HSA COMMERCIAL REAL ESTATE

AVAILABLE Development Sites and Retail Space Near Walmart and Aldi US Route 30 & Orchard Road | Montgomery, Illinois

www.hsacommercial.com

in



Property Profile

| Demograp | hics |
|----------|------|
| | |

| Land Available 4 Lots Available | | 1 mile | 3 miles | 5 miles | |
|---------------------------------|--|-------------|----------|----------|----------|
| | | Population | 3,807 | 51,545 | 172,853 |
| Area Retailers | Walmart, Walgreens, Aldi, ers Starbucks, Burger King, Jimmy | Average HHI | \$81,717 | \$84,848 | \$75,970 |
| John's | Households | 1,288 | 17,430 | 54,721 | |
| Traffic Counts | 20,300 VPD (Lincoln Hwy/Rt.30) | Employment | 2,223 | 16,188 | 51,954 |
| | 25,000 VPD (Orchard Rd) | | | | |

Property Highlights

- Great daily needs traffic drivers nearby including: Walmart, Walgreens, and Aldi
- Strong traffic counts on both Orchard Road (25,000 VPD) and Lincoln Hwy / Rt. 30 (20,300 VPD)

Contact

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Development By



HSA Commercial: 100 S Wacker Drive, Suite 950 | Chicago, Illinois 60606 | www.hsacommercial.com

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Parcel Map



| Lot # | Land Size |
|-------|-----------|
| Lot 1 | 1.17 AC |
| Lot 2 | 1.24 AC |
| Lot 3 | 1.30 AC |
| Lot 4 | 1.40 AC |

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