

ENDCAP SPACE | SUBLEASE AVAILABLE

# 1961 DOUGLAS ROAD

NWC Douglas Road and Highway 30 | Montgomery, IL 60538





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## LEASE TERM

- Lease expiration: September 30, 2026
- Two (2) 5-year renewal options for long-term stability

## PROPERTY HIGHLIGHTS

- **Spacious 6,100 SF sublease**—ideal for retail, office, or light industrial use
- **Strategic central location** in Montgomery, a growing Chicago suburb in Kendall County, just 40 miles southwest of downtown Chicago and south of Aurora

## LOCATION ADVANTAGES

- **Excellent highway access** Montgomery is bisected by U.S. Route 30 and flanked by major arterials such as Illinois Routes 31 and 25. Easy access to these roads supports high visibility and traffic exposure.
- **Proximity to I-88 Corridor** Just a few miles north lies Interstate 88, a major Chicago-area commercial artery that attracts distribution, logistics, and industrial businesses.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	10,806	90,219	219,590
Average HH Income	\$99,841	\$104,626	\$119,693
Daytime Population	7,962	82,276	178,374

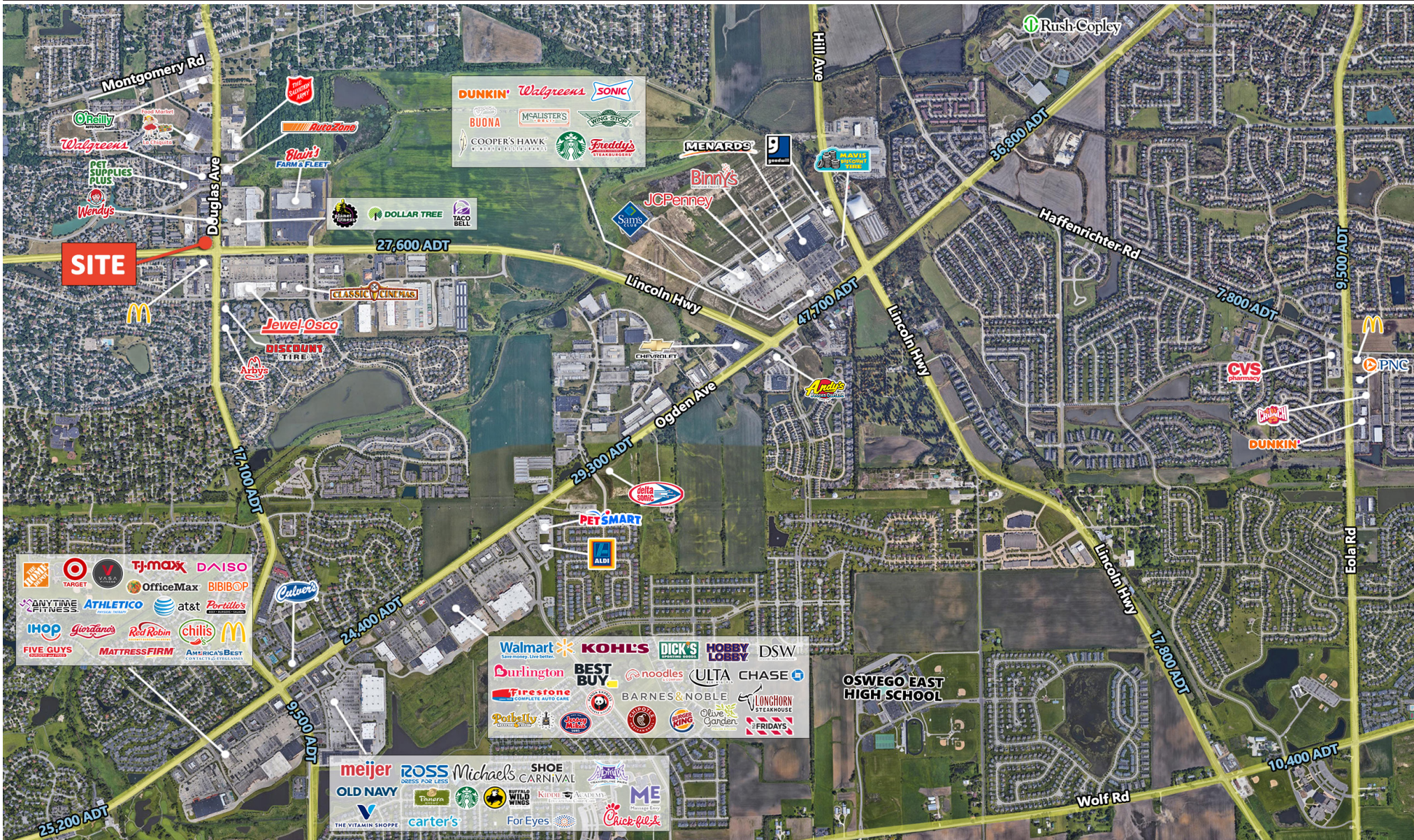




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## CONTACT

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