



# Ogden Hill Shopping Center

1060 - 1080 Ogden Avenue, Montgomery, IL 60538

Coordinates:

Latitude: 41.7184

Longitude: -88.2864

Leasing Contact: Sean Steuart | [sean.steuart@inlandgroup.com](mailto:sean.steuart@inlandgroup.com) | 630.586.6551 | [inlandgroup.com](http://inlandgroup.com)

Property managed by Inland Property Management & Leasing Group Inc.



## Property Highlights

- Nine access points surrounding the development, with 3 being signalized.
- Heavily trafficked with nearly 70,000 ADT at the subject property not including the additional traffic on Hill Avenue.
- Three existing high schools within a 2.2 mile radius totaling 8,230 students and 716 professional staff.
- Rush-Copley Medical Center, located 1 mile east on US Route 34 employs 1,500 personnel.
- Busiest corner in Oswego/Montgomery trade area.
- Prime exposure to US Route 34 and US Route 30.



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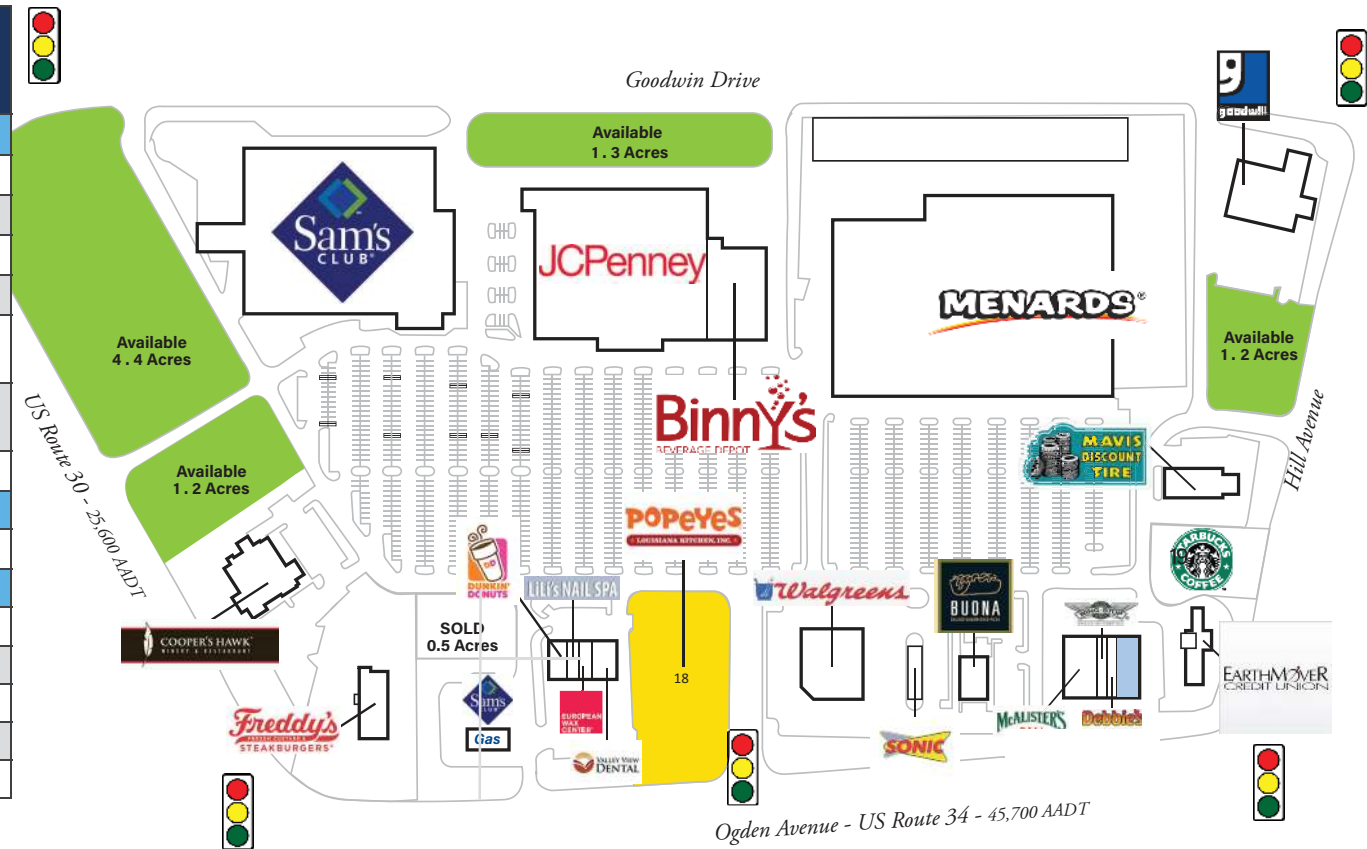
## Store Listing

Center Size: 7,995 Sq. Ft.

Unit #	Sq. Ft.	Tenant
1	2,100 SF	Dunkin' Donuts
2	1,400 SF	Lili's Nail Spa
3	1,540 SF	European Wax Center
4	2,955 SF	Valley View Dental
16		Cooper's Hawk Winery & Restaurant
17		Freddy's Frozen Custard and Steakburgers
19		Starbucks Coffee

### Businesses Coming Soon

Acres	Land Available For Sale or Build-to-Suit
18	Popeye's Louisiana Kitchen
4.4	US Route 30 adjacent to Sam's Club
1.2	US Route 30 adjacent to Cooper's Hawk
1.3	Goodwin Drive adjacent to JCPenney
1.2	Hill Avenue adjacent to Menards
0.5	SOLD



2024

Demographics Estimate

10/2024

	Resident Population	Households	Average HH Income
1 Mile	6,776	2,406	\$105,040
3 Miles	105,862	34,622	\$114,491
5 Miles	234,847	79,475	\$132,321



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