- Ideal for Medical use
- Heavy residential to the north and west
- Retail and Medical to the south
- High traffic count
- Great visibility

## Offering Summary

Sale Price:	\$425,000
Lot Size:	1.096 Acres
Zoning:	PDD - Planned Development District

Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,101	40,088	85,022
Total Population	13,795	124,224	251,244
Average HH Income	\$110,830	\$117,818	\$128,233

**Dan J. Dolan**

630.885.5785

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

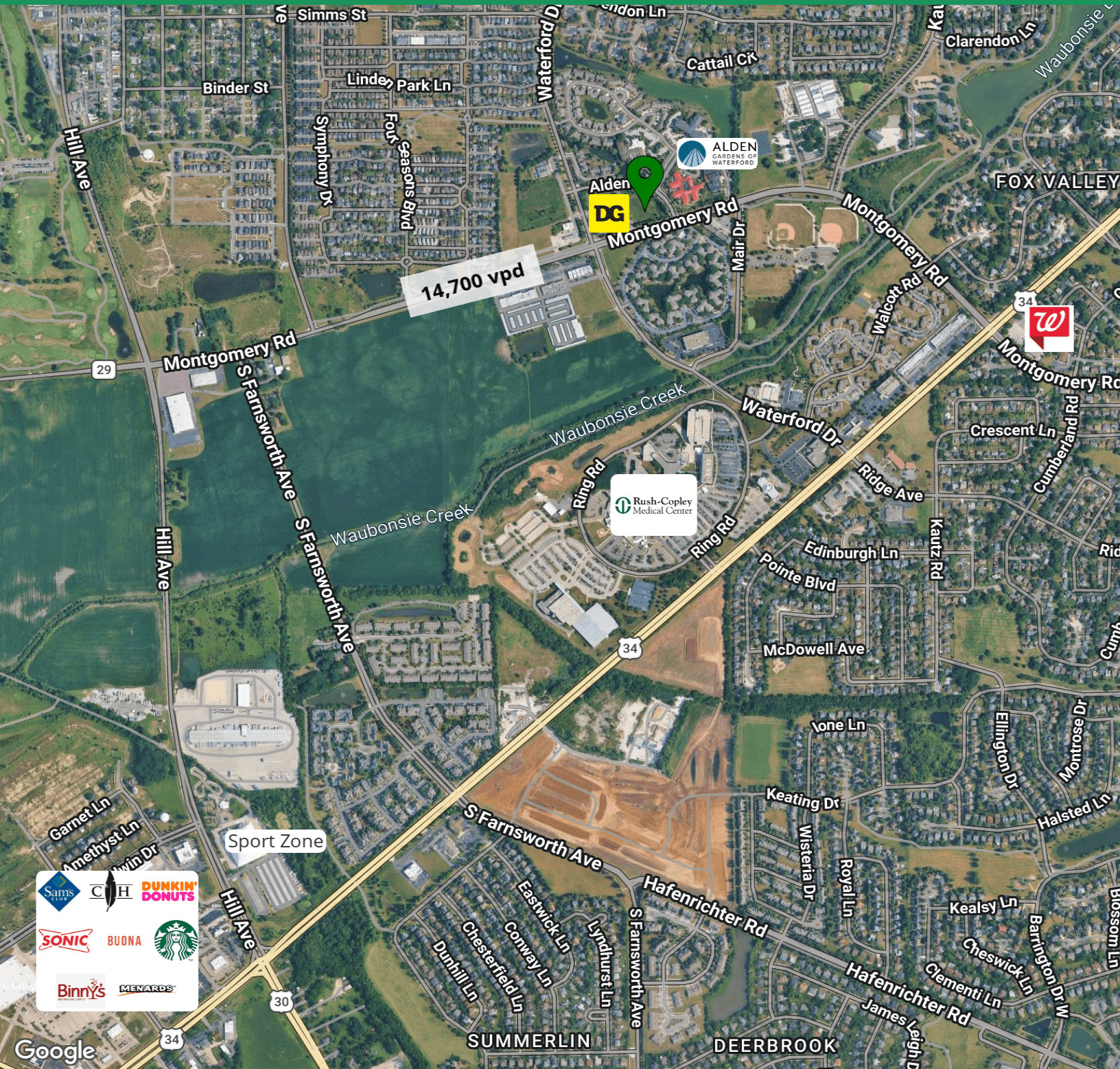
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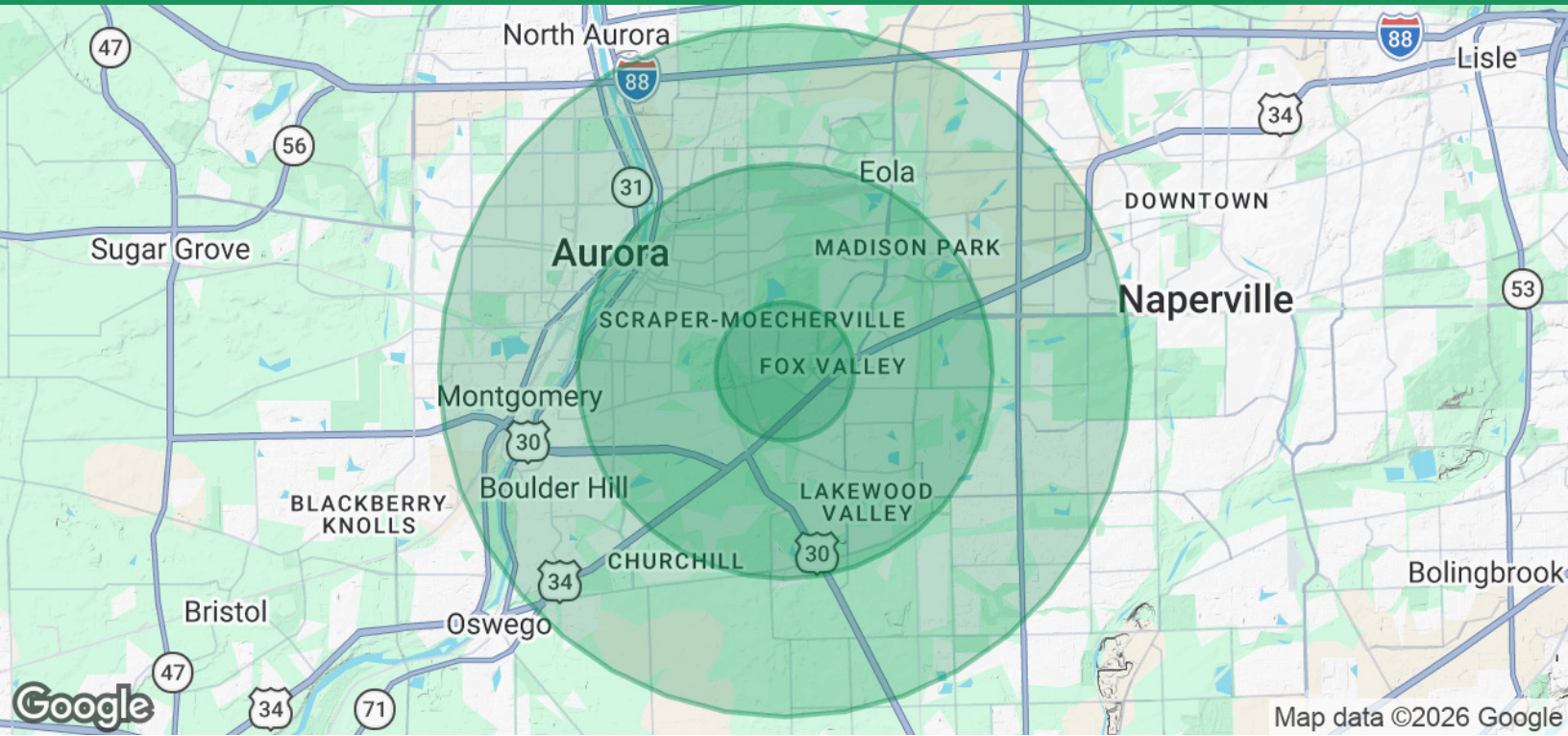
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### Population

	1 Mile	3 Miles	5 Miles
Total Population	13,795	124,224	251,244
Average Age	31.3	34.6	35.7
Average Age (Male)	30.6	34.9	35.9
Average Age (Female)	36.1	35.5	36.4

### Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	4,101	40,088	85,022
# of Persons per HH	3.4	3.1	3.0
Average HH Income	\$110,830	\$117,818	\$128,233
Average House Value	\$267,725	\$282,932	\$325,047

2023 American Community Survey (ACS)

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