

**GROUND LEASE & BUILD-TO-SUITE AVAILABLE**

# OTTAWA CENTRE OUTLOTS

333 W Stevenson Rd  
Ottawa, IL 61350



**PRESENTED BY:**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>GROUND LEASE RATE:</b>	Call for Lease Rate
<b>NUMBER OF OUTLOTS:</b>	3
<b>AVAILABLE SIZES:</b>	12,000 SF & Two 1.28 Acre Lots

## PROPERTY DESCRIPTION

Outlots available for ground lease in Ottawa, IL. Unlock the potential for your business at Ottawa Centre, 333 - 389 West Stevenson Road and 4030 - 4038 Veterans Drive!

## PROPERTY HIGHLIGHTS

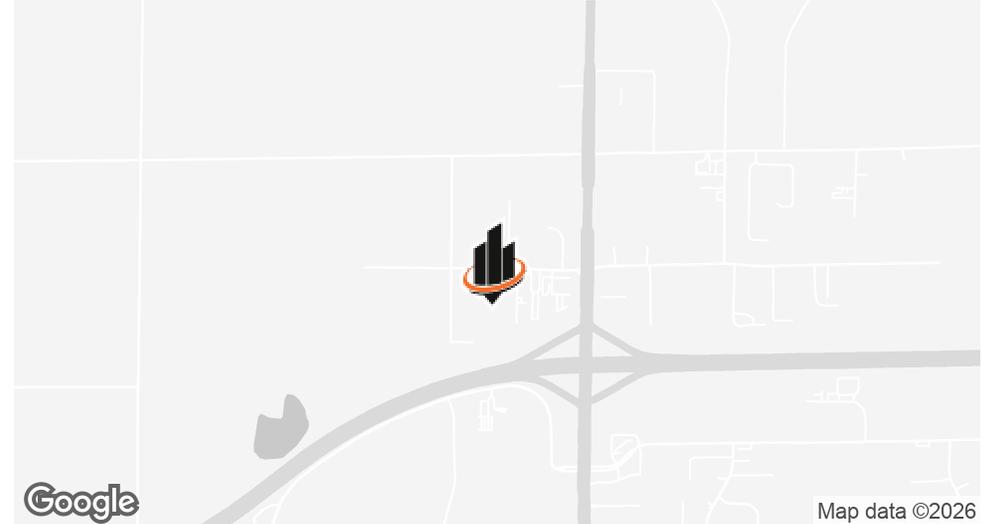
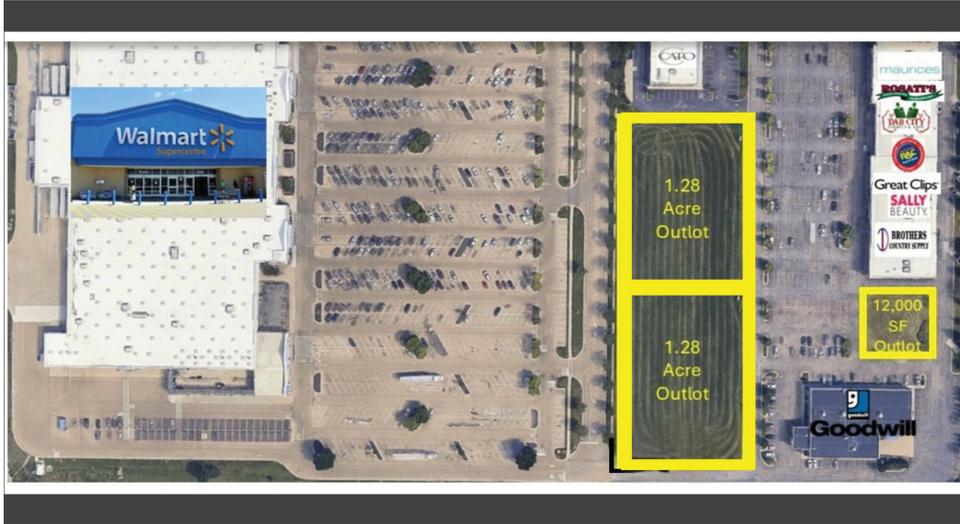
- **Shadow Anchored by Walmart Supercenter**
- **Just off I-80 at Exit 90**
- **Three Outlots Available with Options Facing Walmart or Strip Center**
- **Highway Pylon Signage**
- **Join Rosati's Pizza, AT&T, Cato Fashions, Shoe Dept., Sally Beauty, Maurices and more...**

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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	Call for Lease Rate
<b>AVAILABLE SF:</b>	12,000 - 55,757 SF
<b>NO. OF OUTLOTS:</b>	Two (2)
<b>NO. OF PAD SITES:</b>	One (1)
<b>OUTLOTS AC:</b>	1.28 AC each
<b>PAD SITE SF:</b>	12,000 SF

## PROPERTY OVERVIEW

Shadow anchored by Walmart Supercenter, Ottawa Centre is strategically located directly off of I-80 in LaSalle County. Two outlots (1.28 AC) fronting Walmart and one pad site (12,000 SF) adjacent to Goodwill are available for ground lease and ready for retail development.

## PROPERTY HIGHLIGHTS

- Two outlots and One Pad Site ready for retail development
- Shadow Anchored by Walmart Supercenter
- Just off I-80 at Exit 90
- Highway Pylon Signage on I-80
- Join Rosati's Pizza, AT&T, Cato Fashions, Shoe Dept., Sally Beauty, Maurices, and more...

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## OUTLOT SPACES



### LEASE INFORMATION

<b>LEASE TYPE:</b>	Ground	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	12,000 - 55,757 SF	<b>LEASE RATE:</b>	Contact Listing Broker

### AVAILABLE SPACES

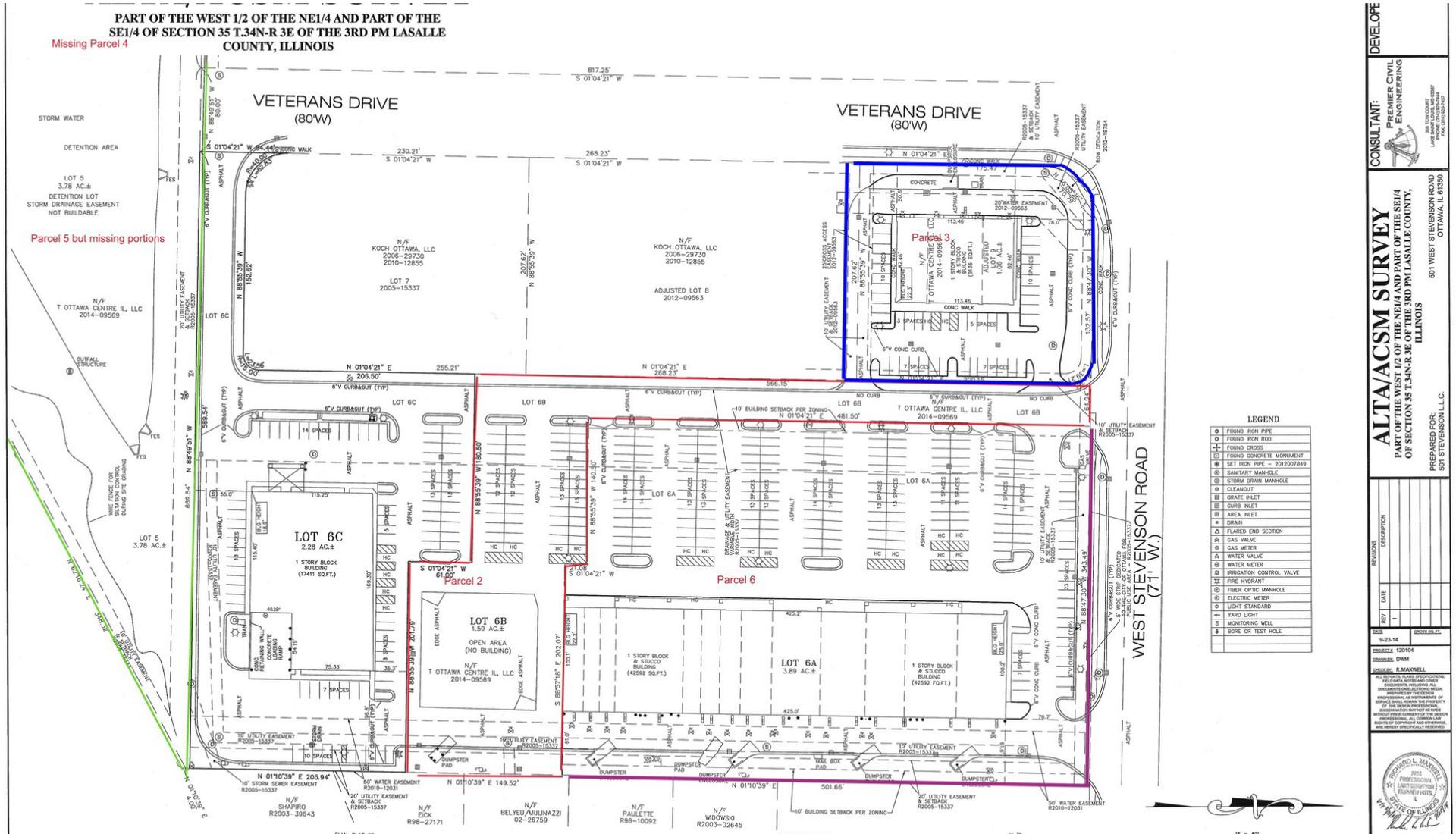
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
OUTLOT 7	1.28 Acres	Ground Lease	Contact Listing Broker	Fronting Walmart Supercenter
OUTLOT 8	1.28 Acres	Ground Lease	Contact Listing Broker	Fronting Walmart Supercenter
PAD SITE	12,000 SF	Ground Lease	Contact Listing Broker	Adjacent to Goodwill

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# SURVEY



**ALTA/ACSM SURVEY**  
PART OF THE WEST 1/2 OF THE NE1/4 AND PART OF THE SE1/4 OF SECTION 35 T.34N-R.3E OF THE 3RD PM LASALLE COUNTY, ILLINOIS

PREPARED FOR: 501 STEVENSON ROAD OTTAWA, IL 61350

501 STEVENSON ROAD OTTAWA, IL 61350

PREPARED FOR: 501 STEVENSON ROAD OTTAWA, IL 61350

REV	DATE	DESCRIPTION
1		

9-23-14  
PROJECT: D0104  
DRAWN: DWM  
CHECKED: R. MAXWELL

14. ILLINOIS PROFESSIONAL SURVEYING ACT 1982, CHAPTER 150, PARAGRAPH 1-10. THIS SURVEY IS A FINAL SURVEY. THE SURVEYOR'S OBLIGATION IS TO THE CLIENT AND NOT TO THE PUBLIC. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEE FOR THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEE FOR THIS SURVEY.

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# SITE PLAN



SPACE	TENANT	SIZE (SF)
333	XTream <i>Spring 2026</i>	2,000
335	<b>AVAILABLE</b>	1,500
337	<b>AVAILABLE</b>	1,500
339	Brother's Country Supply	6,500
349	Nail Salon	1,700
351-57	Fondita Mexican Grill	3,800
359	Sally Beauty	1,500
361	Great Clips	1,500
363	Rent-A-Center	4,452
369	<b>AVAILABLE</b>	2,500
373	Dab City	2,000
375	Rosati's Pizza	3,800
381	Maurice's	5,034
389	Shoe Show	4,700
4038	AT&T	2,400
4036	Cato	4,160
4030	<b>AVAILABLE</b>	2,400
PAD	<b>AVAILABLE</b>	12,000 SF
Lot 7	<b>AVAILABLE</b>	1.28 AC
Lot 8	<b>AVAILABLE</b>	1.28 AC

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# RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

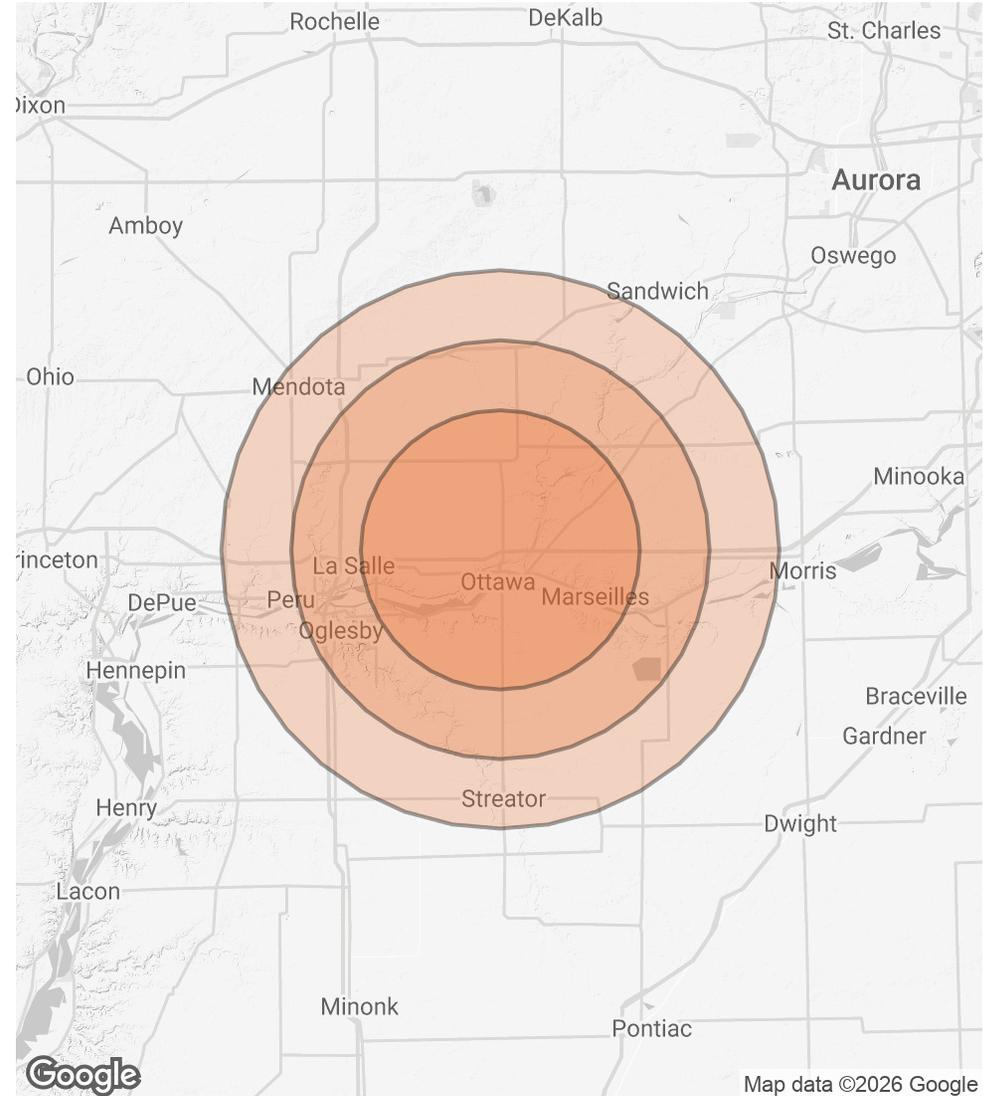
10 MILES 15 MILES 20 MILES

	10 MILES	15 MILES	20 MILES
<b>TOTAL POPULATION</b>	34,323	55,058	121,203
<b>AVERAGE AGE</b>	43	43	43
<b>AVERAGE AGE (MALE)</b>	42	42	42
<b>AVERAGE AGE (FEMALE)</b>	44	44	44

## HOUSEHOLDS & INCOME 10 MILES 15 MILES 20 MILES

	10 MILES	15 MILES	20 MILES
<b>TOTAL HOUSEHOLDS</b>	14,625	22,501	50,274
<b># OF PERSONS PER HH</b>	2.3	2.4	2.4
<b>AVERAGE HH INCOME</b>	\$92,927	\$93,410	\$90,751
<b>AVERAGE HOUSE VALUE</b>	\$211,096	\$218,898	\$213,489

Demographics data derived from AlphaMap

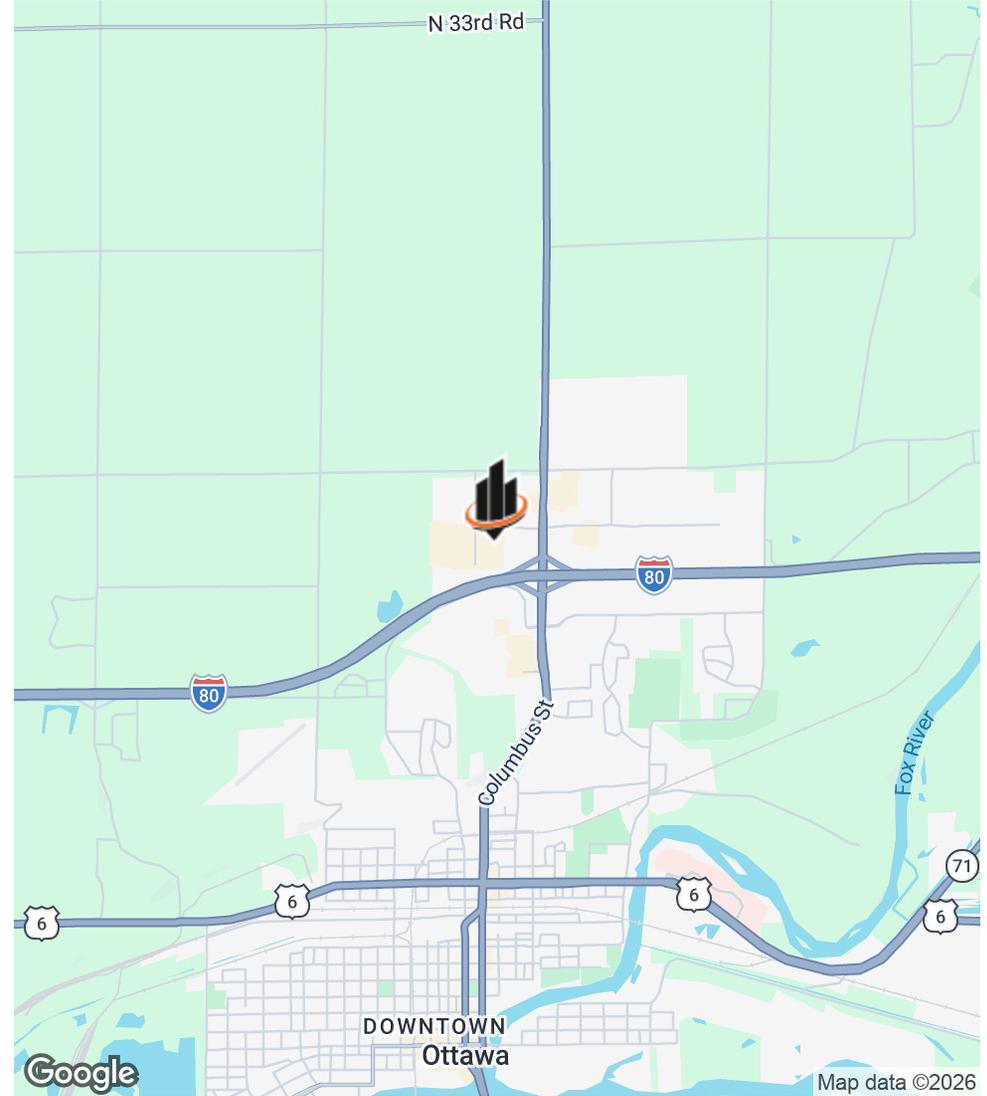
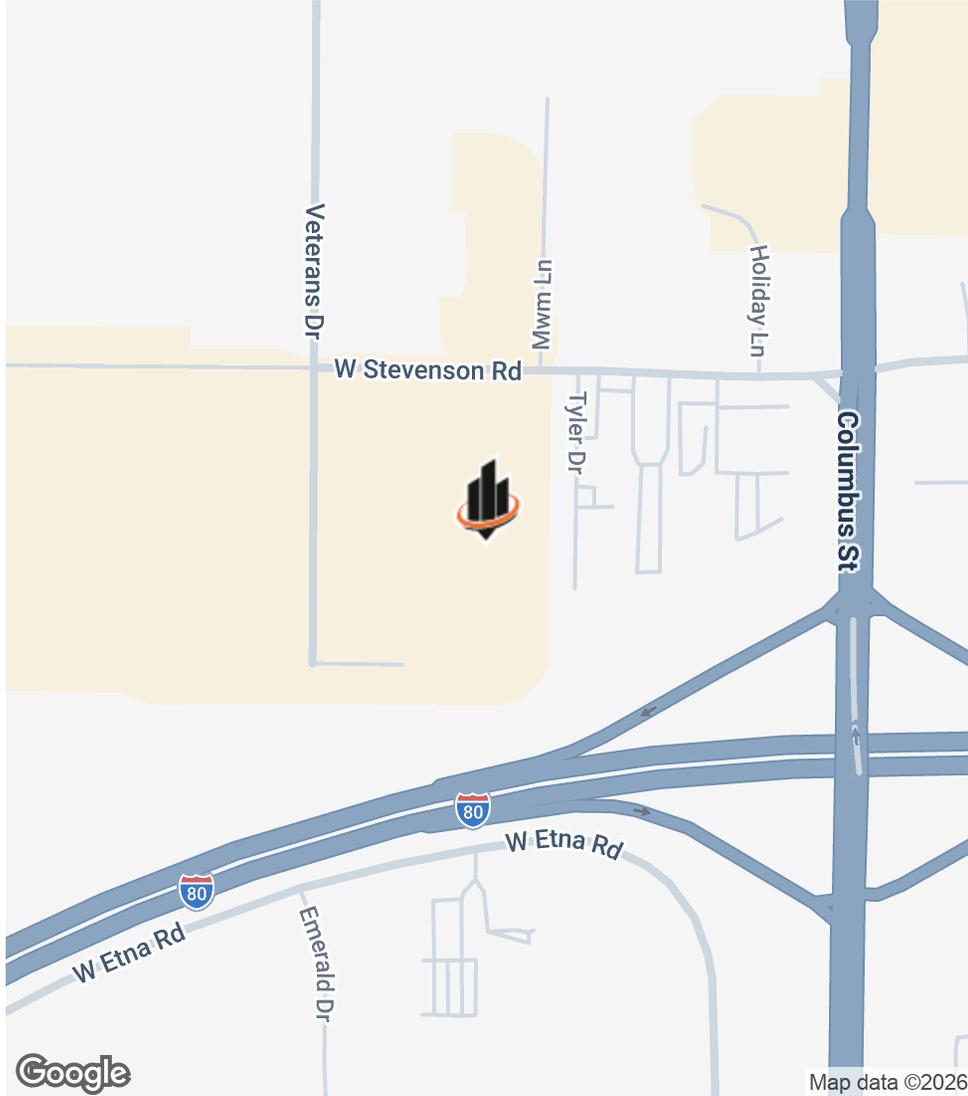


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# LOCATION MAPS



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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