

PRIME LOCATION | FOR LEASE

# 1001 OGDEN AVENUE

Downers Grove, Illinois 60515



ARC REAL ESTATE | 700 Commerce Drive, Suite 110, Oak Brook, IL 60523 | arcgrp.com | 630.908.5700



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**AVAILABLE**

- Option I** Repurpose ±7,000 SF, 2-story building (no drive-thru)
- Option II** ±3,000 SF, Single Tenant building (with drive-thru)

**PROPERTY HIGHLIGHTS**

- Prime Ogden Ave (US Route 34) location with **30,000 ADT**, plus added exposure at the Main St/Highland Ave intersection (**12,900 ADT**) and excellent ingress/egress for dine-in and drive-thru concepts
- **High-traffic node** offering exceptional visibility, monument signage, and convenient access to I-355 and I-88, drawing from a broad regional base
- Affluent, **densely populated** trade area surrounded by strong retail co-tenancy – ideal for full-service, fast casual, or QSR concepts
- Downers Grove’s **thriving dining scene** and growing daytime population support strong restaurant sales

**NEIGHBORING TENANTS**



**DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	4,172	80,542	260,983
<b>Average HH Income</b>	\$186,677	\$158,554	\$156,939
<b>Daytime Population</b>	8,422	109,524	292,007





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FOR MORE  
INFORMATION,  
CONTACT

**LAUREN SZYMELL**  
lszymell@arcgrp.com  
630.908.5703

**JEANNE ELLIOTT**  
jeanne@arcgrp.com  
630.908.5696

