

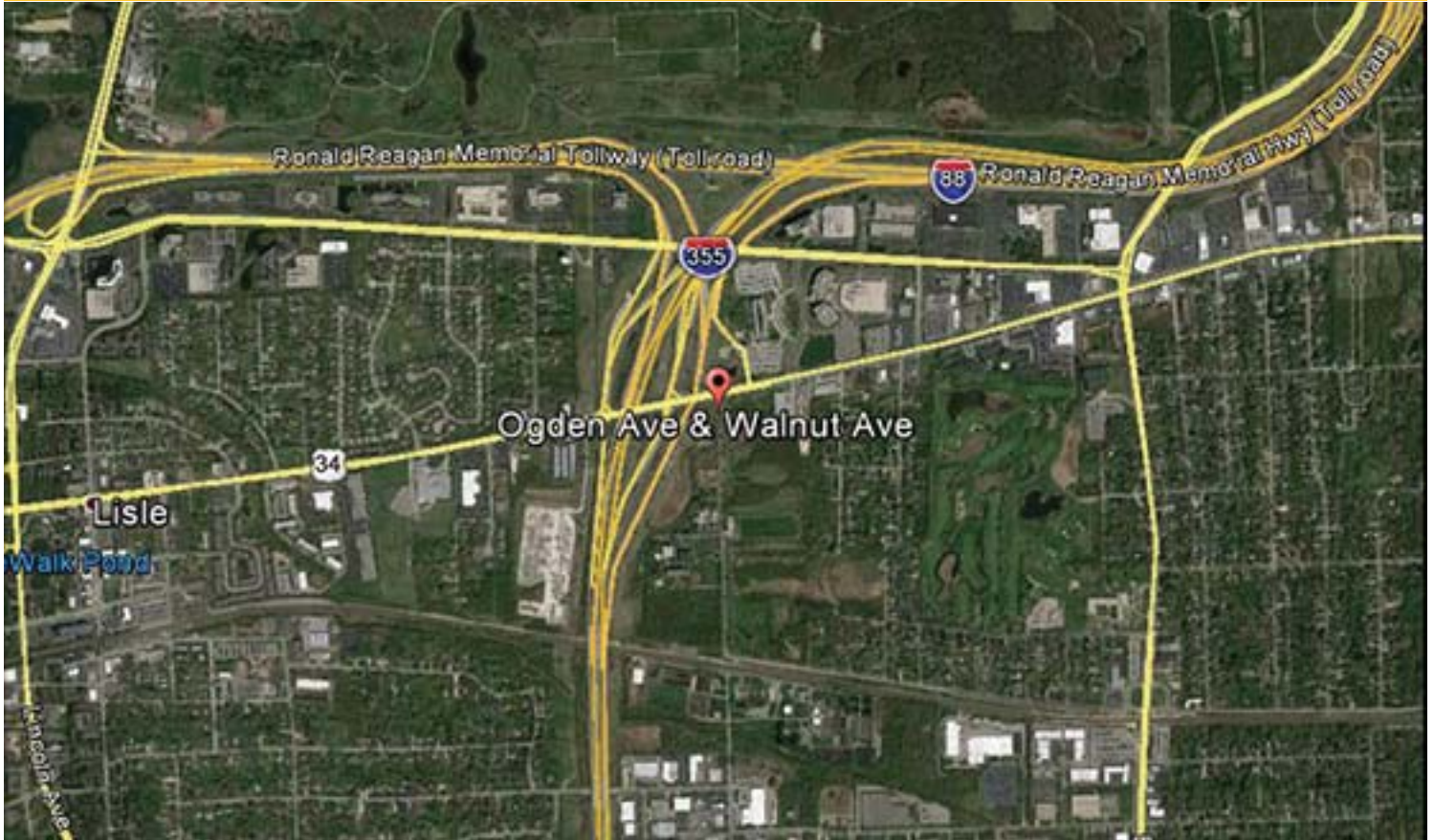


# FOR SALE

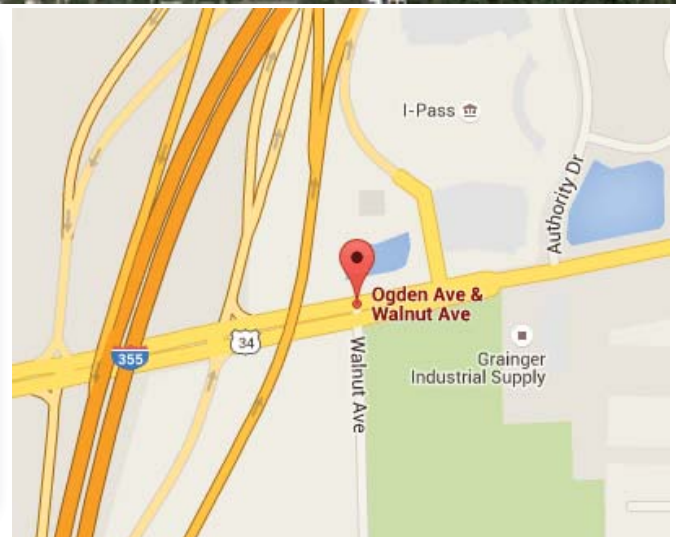
3.34 Acre Retail Parcel

Excellent Ogden Avenue Location

SW Corner of Ogden and Walnut, Downers Grove, IL



- Located 300' east of the full I-355 and Ogden Ave. interchange
  - Excellent traffic counts, with over 30,000 vehicles per day
  - Zoned ORM. Potential re-zoning to B-2 or B-3 in Downers Grove
  - All utilities available at the site
  - Great demographics
- |                          | 1 mile    | 3 miles   | 5 miles   |
|--------------------------|-----------|-----------|-----------|
| Population               | 4,428     | 78,524    | 265,663   |
| Average Household Income | \$106,714 | \$106,869 | \$107,206 |



*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**

**The Butler Group** | 243 Burlington Ave, Clarendon Hills, IL 60514 | Phone 630.321.9500 | Fax 630.321.9501 | Email [bbutler@thebutlergroup.net](mailto:bbutler@thebutlergroup.net)

## FOR SALE

### 3.34 Acre Retail Parcel Excellent Ogden Avenue Location Downers Grove, Illinois

<b>Location</b>	The subject property is located at the southeast corner of Ogden Avenue and Walnut Avenue in Downers Grove, IL			
<b>Plot of Ground</b>	Mostly rectangular parcel benefitting from 498.2 feet of frontage on Ogden Avenue and 385.4 feet on Walnut Avenue. The total area of the parcel is 145,634 square feet or 3.34 acres. (See attached survey)			
<b>Zoning</b>	The property is zoned ORM in the village of Downers Grove. The updated, comprehensive plan for the village of Downers Grove shows this property as B-2 or B-3 zoning			
<b>Utilities</b>	Sanitary sewer and water are available at the site			
<b>Traffic Counts</b>	Intersection of Ogden and Walnut: 31,000 cars per day			
<b>Demographics</b>	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>	
	Population	4,428	78,524	265,663
	Average Household Income	\$106,714	\$106,869	\$107,206
<b>Asking Price</b>	\$1,850,000.00			
<b>Comment</b>	With the high traffic counts and excellent exposure to both I-355 and Ogden Avenue, the property is ideal for a variety of retail uses.			

#### FOR ADDITIONAL INFORMATION

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### **Brian Butler**

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# OGDEN & WALNUT RESUBDIVISION

OF PARTS OF LOTS 1 TO 5, INCLUSIVE IN SECTION 1, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN SURFACE COUNTY, ILLINOIS.  
OF SECTIONS 1, 2, 11 AND 12, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN SURFACE COUNTY, ILLINOIS.

## FINAL SUBDIVISION PLAT

