

GROUND LEASE & BUILD-TO-SUITE AVAILABLE

333 W Stevenson Rd
Ottawa, IL 61350



PRESENTED BY: **Joe Grody**
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PROPERTY SUMMARY



OFFERING SUMMARY

GROUND LEASE RATE:	Call for Lease Rate
NUMBER OF OUTLOTS:	3
AVAILABLE SIZES:	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...

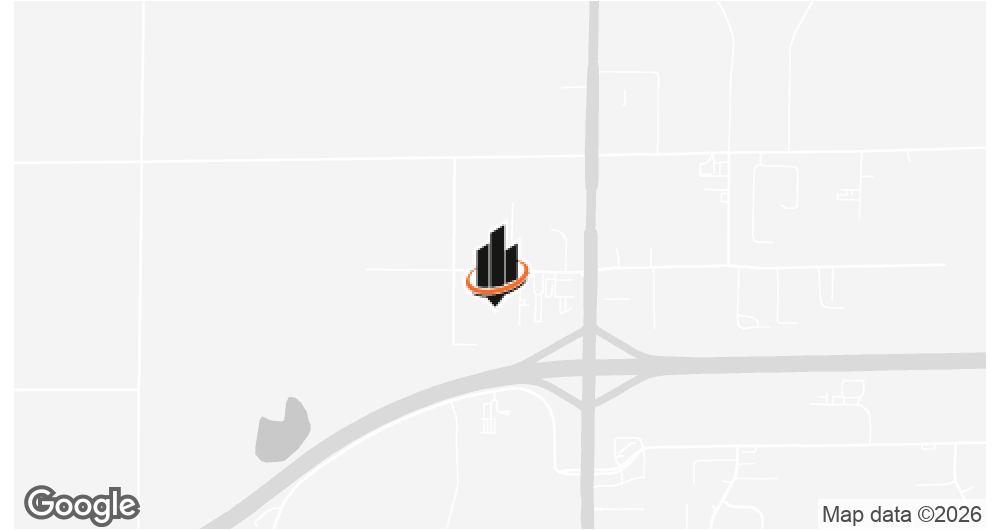
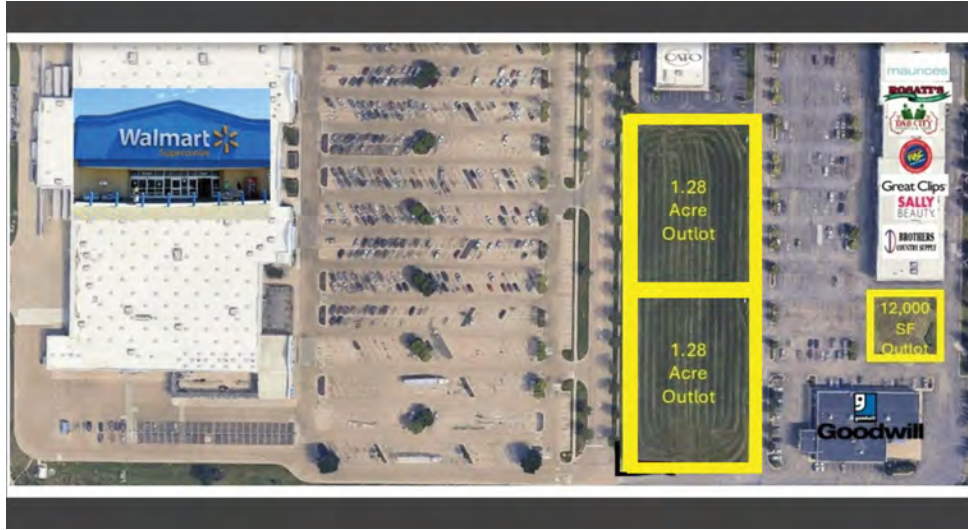
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EXECUTIVE SUMMARY



OFFERING SUMMARY

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

LEASE TYPE:	Ground	LEASE TERM:	Negotiable
TOTAL SPACE:	12,000 - 55,757 SF	LEASE RATE:	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

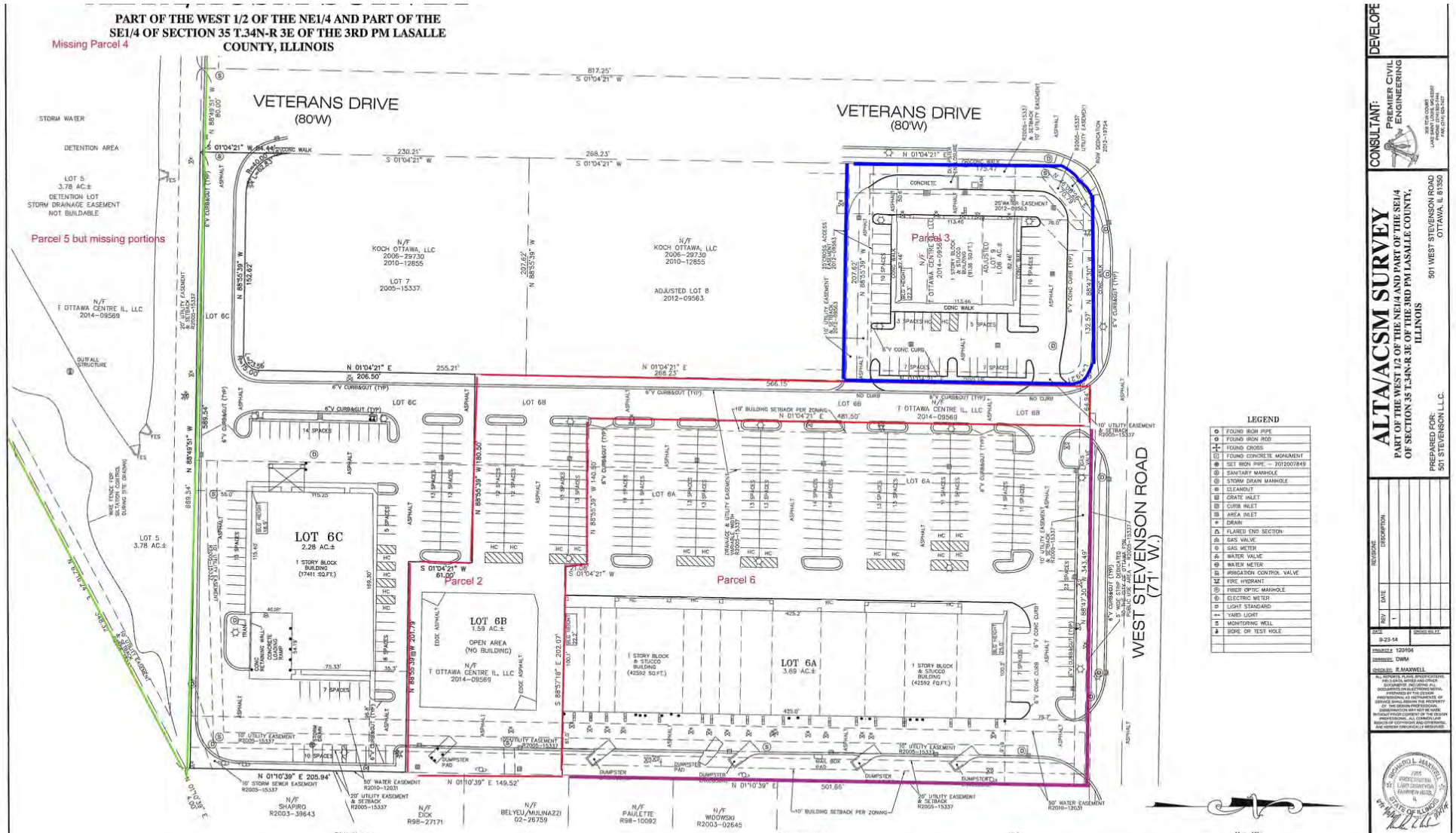
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SURVEY



DEVELOPE

CONSULTANT: PREMIER CIVIL ENGINEERING
 1400 WEST STEVENSON ROAD
 SUITE 100
 OTTAWA, ILLINOIS 61350
 PHONE: 312.348.1000
 FAX: 312.348.1001

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 LLC.
 501 STEVENSON ROAD
 OTTAWA, IL 61350

LEGEND

- ① FOUND IRON PIPE
- ② FOUND IRON ROD
- ③ FOUND CROSS
- ④ FOUND CONCRETE MONUMENT
- ⑤ SET IRON PIPE - 2012007949
- ⑥ SANITARY MANHOLE
- ⑦ STORM DRAIN MANHOLE
- ⑧ CLEANOUT
- ⑨ GRATE INLET
- ⑩ CURB INLET
- ⑪ AREA INLET
- ⑫ DRAIN
- ⑬ FLARED END SECTION
- ⑭ GAS VALVE
- ⑮ GAS METER
- ⑯ WATER VALVE
- ⑰ WATER METER
- ⑱ SPRINKLER CONTROL VALVE
- ⑲ FIRE HYDRANT
- ⑳ FIBER OPTIC MANHOLE
- ㉑ ELECTRIC METER
- ㉒ LIGHT STANDARD
- ㉓ YARD LIGHT
- ㉔ MONITORING WELL
- ㉕ BORE HOLE TEST HOLE

REV	DATE	DESCRIPTION	BY	CHECKED
1	8-23-14			

DESIGNED BY: DWAM
 DRAWN BY: DWAM
 CHECKED BY: DWAM
 DATE: 8-23-14

PREPARED BY: DWAM
 DATE: 8-23-14

DATE OF SURVEY: 8-23-14

DATE OF PLOTTING: 8-23-14

DATE OF PRINTING: 8-23-14

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SITE PLAN



SPACE	TENANT	SIZE (SF)
333	Mediacom XTream <i>Spring 2026</i>	2,000
335	AVAILABLE	1,500
337	D. Construction Co.	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	AVAILABLE	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	Bubble-Up Grooming (at LOI)	2,400
PAD	AVAILABLE	12,000 SF
Lot 7	AVAILABLE New	1.28 AC
Lot 8	AVAILABLE New	1.28 AC

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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

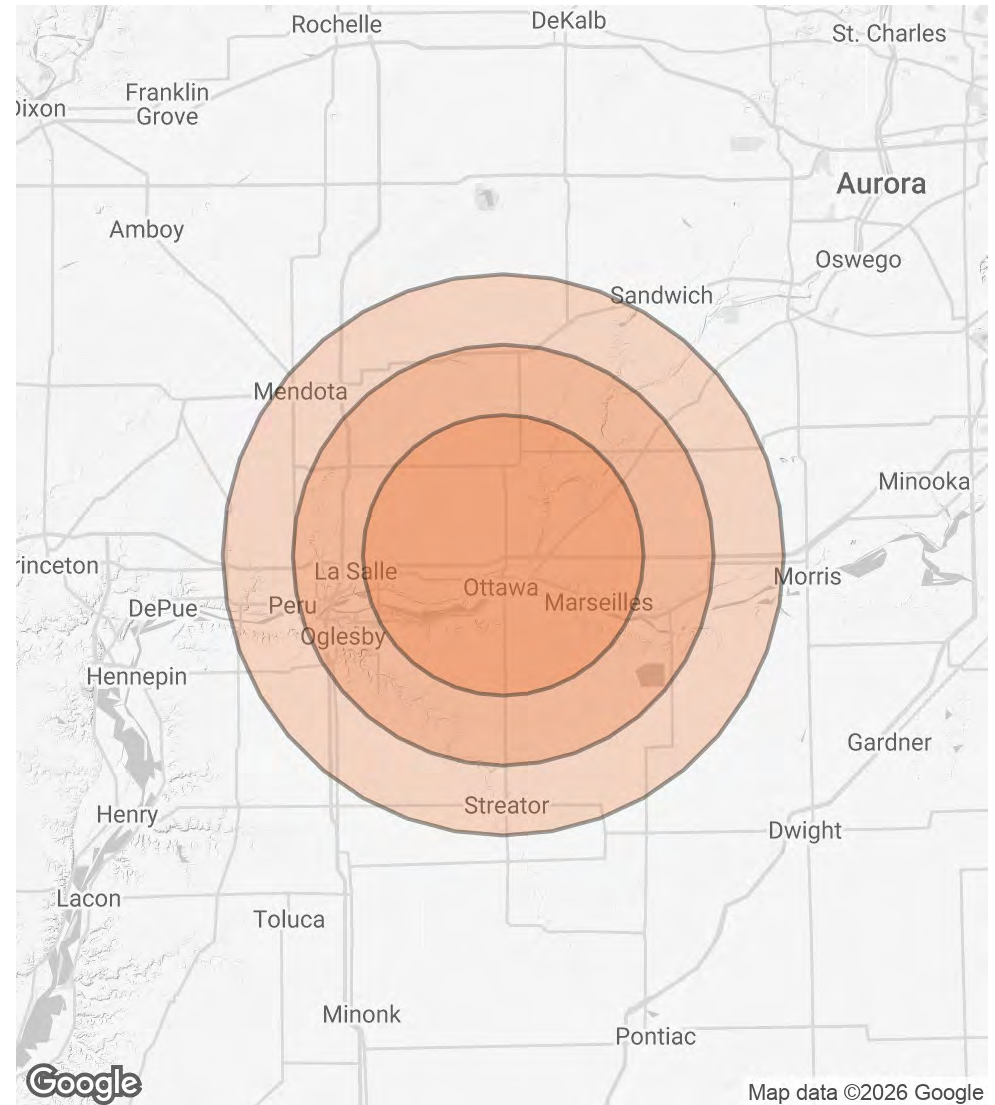
POPULATION

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

HOUSEHOLDS & INCOME 10 MILES 15 MILES 20 MILES

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

Demographics data derived from AlphaMap



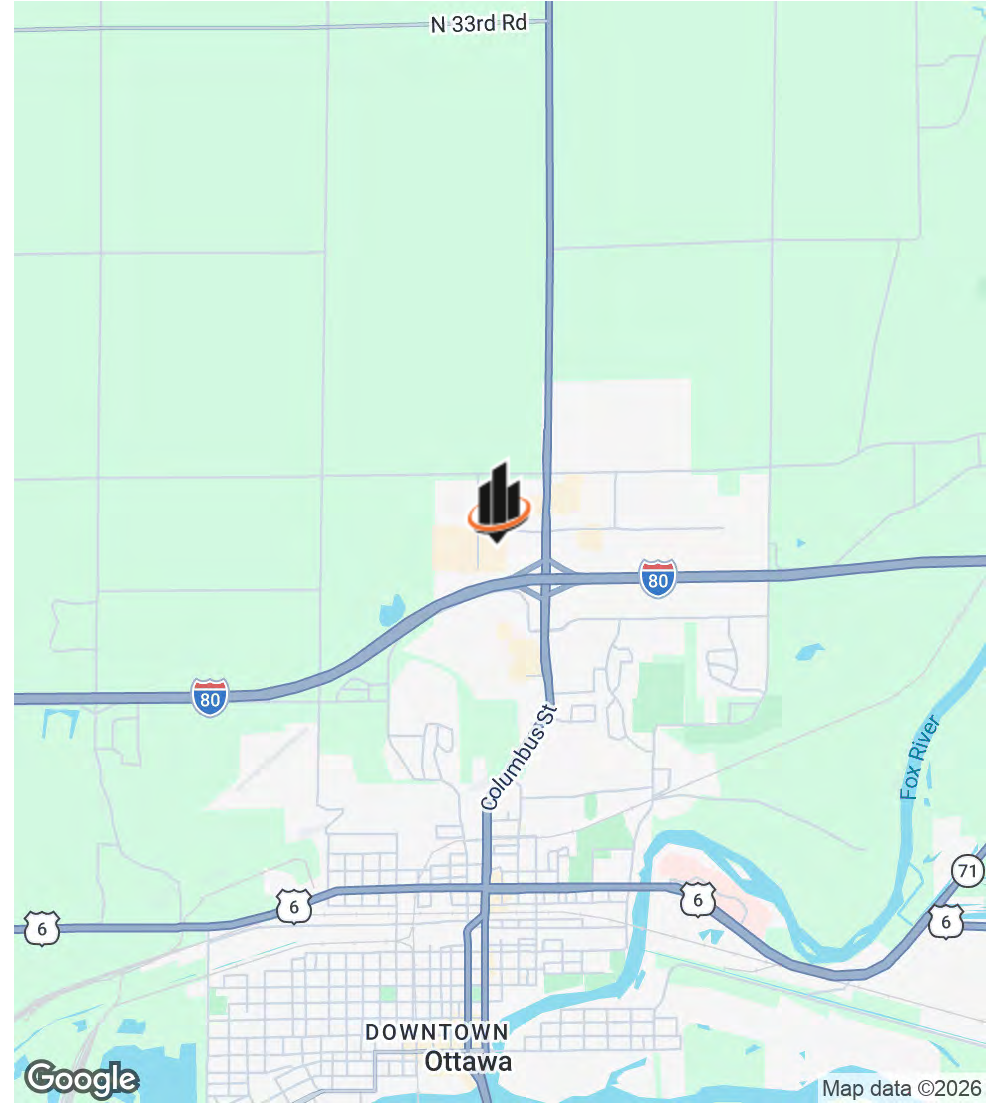
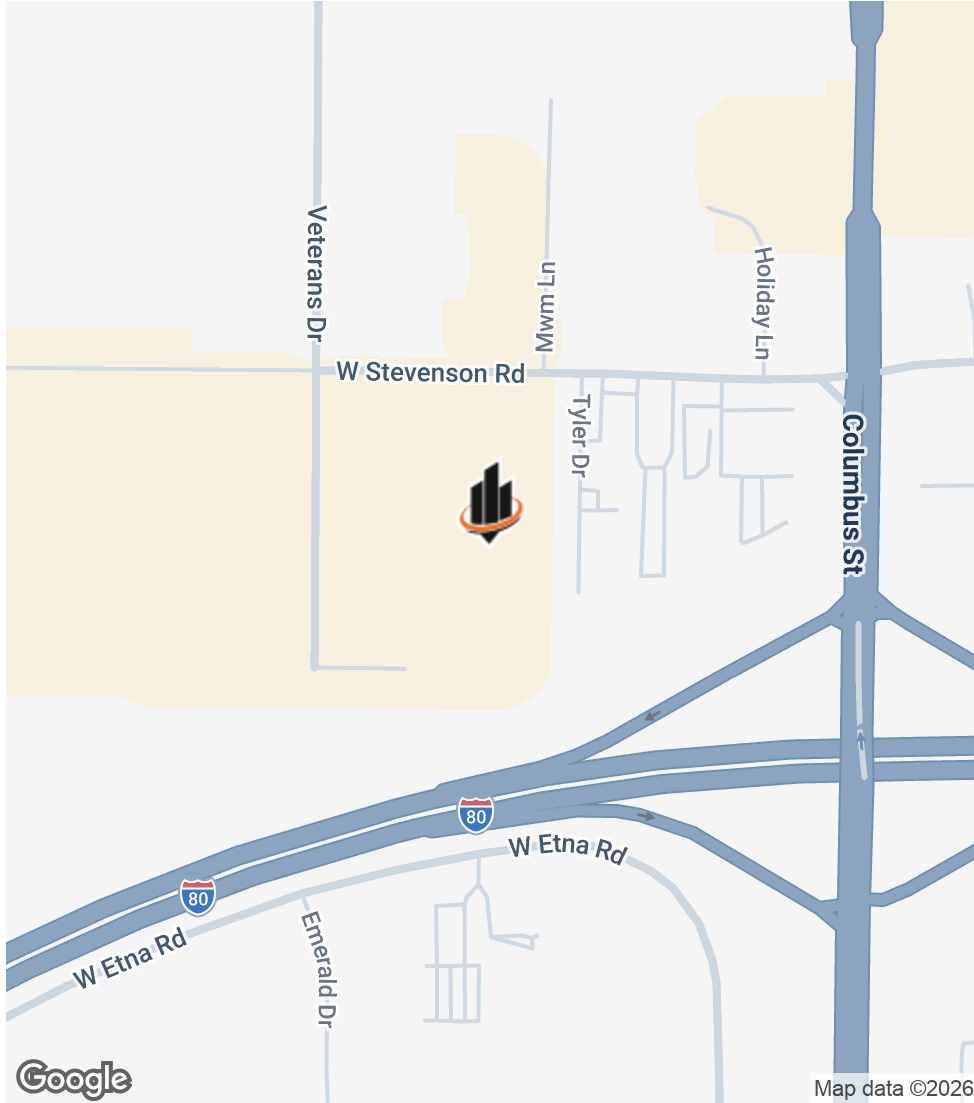
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LOCATION MAPS



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