

# Montgomery Orchard Crossings

PRIME RETAIL SPACE AVAILABLE FOR LEASE



2084 ORCHARD RD, MONTGOMERY, IL 60538

**Anthony Brummel**  
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# THE PROPERTY

Location	2084 Orchard Rd Montgomery, IL 60538
County	Kendall
Cross Street	Route 30

## HIGHLIGHTS

- » Prime Location: Situated in a thriving retail corridor known for its high consumer activity and convenience.
- » Exceptional Traffic Counts: Over 23,000 vehicles per day, providing significant exposure for your business.
- » Prominent Neighbors: Join a lineup of esteemed national retailers, including Walgreens, Aldi, Walmart, Tropical Smoothie, Starbucks, Great Clips, Chase Bank, Verizon, and T-Mobile, which drive consistent traffic to the area.
- » Convenient Access: Easy access to major highways and public transportation, enhancing customer reach and convenience.
- » Versatile Space: Flexible layout suitable for a variety of retail uses, designed to accommodate your business needs.

### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
3,793	57,779	163,677

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$117,166	\$112,844	\$108,511

### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,255	19,666	55,197

Suite Tenant	Square Feet
2080 Starbucks	1983
2082 Great Clips	1200
2084 Game Stop (Available)	1600
2086 Wingstop	1200
2088 Razny Nails	1850
2090 Orchard Crossing Family Dentistry	1952



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## PROPERTY FEATURES

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TOTAL TENANTS	6
BUILDING SF	10,500
LAND SF	48,352
LAND ACRES	1.11
YEAR BUILT	2007
ZONING TYPE	B-2 General Retail
BUILDING CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	32
PARKING RATIO	3.04/1,000 SF

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## TENANT INFORMATION

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MAJOR TENANT/S	Starbucks, Great Clips, Wingstop
SHADOW ANCHOR	Walmart, Aldi, Walgreens
LEASE TYPE	NNN

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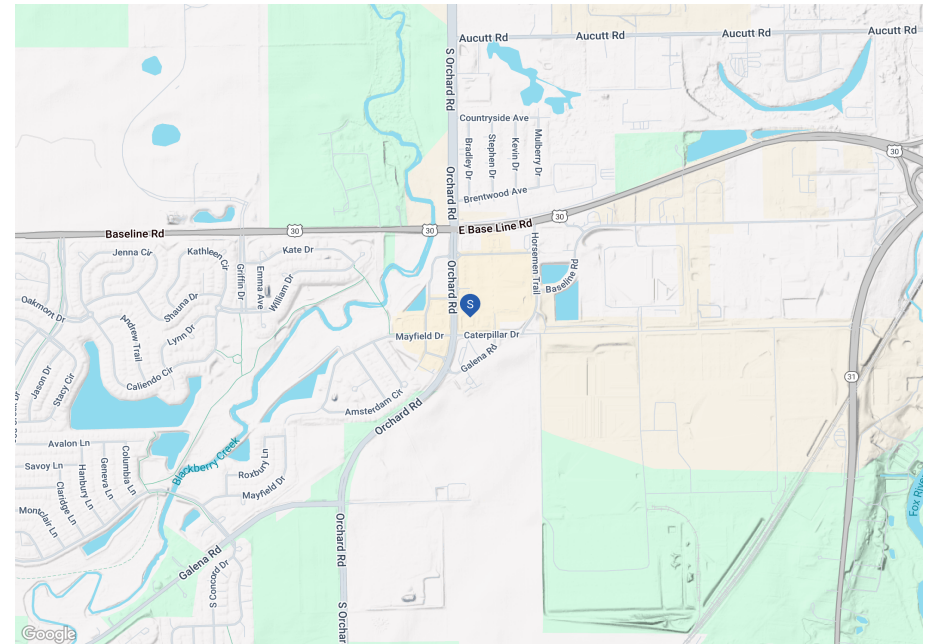
## Overview

- » This retail space is ideally positioned within a bustling commercial center, offering unparalleled visibility and accessibility. The property is surrounded by a diverse mix of national retailers, ensuring a steady flow of customers and robust foot traffic.

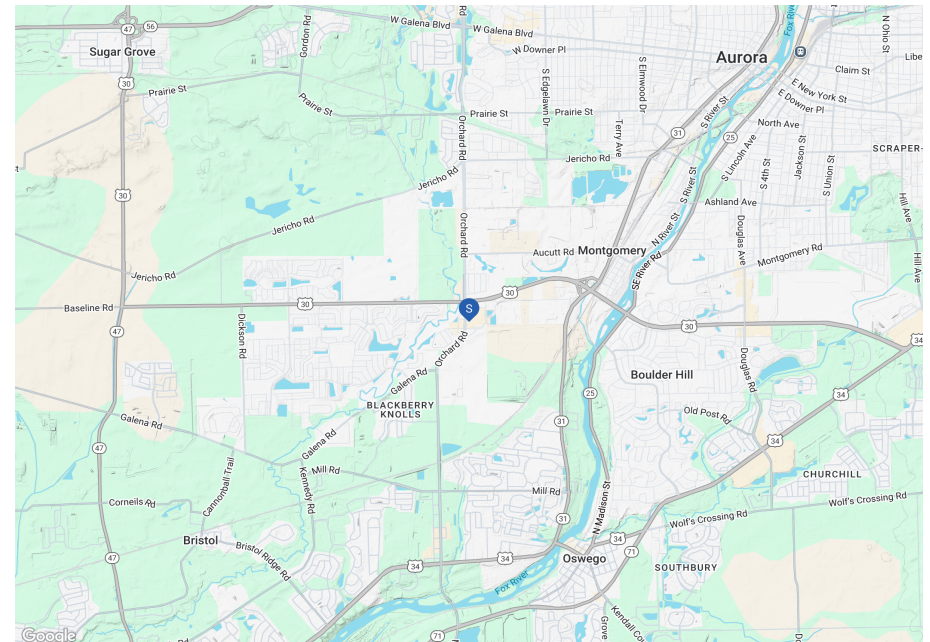
## Location Summary

- » Location: In-line retail space located in a high-demand shopping district with impressive traffic counts exceeding 23,000 vehicles per day (VPD).
- » The property is located in Montgomery, a growing village in Kendall County, Illinois, known for its small-town charm and community events such as Montgomery Fest.
- » Orchard Road, where the property is situated, is a main thoroughfare in the area, providing high visibility and easy access for potential customers.
- » Nearby retailers include popular chains such as Walmart, McDonald's, and Starbucks, indicating a strong consumer presence in the area.
- » Montgomery is conveniently located near major transportation routes such as Route 30 and Route 34, facilitating both local and regional traffic flow.
- » The village has a mix of residential neighborhoods and commercial developments, offering a diverse customer base and potential for business growth and sustainability.

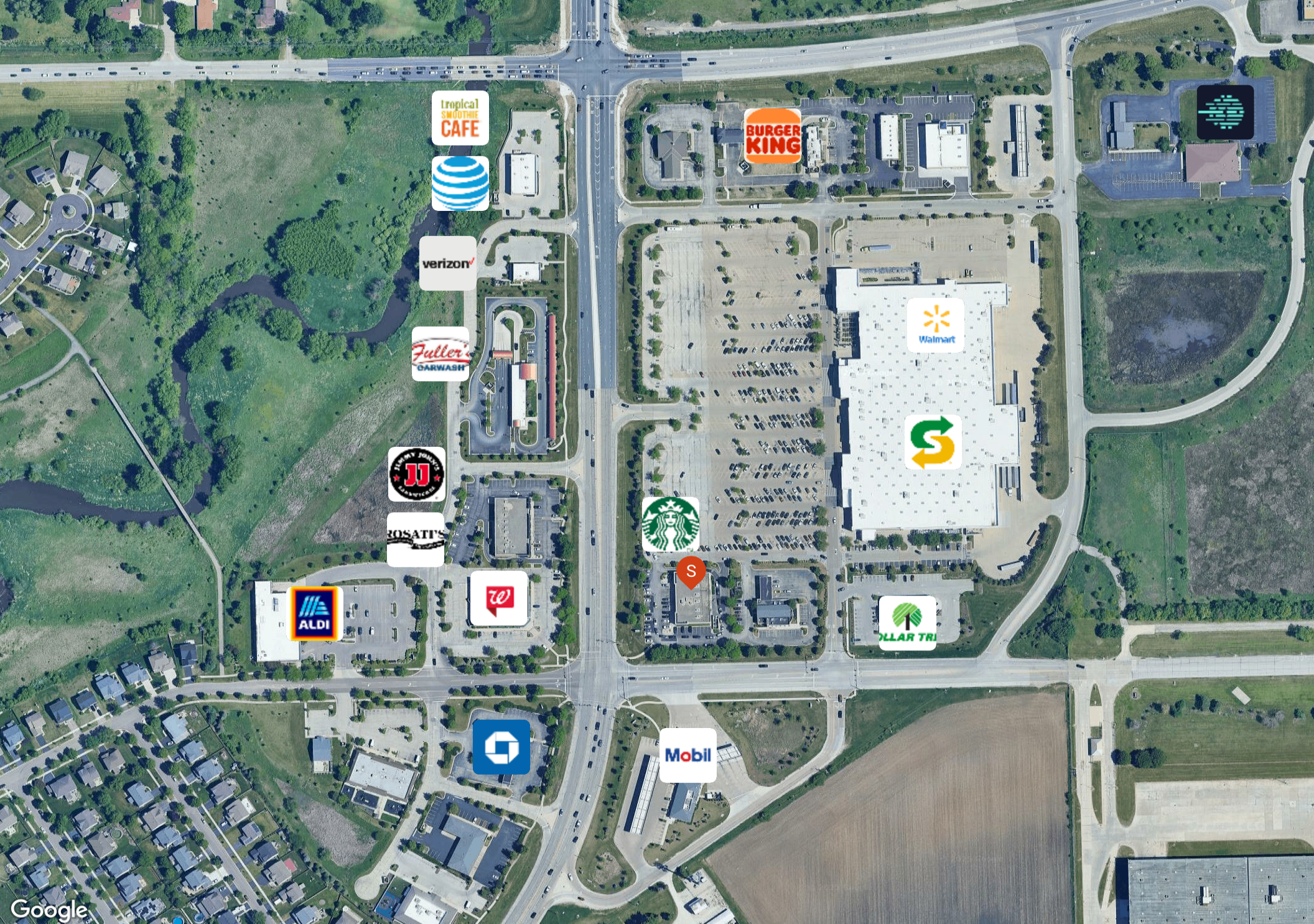
Locator Map



Regional Map







Google

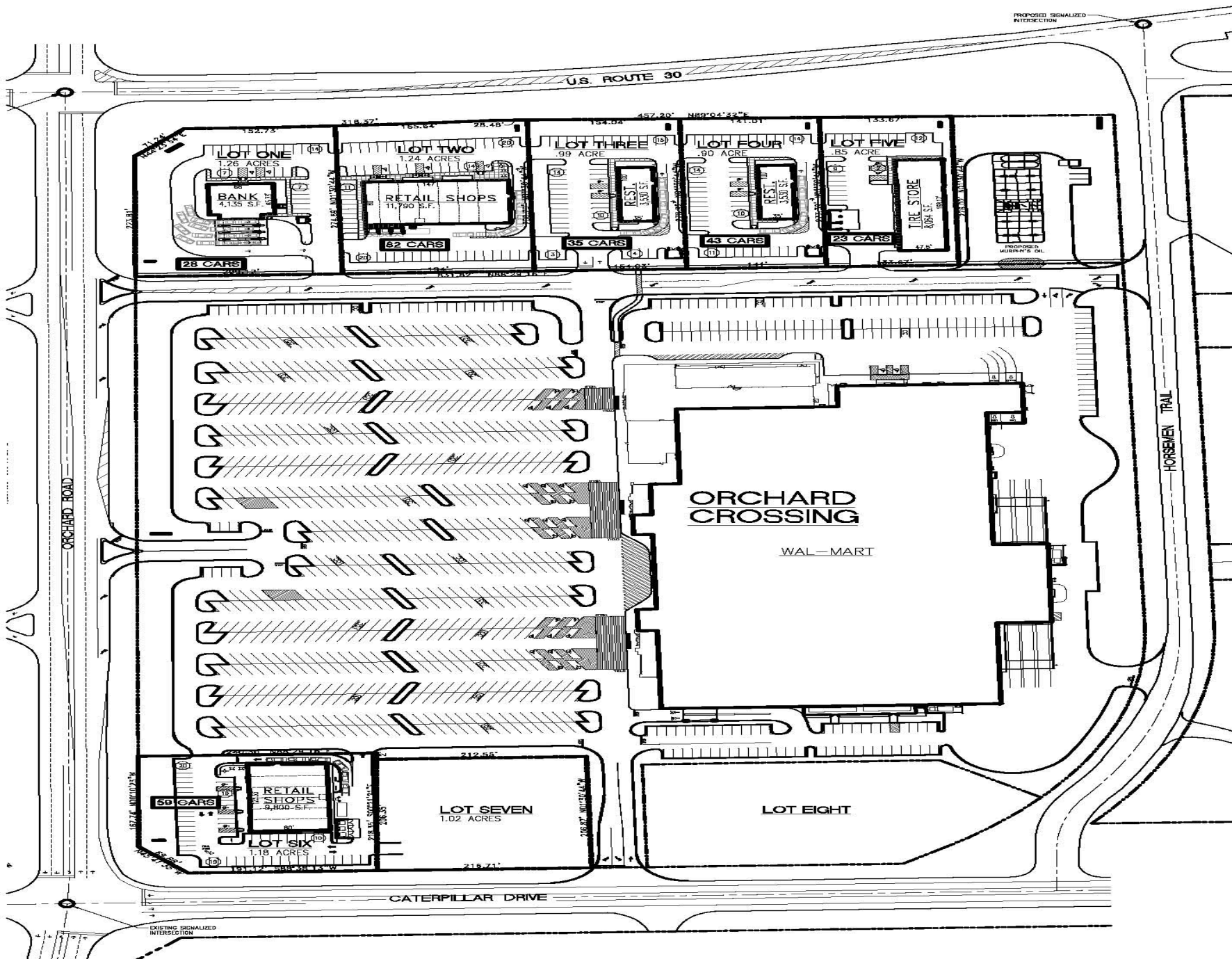


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Aerial Map | Montgomery Orchard Crossings





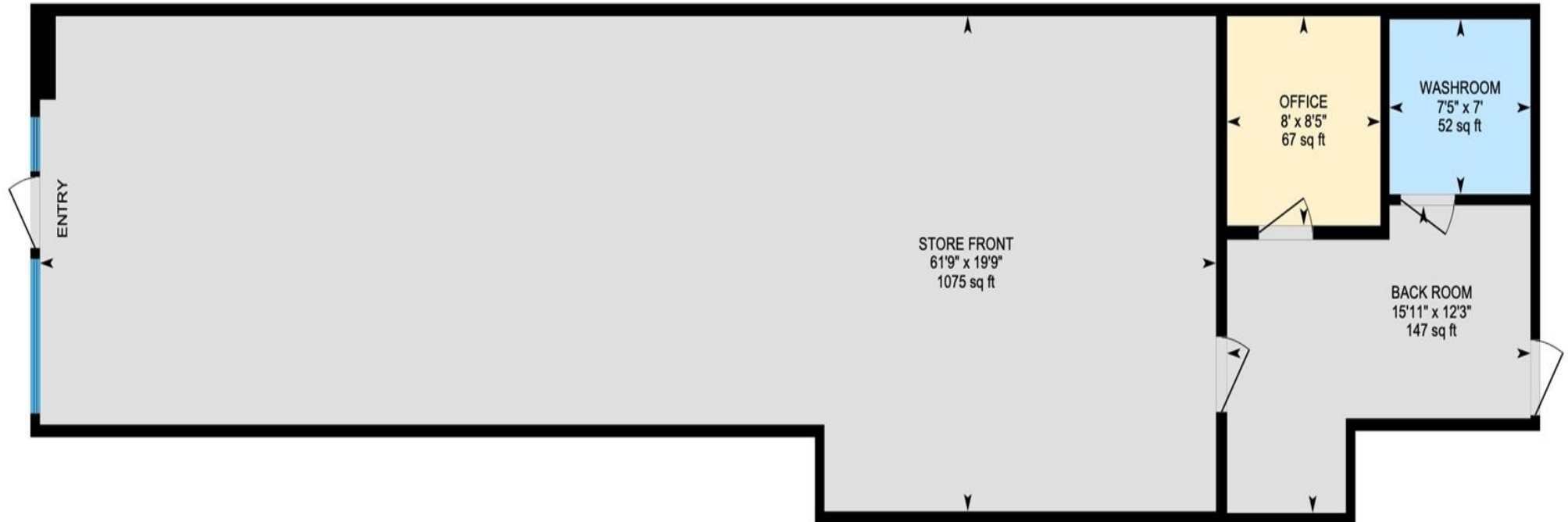
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# 2084 Orchard Rd, Montgomery, IL

Main Floor Finished Area 1463.27 sq ft



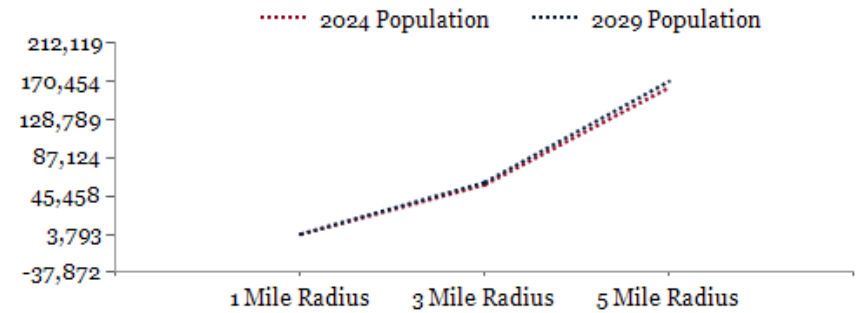
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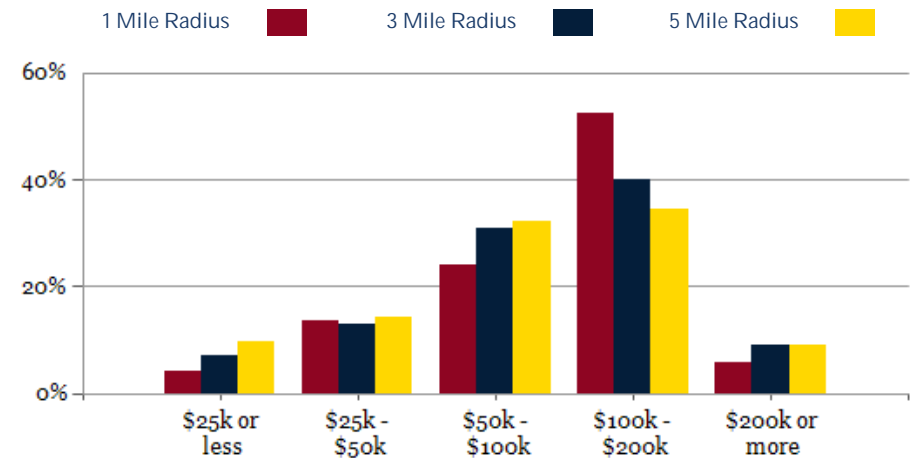
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	837	34,579	115,655
2010 Population	3,463	54,172	164,383
2024 Population	3,793	57,779	163,677
2029 Population	3,909	60,362	170,454
2024-2029: Population: Growth Rate	3.00%	4.40%	4.05%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2	820	2,650
\$15,000-\$24,999	51	545	2,722
\$25,000-\$34,999	32	806	2,708
\$35,000-\$49,999	140	1,760	5,208
\$50,000-\$74,999	190	3,486	10,292
\$75,000-\$99,999	110	2,597	7,470
\$100,000-\$149,999	363	5,653	12,996
\$150,000-\$199,999	295	2,229	6,101
\$200,000 or greater	72	1,771	5,051
Median HH Income	\$109,331	\$97,788	\$86,712
Average HH Income	\$117,166	\$112,844	\$108,511

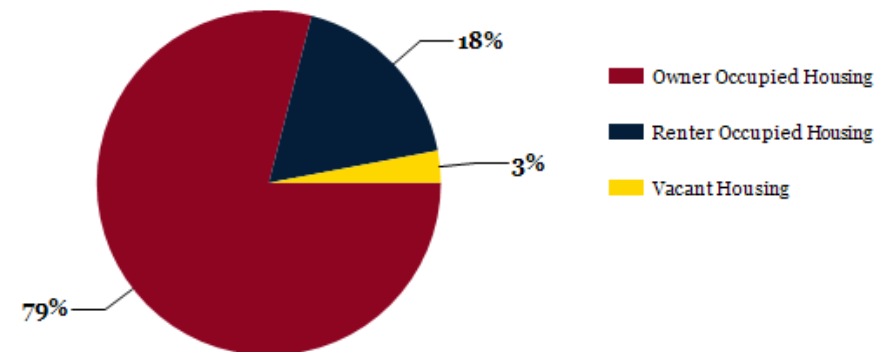
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	374	12,262	39,150
2010 Total Households	1,122	17,917	51,723
2024 Total Households	1,255	19,666	55,197
2029 Total Households	1,326	20,927	59,298
2024 Average Household Size	3.02	2.90	2.94
2024-2029: Households: Growth Rate	5.55%	6.25%	7.20%



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius



Source: esri



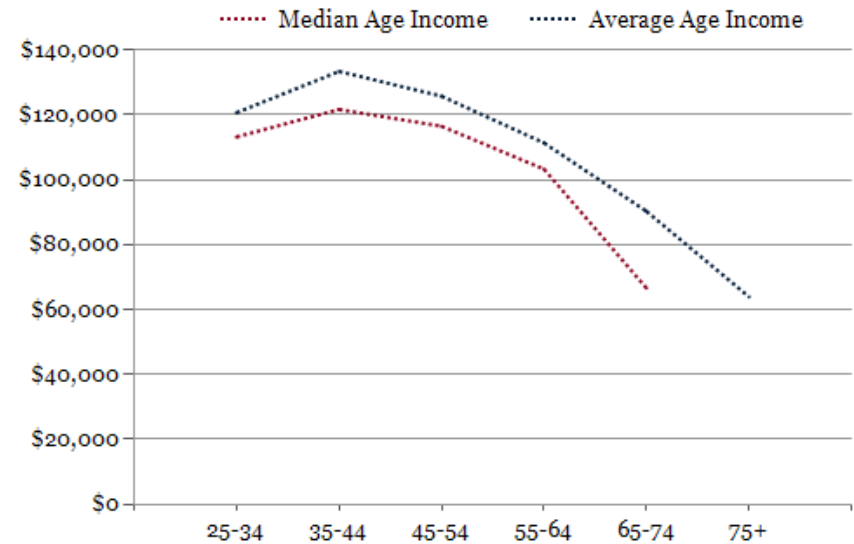
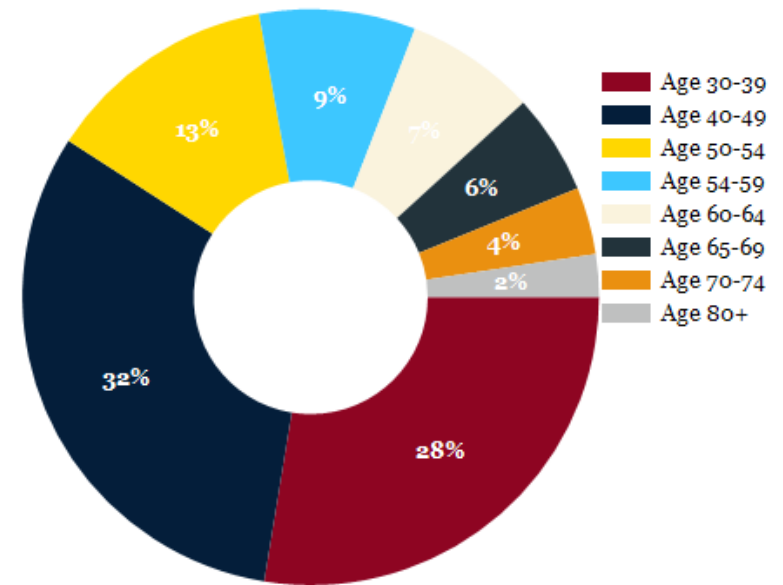
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2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	253	3,825	10,769
2024 Population Age 35-39	310	4,095	11,303
2024 Population Age 40-44	324	4,378	12,426
2024 Population Age 45-49	320	3,949	11,359
2024 Population Age 50-54	265	3,756	10,960
2024 Population Age 55-59	179	3,198	9,064
2024 Population Age 60-64	149	3,081	8,345
2024 Population Age 65-69	115	2,601	6,884
2024 Population Age 70-74	77	2,009	5,117
2024 Population Age 75-79	49	1,515	3,909
2024 Population Age 80-84	26	890	2,215
2024 Population Age 85+	25	828	2,033
2024 Population Age 18+	2,716	43,416	121,991
2024 Median Age	34	37	36
2029 Median Age	34	37	36

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$113,234	\$103,253	\$93,184
Average Household Income 25-34	\$120,713	\$116,213	\$108,488
Median Household Income 35-44	\$121,719	\$107,655	\$100,650
Average Household Income 35-44	\$133,437	\$127,361	\$120,997
Median Household Income 45-54	\$116,528	\$107,528	\$102,438
Average Household Income 45-54	\$125,805	\$129,014	\$124,134
Median Household Income 55-64	\$103,309	\$99,870	\$90,113
Average Household Income 55-64	\$111,392	\$116,547	\$112,955
Median Household Income 65-74	\$66,594	\$69,620	\$65,607
Average Household Income 65-74	\$90,293	\$93,025	\$89,696
Average Household Income 75+	\$63,932	\$66,883	\$69,455



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With 13 years of experience in the real estate industry, I specialize in commercial properties while also handling residential transactions, property management, and business brokering. As a dedicated professional, I have successfully managed a wide array of real estate projects, ensuring client satisfaction and optimal outcomes.

In addition to my expertise in various real estate sectors, I lead a dynamic team of 35 professionals across three offices in Illinois and Florida. My leadership and commitment to excellence drive our team's success and growth in a competitive market.

Whether you're looking to buy, sell, or manage properties, I bring a wealth of knowledge, experience, and dedication to every client interaction, ensuring your real estate goals are achieved with the highest level of professionalism.



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