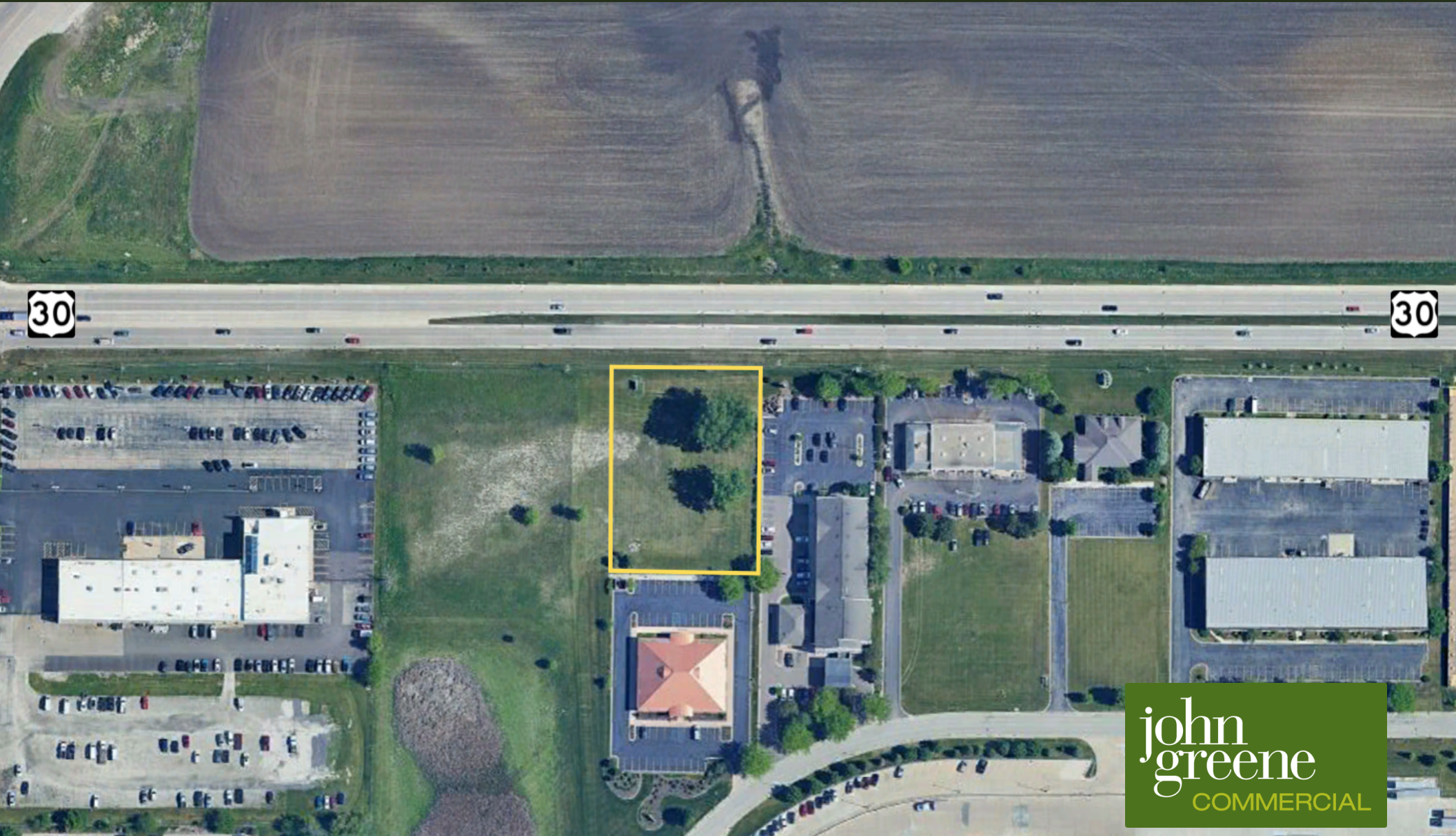


2071 Wiesbrook Drive

Oswego, IL 60543

LAND - RETAIL FOR SALE



john
greene
COMMERCIAL

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



OFFERING SUMMARY

| | |
|----------------|---|
| Sale Price: | \$215,000 |
| Lot Size: | 1.03 Acres |
| Zoning: | B-3 Commercial Service Wholesale District |
| Traffic Count: | 25,600 (Route 30) |
| 2022 Taxes: | \$3,955 |

PROPERTY OVERVIEW

Great visibility from US Route 30 for 1± Acre commercial lot zoned B-3 Commercial Service Wholesale District. Ideal for wide range of office or retail uses. Adjacent to the Best Western Hotel and Scott Eye Care. Property could accommodate a single or multi-tenant usage building up to 9,000 ± building. Strong area demographics. Located near the newly approved “DeVille Manor” independent senior living apartments. Rapidly developing commercial corridor, buy your business location while you still can. Monument signage available on both Wiesbrook and Rt 30.

PROPERTY HIGHLIGHTS

- 1± Acre commercial lot zoned B-3
- Property could accommodate a single or multi-tenant usage building
- Adjacent to the Best Western Hotel and Scott Eye Care
- Monument signage available on both Weisbrook and Rt 30

Mike Waseen

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Terry Anderson

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The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019



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LAND - RETAIL FOR SALE

John Greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290

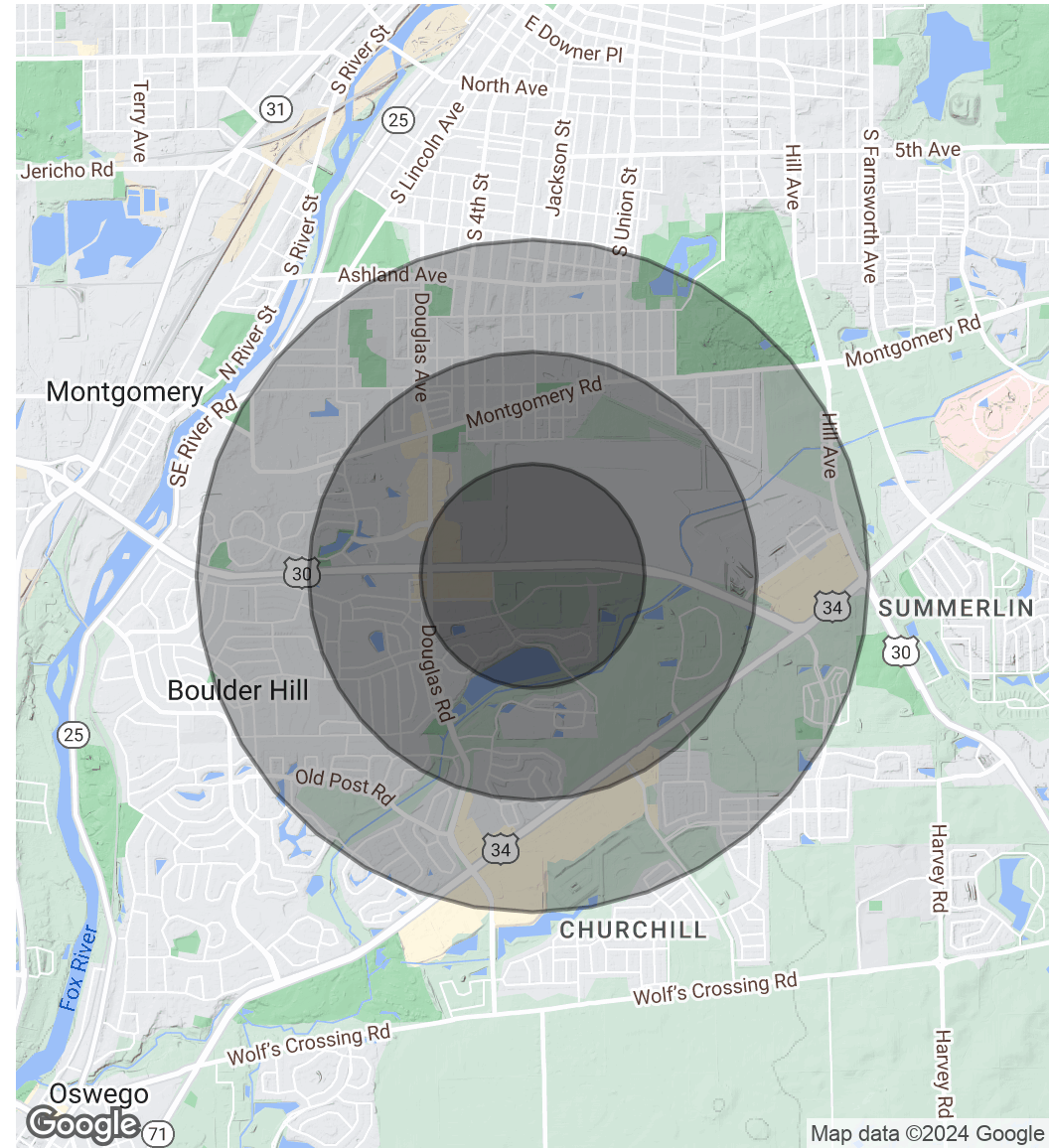
POPULATION

| | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| Total Population | 1,624 | 8,548 | 23,589 |
| Average Age | 30.6 | 31.6 | 32.7 |
| Average Age (Male) | 33.1 | 33.4 | 34.2 |
| Average Age (Female) | 29.3 | 30.9 | 31.8 |

HOUSEHOLDS & INCOME

| | 0.5 MILES | 1 MILE | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 715 | 3,331 | 8,220 |
| # of Persons per HH | 2.3 | 2.6 | 2.9 |
| Average HH Income | \$76,443 | \$75,311 | \$77,865 |
| Average House Value | \$175,921 | \$183,167 | \$186,813 |

* Demographic data derived from 2020 ACS - US Census



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