

FOR SALE · LAND OFFERING

**BERKSHIRE
HATHAWAY** | CHICAGO
HOMESERVICES
 COMMERCIAL DIVISIONSM

PRIME SIGNALIZED REDEVELOPMENT SITE

4025 U.S. Route 34

Oswego, Illinois · 60543

1.49
ACRES

21,600
VPD AT SITE

\$124K
MEDIAN HHI

B-1
ZONING

IDEAL FOR

- Drive-Thru / QSR
- Coffee & Beverage
- Gas / C-Store
- Multi-Tenant Pad

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EXCLUSIVELY OFFERED BY BHHS CHICAGO · COMMERCIAL

EXECUTIVE SUMMARY

Move-In-Ready Pad on Oswego's Retail Corridor

Berkshire Hathaway HomeServices Chicago is pleased to exclusively offer for sale 4025 U.S. Route 34 — a ±1.49-acre signalized redevelopment site at the heart of Oswego's dominant retail corridor. The property delivers the three things national retailers compete hardest for in this trade area: hard-corner visibility, signalized access, and depth sufficient for a full drive-thru or fueling layout.

With more than 21,600 vehicles passing the site daily and corridor counts approaching 30,000 VPD, the property sits in the path of growth between Oswego's mature retail anchors to the east and a wave of new residential rooftops being delivered immediately to the west. Pad sites of this caliber on Route 34 are functionally extinct.

The seller is offering the property unpriced and inviting offers from qualified developers, national tenants, and net-lease investors. The site is being delivered free and clear with multiple curb cuts already in place.

INVESTMENT HIGHLIGHTS

- Hard-corner signalized access on U.S. Route 34
- Adjacent to Sonoma Trails — 801 new homes underway on Wolf's Crossing
- Within Oswego's 2.2M SF Route 34 retail corridor
- Surrounded by Walmart, Target, Home Depot, McDonald's, Dunkin', Portillo's
- Depth supports drive-thru stacking or pump canopy layout
- B-1 zoning — broad commercial use rights

PROPERTY FACTS

At-a-Glance Summary

Address	4025 U.S. Route 34
City	Oswego, IL 60543
County	Kendall County
Site Area	±1.49 Acres (~64,900 SF)
Frontage	±420 ft on U.S. Route 34
Zoning	B-1 (General Business)
Existing Bldgs.	~4,800 SF (teardown)
Traffic (VPD)	21,600 at site / ~30K corridor
Signal	Yes — at site
Access Points	Multiple curb cuts
Utilities	All available to site
Delivery	Free & clear
Price	Unpriced — submit offer

**BERKSHIRE
HATHAWAY**
HOMESERVICES

CHICAGO

 **COMMERCIAL DIVISION™**

AERIAL & TENANT MIX

Surrounded By Daily-Needs & Destination Retail

4025 U.S. ROUTE 34
OSWEGO, ILLINOIS 60543

1.49 ACRES | B-1 ZONING | PRIME REDEVELOPMENT OPPORTUNITY



DAILY TRAFFIC

21,600

~30,000 VPD on corridor

Source: IDOT 2023 / Village of Oswego

NATIONAL CO-TENANCY

- Walmart Supercenter
- Target
- The Home Depot
- Walgreens
- Speedway
- Shell
- Portillo's
- LongHorn Steakhouse
- Dunkin'
- McDonald's
- Jimmy John's
- Subway
- PNC Bank
- Advance Auto Parts
- NAPA Auto Parts
- O'Reilly Auto Parts

Within 1/2-mile radius of subject site

NEARBY BUSINESSES

- | | | |
|--------------------------------|-----------------------------------|------------------------|
| 1 Walgreens (Just South) | 5 O'Reilly Auto Parts | 12 McDonald's |
| 2 Speedway (Across the Street) | 6 West Oswego KinderCare | 13 Shell Gas Station |
| 3 PNC Bank | 7 Precision Complete Auto Repair | 14 Jimmy John's |
| 4 Lotus Massage | 8 JWORLD Truck and Trailer Repair | 15 NAPA Auto Parts |
| | 9 Portillo's Oswego | 16 Subway |
| | 10 LongHorn Steakhouse | 17 Advance Auto Parts |
| | 11 Dunkin' | 18 Walmart Supercenter |
| | | 19 Target |
| | | 20 The Home Depot |

TRAFFIC COUNTS (IDOT 2023)

21,600
VEHICLES PER DAY
ON U.S. ROUTE 34
(By Subject Site)

PROPERTY HIGHLIGHTS

- 1.49 Acres
- Located Just North of Pfund Ct
- Two Freestanding Buildings Totalling Approx. 4,800 SF
- B-1 Zoning – Flexible Commercial Uses
- Excellent Visibility & Frontage on U.S. Route 34
- Minutes from Downtown Oswego

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Source: BHHS Chicago aerial mapping. National retail logos shown for co-tenancy reference only.

WHY OSWEGO

One of the Fastest-Growing Markets in the Midwest

Kendall County: The Fastest-Growing County in Illinois

Oswego sits at the center of Kendall County—the fastest-growing county in Illinois and one of the fastest-growing in the United States since 2000. The Village of Oswego itself crossed 40,000 residents in 2026 and is growing at a 2.5%+ annual rate, with a median household income of \$123,792 — well above both the Chicago metro and state averages.



DEVELOPMENT SPOTLIGHT

1,146+ New Rooftops Coming to the Subject's Doorstep

Two of Oswego's largest residential developments in two decades are under construction or approved on Wolf's Crossing Road — within ¾ mile of the subject site. Sonoma Trails (D.R. Horton) broke ground in 2024 on 801 single-family homes priced at \$500K+. The Drake Group's luxury 345-unit project is approved on the same corridor. These two projects alone will add 1,146 new high-income households directly into the subject site's primary trade area.

Sources: U.S. Census Bureau, Village of Oswego Community Profile (2025), CMAP Community Data Snapshot, Axios Chicago.

TRADE AREA DEMOGRAPHICS

Affluent, Educated, Family-Driven Households

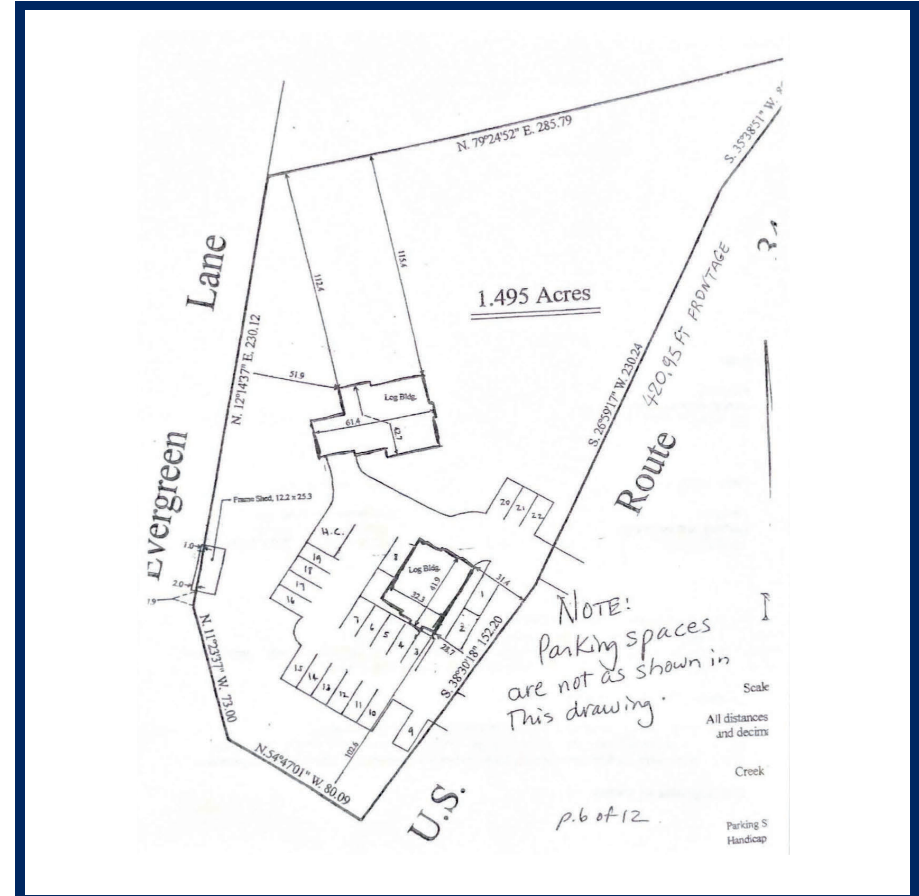
Demographics within the subject's trade area reflect a maturing affluent suburban market with strong daytime population, high household incomes, and continued growth out pacing both Chicago metro and state averages— the consumer profile drive-thru, QSR, and convenience operators target.

METRIC	1-MILE	3-MILE	5-MILE
Population (2025 est.)	5,400	44,800	115,300
Population Growth (5-yr)	+12.1%	+14.6%	+11.8%
Households	1,820	14,950	39,200
Median Household Income	\$118,400	\$121,800	\$117,500
Average Household Income	\$142,300	\$148,600	\$141,900
Median Age	37.8	38.4	37.9
Daytime Population	8,100	31,500	78,200
Bachelor's Degree+	44.2%	47.1%	44.8%
Owner-Occupied Housing	82.1%	84.6%	81.3%

Estimates derived from U.S. Census ACS 5-year (2019-2023), Census 2020, and U.S. Census Bureau 2024 Population Estimates. Numbers rounded.

SITE & PLAT

±1.49 Acres with ±420 Feet of Route 34 Frontage



Aerial close-up — subject site shown looking south across U.S. Route 34.

Recorded plat — 1.495 acres / 420.95 ft frontage. Buyer to verify.

±420 FT FRONTAGE	±230 FT DEPTH	±64,900 SF LOT AREA	B-1 ZONING	MULTIPLE CURB CUTS	AT SITE SIGNAL
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DEVELOPMENT POTENTIAL

Built to Flex — Single-Tenant or Multi-Pad

The site's frontage, depth, and access geometry are well-suited to today's most active retail formats. The configurations below are conceptual only and remain subject to municipal approval, stormwater design, and access engineering.

01 Single-Tenant QSR

Quick-service restaurant with full drive-thru stacking — Chick-fil-A, Raising Cane's, Whataburger format.

02 Coffee + Beverage

Drive-thru-only or sit-down + drive-thru concept. Starbucks, Dunkin', 7 Brew, Scooter's, Dutch Bros.

03 Gas / C-Store

Pump canopy with convenience retail. Subject to municipal approval. Wawa, Casey's, Buc-ee's-style format possible on depth.

04 Dual-Pad Retail

Two pad sites with shared access and parking — e.g., coffee + QSR, or QSR + medical/service.

05 Three-Pad Retail

Three smaller pads sharing ingress/egress and signage — high net effective rent per sf.

06 Build-to-Suit

Flagship single-tenant building for medical, dental, urgent care, financial services, or specialty retail.

All conceptual configurations subject to zoning, access, stormwater, and municipal approvals. Buyer to perform independent due diligence.

EXCLUSIVELY OFFERED BY

Let's Talk About 4025.

Tour the site, request the diligence package, or submit an offer.



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OFFER GUIDELINES

01 REVIEW

Diligence package available.

02 TOUR

Site tours by appointment with listing brokers. The property is currently improved and tenanted; please do not enter without escort.

03 OFFER

Offers requested in LOI form and may be submitted to either listing broker. Property is offered unpriced; seller will review on a rolling basis.



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