

AVAILABLE Only One Development Site Left Near Walmart and Aldi

US Route 30 & Orchard Road | Montgomery, Illinois



Property Profile

Land Available	1.24 AC (Final Available Lot)
Area Retailers	Walmart, Walgreens, Aldi, Starbucks, Burger King, Jimmy John's
Traffic Counts	20,300 VPD (Lincoln Hwy/Rt.30) 25,000 VPD (Orchard Rd)

Demographics

	1 mile	3 miles	5 miles
Population	3,807	51,545	172,853
Average HHI	\$81,717	\$84,848	\$75,970
Households	1,288	17,430	54,721
Employment	2,223	16,188	51,954

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)
- New entrants to market include AT&T, Mattress Firm, and Fullers Car Wash with new three pad sites under contract for new retail development

Contact

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Development By



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Parcel Map



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