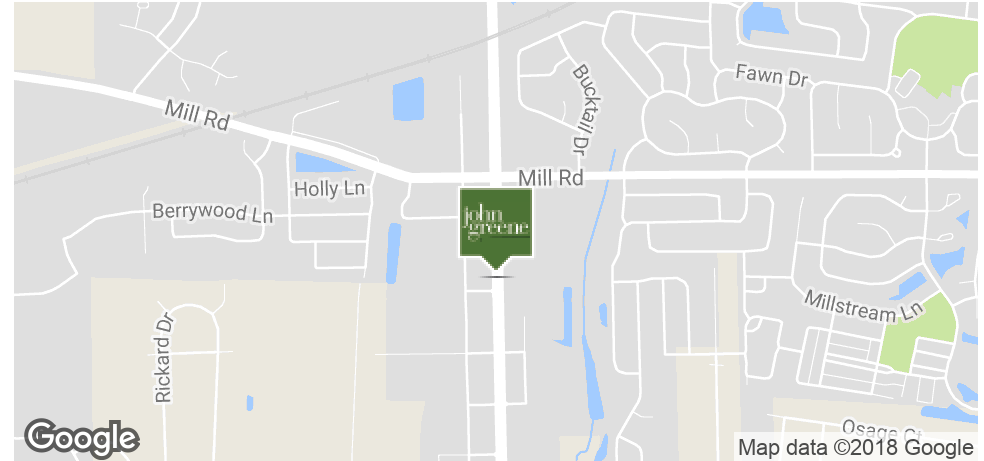


Commercial Lots: Orchard Grove Commercial Subdivision

2501-2751 Orchard Road, Oswego, IL 60543





OFFERING SUMMARY

Sale Price:	\$999,999
Lot Size:	4.23
Zoning:	B-3 Commercial Service & Wholesale District (Village of Oswego)
PINS:	02-13-126-007 (2.35± acres) 02-13-126-008 (1.88± acres)
Price / SF:	\$5.43
APN:	02-13-126-007 (2.35± acres), 02-13-126-008 (1.88± acres)

PROPERTY OVERVIEW

2.35+/- acre and 1.88+/- acre commercial lots for sale in the Orchard Grove shopping center in Oswego, Illinois. Property has been annexed to the Village of Oswego and zoned B-3 Commercial Service & Wholesale District, which allows most commercial uses including retail, service, office, and medical. Lots are mass-graded, access roads have been built, and utilities are available on-site. However, the property is currently being farmed in the interim. Lots are contiguous and are available either separately or combined. Property has excellent frontage on Orchard Road (12,300 vehicles per day). Direct access to Orchard Road via right-in/right-out access points. Full access provided at signalized intersections at Lewis Street and Mill Street via Station Drive.

PROPERTY HIGHLIGHTS

- Annexed to the Village of Oswego and zoned B-3 Commercial Service & Wholesale District
- Lots are mass-graded, access roads have been built, and utilities are available on-site
- Direct access to Orchard Road via right-in/ right-out access points
- Full access provided at signalized intersections at Lewis Street and Mill Street
- Excellent frontage on Orchard Road (12,300 vehicles per day)
- Property is currently being farmed

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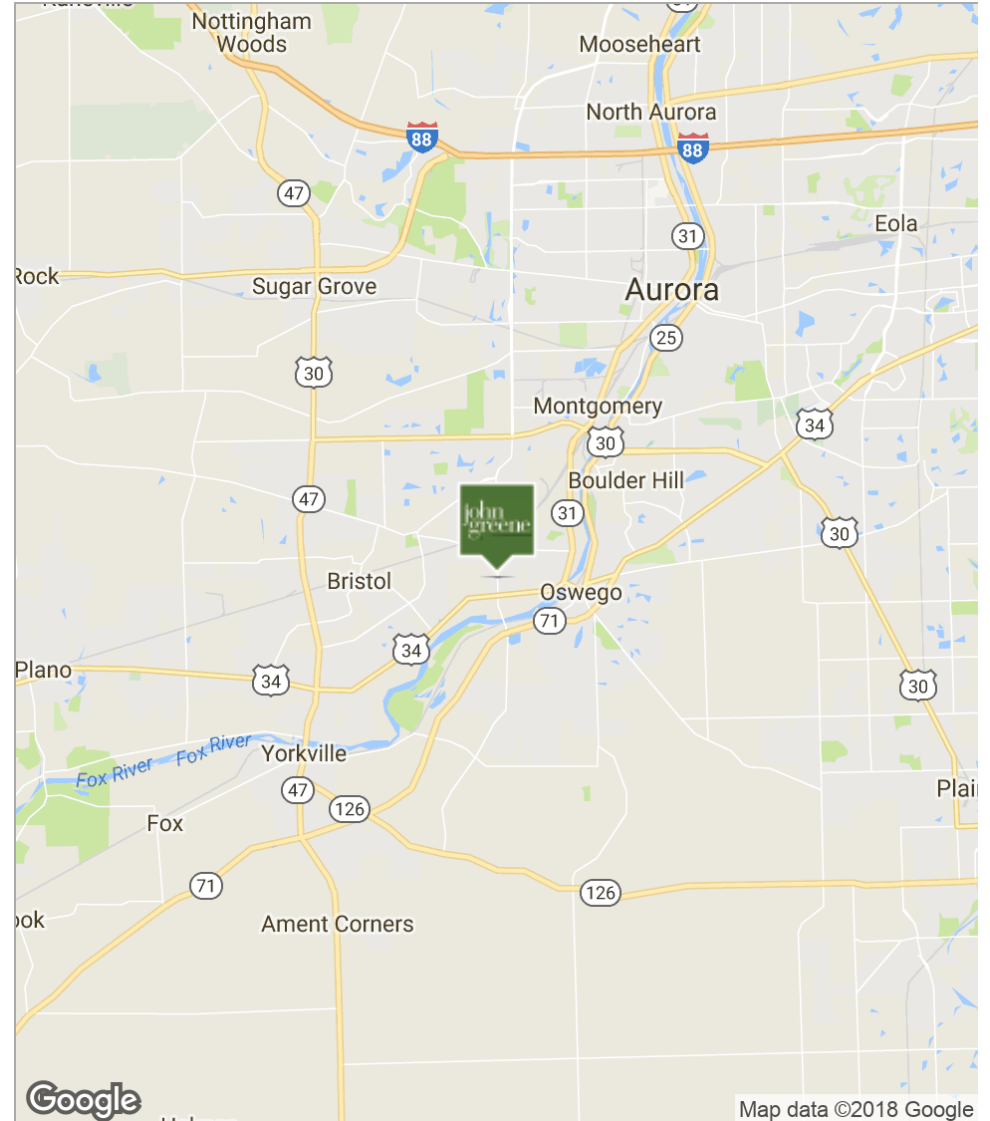
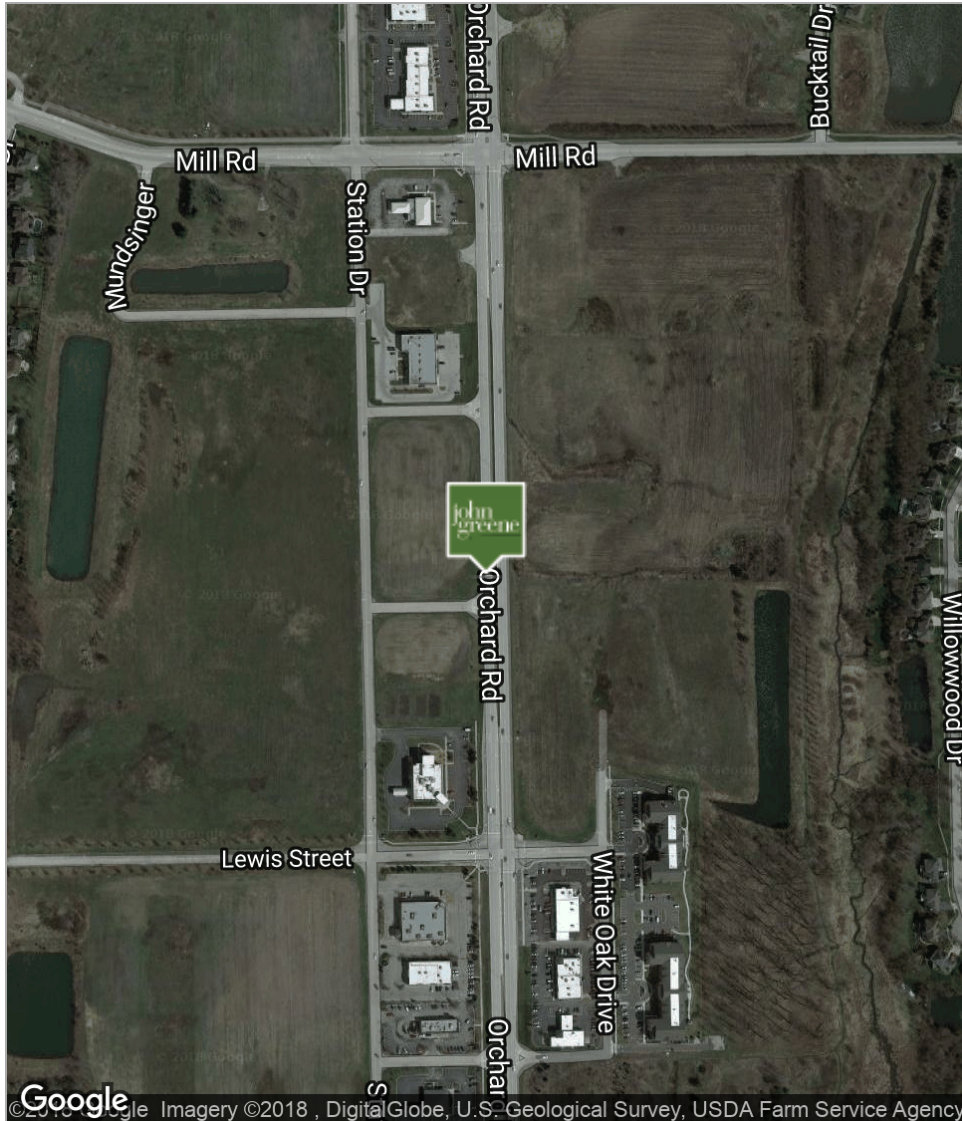
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2.35± acre and 1.88± acre commercial lots in the Orchard Grove commercial subdivision | 2501-2751 Orchard Road, Oswego, IL 60543

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290

LAND FOR SALE



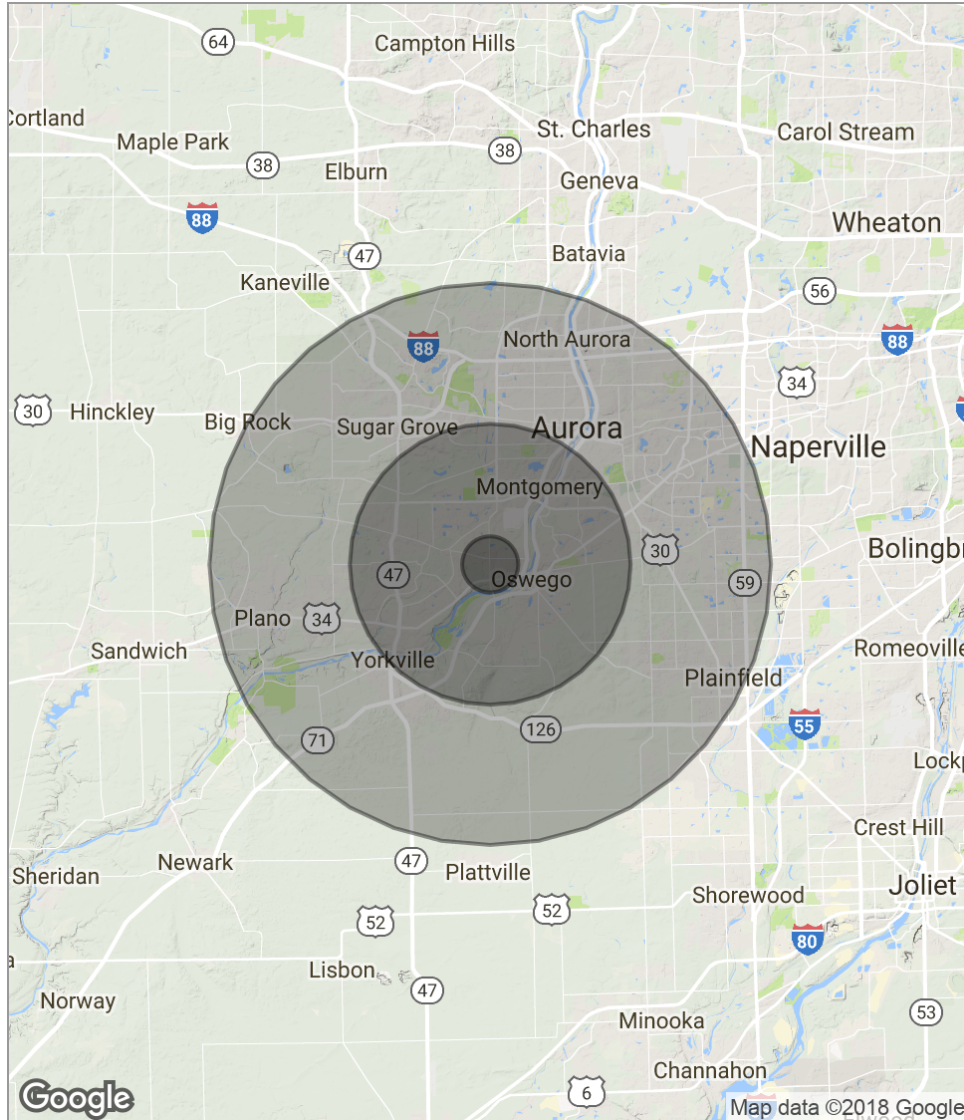
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,941	83,451	362,855
Median age	32.6	34.3	32.1
Median age (Male)	32.8	33.5	31.4
Median age (Female)	32.4	35.4	32.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	992	27,987	117,912
# of persons per HH	3.0	3.0	3.1
Average HH income	\$91,355	\$88,321	\$78,526
Average house value	\$275,092	\$243,528	\$264,608

* Demographic data derived from 2010 US Census

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