



FORMER PIZZA HUT

1890 DOUGLAS ROAD, MONTGOMERY, IL 60538



OFFERING SUMMARY

For Sale: \$480,000

For Lease: \$18.00/SF NNN

Lot Size: 0.42 Acres

Building Size: 2,780 SF

Douglas Rd Traffic: 19,900 VPD

US-30 Traffic: 26,000 VPD

PROPERTY OVERVIEW

-2,780 SF freestanding restaurant building formerly occupied by Pizza Hut

- Excellent visibility
- Pylon signage
- Recently renovated, interior and exterior
- Hoods, walk-in freezer/coolers, sinks and additional equipment available

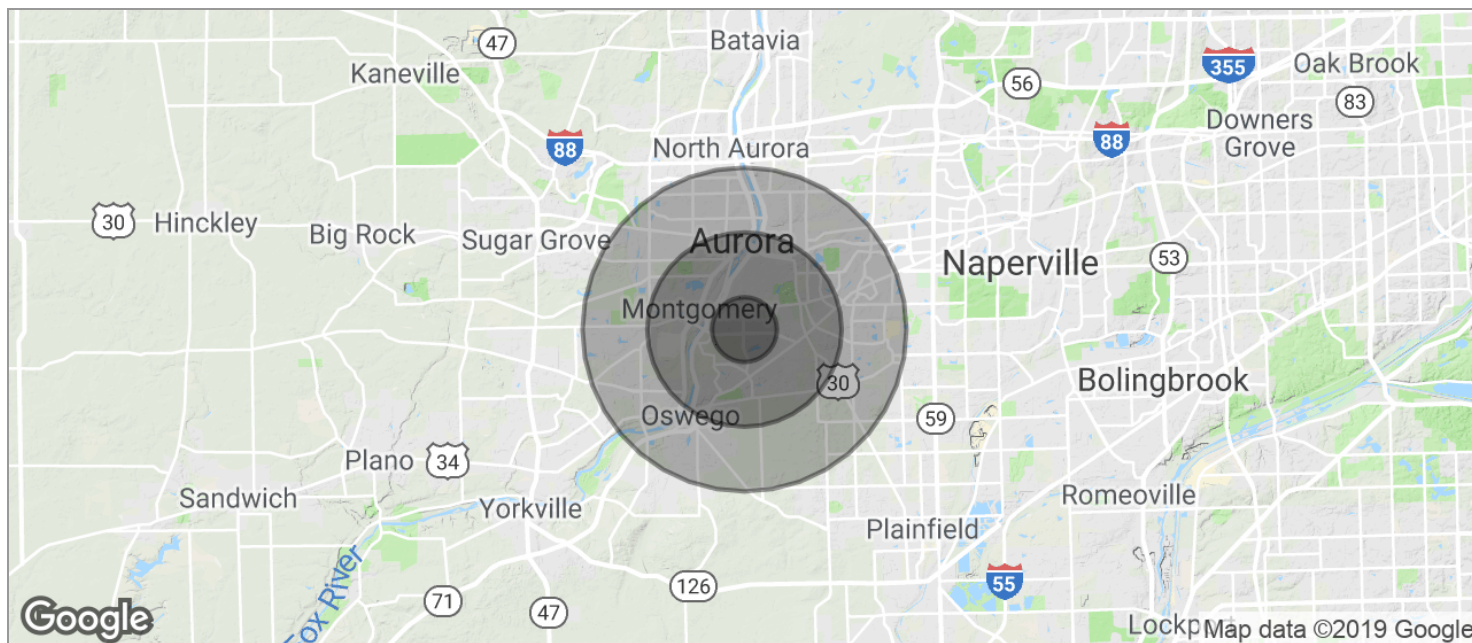
Leasing option available. Contact Broker for more information.

LOCATION OVERVIEW

- Surrounded by many national, regional and local retailers
- Just off the NEC of US-30 & Douglas
- Located at main entrance to Settlers Landing Shopping Center, tenants include Dollar Tree, Planet Fitness, U-Haul, Taco Bell & more







POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,433	94,853	235,365
MEDIAN AGE	31.8	30.8	31.1
MEDIAN AGE (MALE)	31.7	29.5	30.3
MEDIAN AGE (FEMALE)	32.0	32.0	31.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,190	29,949	75,061
# OF PERSONS PER HH	3.0	3.2	3.1
AVERAGE HH INCOME	\$72,637	\$66,587	\$69,364
AVERAGE HOUSE VALUE	\$209,932	\$201,195	\$215,751

** Demographic data derived from 2010 US Census*