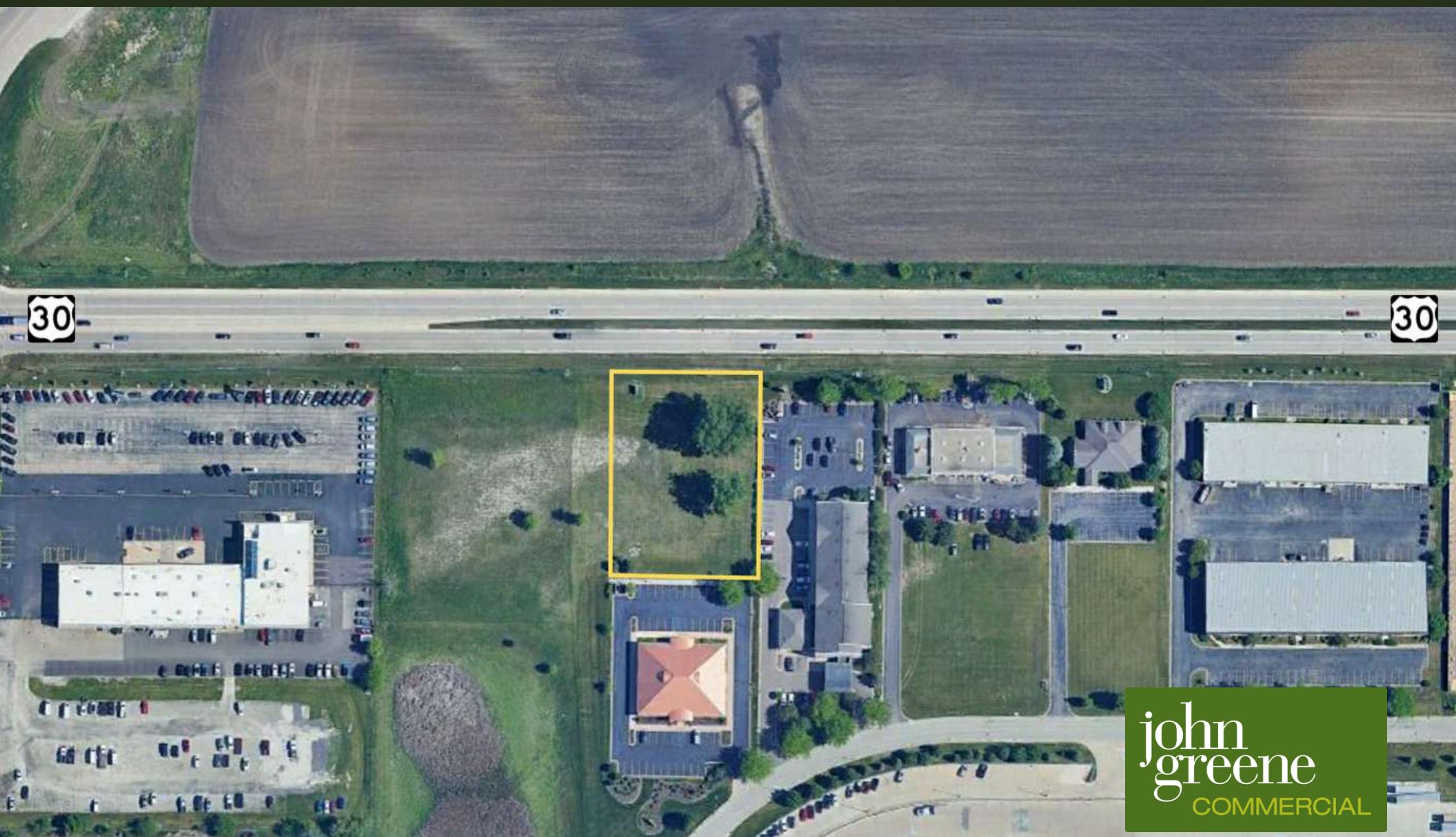


# 2071 Wiesbrook Drive

Oswego, IL 60543

LAND - RETAIL FOR SALE



john  
green  
COMMERCIAL

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



## OFFERING SUMMARY

Sale Price:	\$215,000
Lot Size:	1.03 Acres
Zoning:	B-1
Traffic Count:	25,600 (Route 30)
2024 Taxes:	\$3,575

## PROPERTY OVERVIEW

Great visibility from US Route 30 for 1± Acre commercial lot zoned B-1 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-1
- 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 Wiesbrook and Rt 30

**Mike Waseen**  
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**Terry Anderson**  
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630.294.6378

The information contained herein is from sources john green 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 This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice.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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Maxar Technologies

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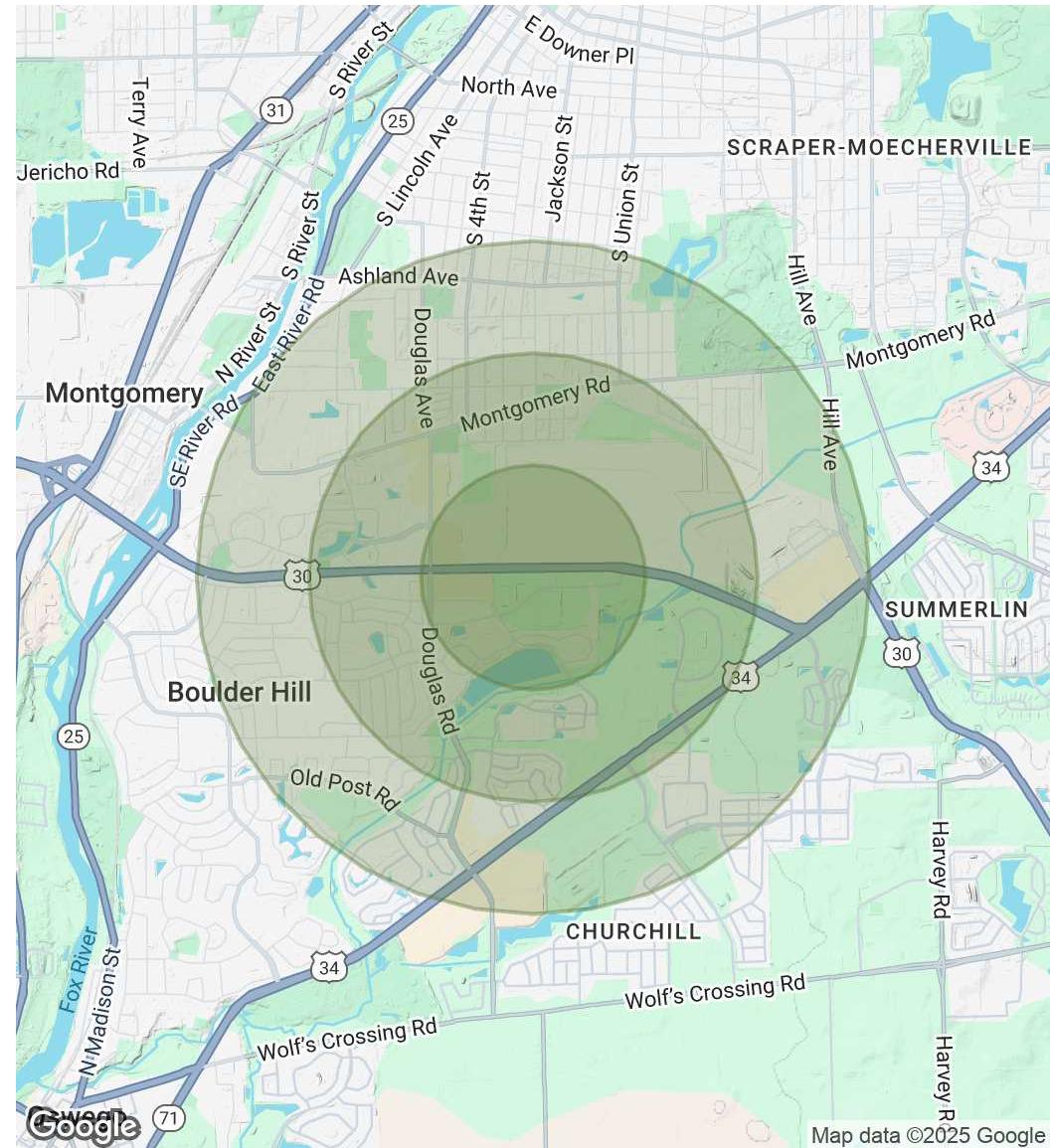
## LAND - RETAIL FOR SALE

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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

2020 American Community Survey (ACS)



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