

SPACE AVAILABLE FOR LEASE OR GROUND LEASE

# FORMER BANK

535 Ogden Avenue | Downers Grove, Illinois



## RETAIL SPACE AVAILABLE FOR LEASE

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### SPACE AVAILABLE

3,978 SF single story building

### LOT SIZE

0.63 ACRES

### SITE SUMMARY

**Building** A well-maintained, all-brick, single-story commercial building spanning 3,978 SF. A highly adaptable space that can be easily converted to support multiple retail, office, financial, or service-based uses.

**Frontage** 155 feet of prime frontage along Ogden Avenue

**Zoning** B-3 (General Business District)

**Parking** 16 designated spaces and five drive-up lanes

**Age** Built in 2005, featuring modern building standards and infrastructure that can accommodate a variety of business operations.

**Location** Strategically located on Ogden Avenue, which sees an average daily traffic volume of 30,000 vehicles, ensuring strong visibility and exposure to passing consumers.

### AREA TENANTS

**Jewel-Osco**

**FRESH THYME**  
MARKET



**FIVE GUYS**  
BURGERS and FRIES



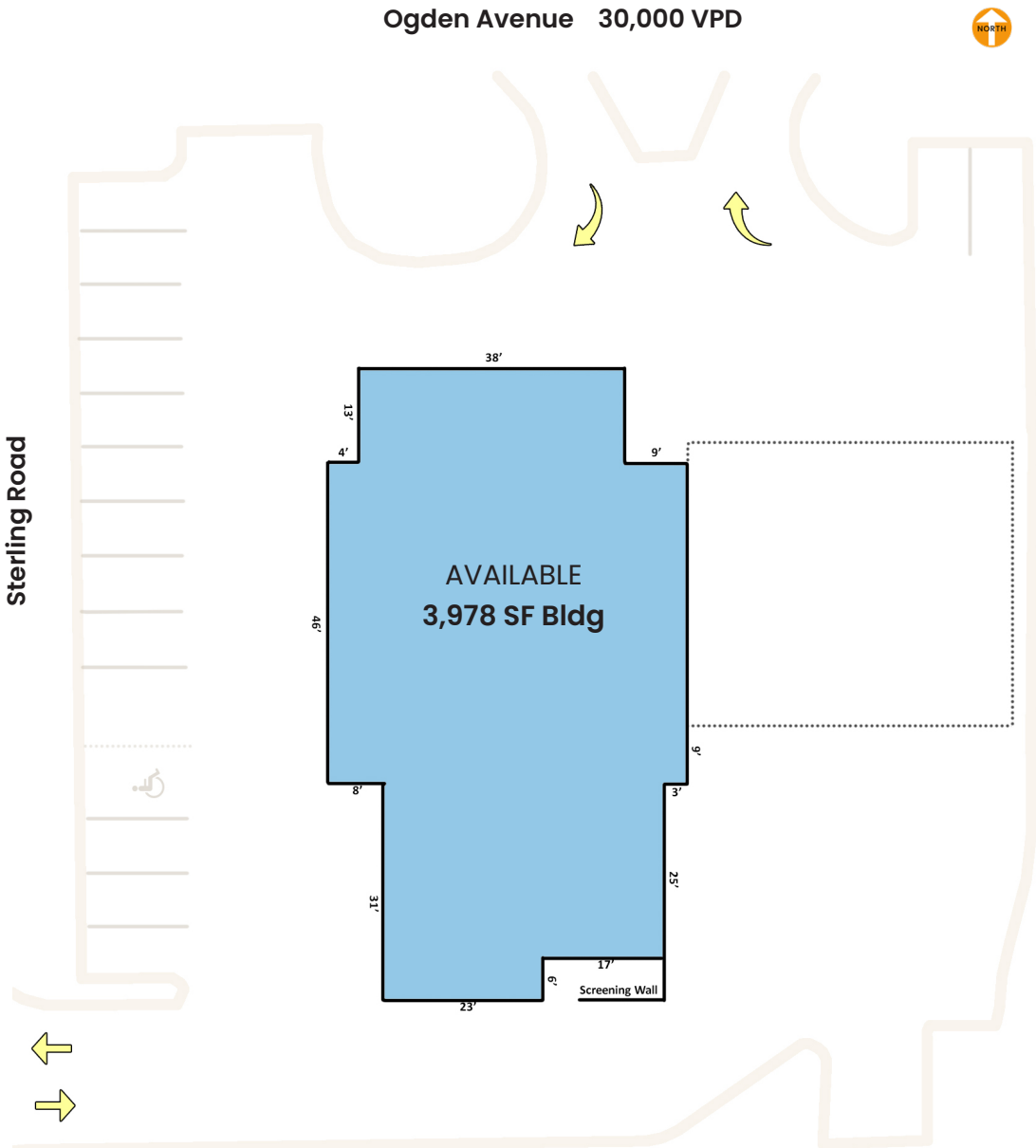
### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	12,935	90,500	253,840
<b>Average HH Income</b>	\$192,727	\$174,505	\$169,549
<b>Daytime Population</b>	11,377	126,309	312,712

Ogden Avenue 30,000 VPD



Sterling Road



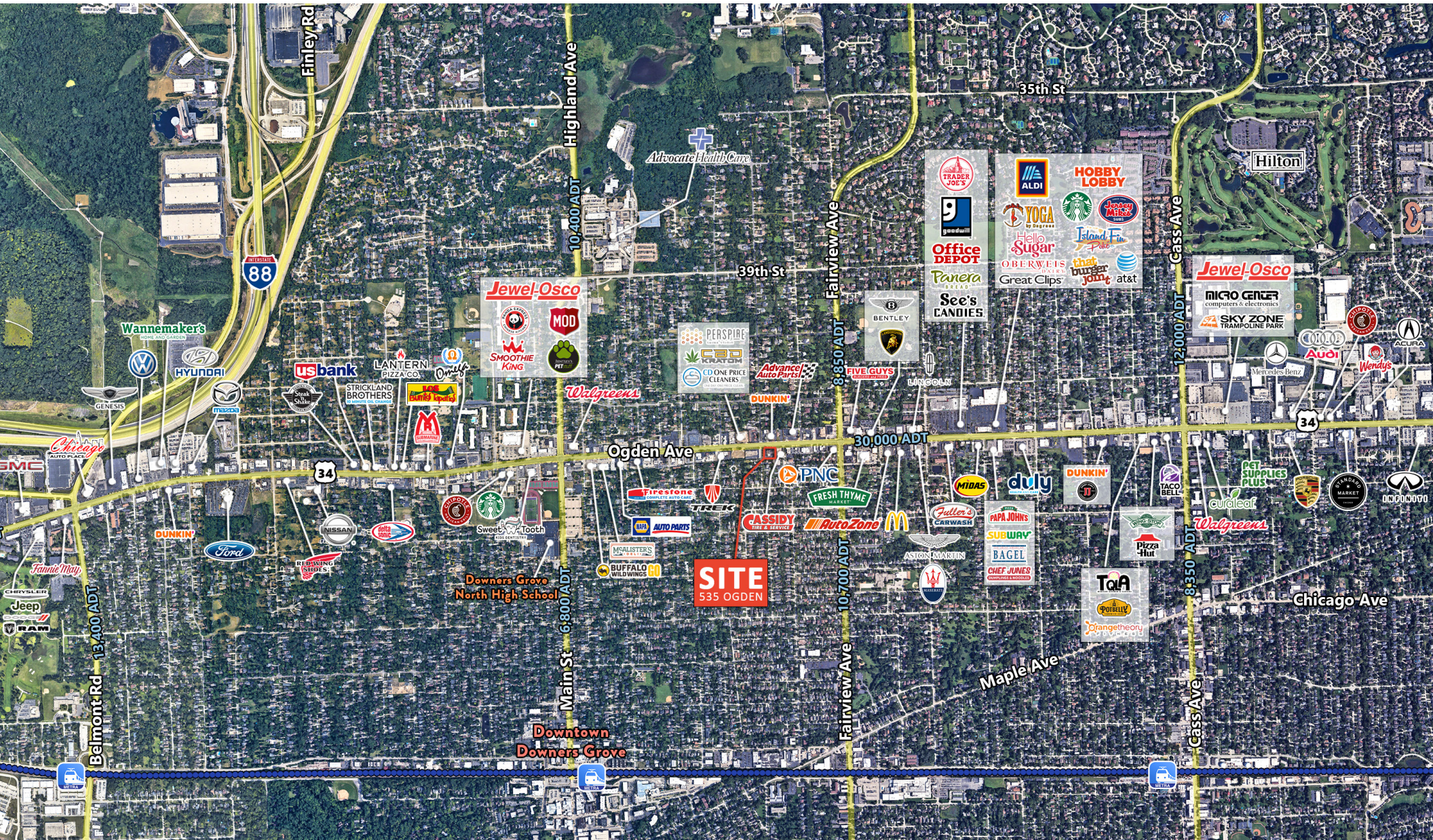


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**A·R·C**  
REAL ESTATE



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