

Marcus & Millichap
NNN FITNESS

OFFERING MEMORANDUM

FREESTANDING HEALTH CLUB

201 OGDEN FALLS BLVD | OSWEGO, IL

FOR LEASE OR SALE



CONFIDENTIAL LISTING
Do Not Disturb Tenant



Freestanding Retail

Available For Lease or For Sale

2008

Year Built

45,000

Square Feet

Gross leasable area

4.88

Acres

Approximate lot size

Offering Details

PURCHASE PRICE	\$4,800,000
ADDRESS	201 Ogden Falls Blvd, Oswego, IL 60543
LEASE TYPE	NNN / As-Is
LEASE RATE	Negotiable Rate

The NNN Fitness Group of Marcus & Millichap is pleased to present this unique single-tenant freestanding health club for lease or for sale in Oswego, IL. The offering is a freestanding 45,000-square foot state-of-the-art facility ideally positioned at the cross section of Route 30 & 34 with prominent exposure to over 70,000 vehicles per day. The property is adjacent to Ogden Hill of Montgomery and Prairie Market, two of the largest retail developments in the Oswego area.

Just 41 miles from downtown Chicago, Oswego offers the advantage of Metropolitan life while maintaining the lifestyle of a close knit, suburban, community. The property benefits from its proximity to adjacent national retailers including Target, Walmart, Aldi, Hobby Lobby, Dick's Sporting Goods, Best Buy, Panera Bread and many more.



Attractive Leasing Opportunity

Featuring a 45,000 square foot building situated on 4.88 acres of land, the property offers indoor pool, sauna, basketball court, multiple group class exercise rooms, racquetball courts, and many other amenities.



Easy Access to-and-from Chicago

The subject property is located 41 miles from Downtown Chicago. The city serves as a home for impressive companies across a range of industries including banking, healthcare, software, construction and more.



Strong Historical Performance

This property has served as an extremely busy club for the largest non-franchised fitness operator in the country since it was built-to-suit for them in 2008. This location ranked as one of the busiest locations in Illinois as well as the entire country in terms of foot traffic according to Placer AI.



Strong Retail Corridor & Demographics

The 5-mile area contains 241,772 residents earning an average household income of \$110,221 annually. Located in the prime retail corridor of Oswego, nearby national tenants include Target, Best Buy, Home Depot, Hobby Lobby, Kohls, Dick's Sporting Goods, Walmart, Aldi, Sam's Club, among many others.

EXTERIOR PROPERTY PHOTOS

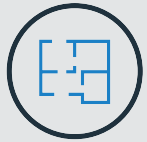


INTERIOR PROPERTY PHOTOS





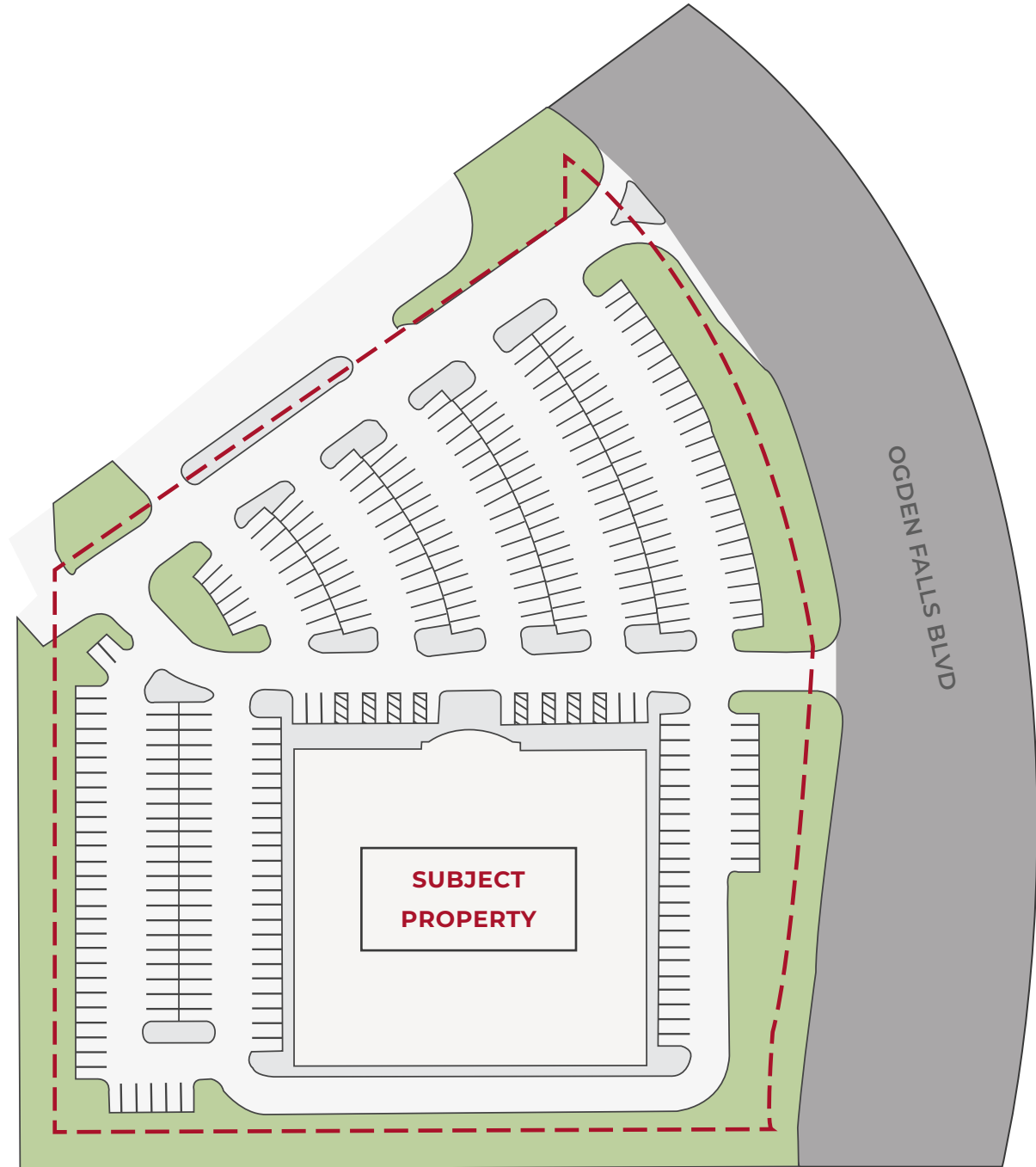
45,000
Square Feet



4.88
Lot Size



2008
Year Built





ADDRESS

201 Ogden Falls Blvd, Oswego, IL 60543

LOCATION

The Offering is Located Off Ogden Falls Blvd adjacent to Ogden Ave

PARCELS

The Offering Consists of Assessor Parcel Number 03-02-446-003

LAND AREA

The Parcel Includes 4.88 Acres

RENTABLE SQUARE FEET

The Offering Consists of 45,000 Rentable Square Feet

TRAFFIC COUNTS

Ogden Falls Blvd with 4,935 Vehicles Per Day, Ogden Ave with 46,880 Vehicles Per Day, US Hwy 30 with 25,600 Vehicles Per Day

PARKING

The Offering Features ±309 Surface Parking Spaces

YEAR BUILT

2008



**SUBJECT
PROPERTY**

ACT
AAA COOPER
TRANSPORTATION

SPARKLE
Tuffy
Tire & Auto
Service

EMMERS
Painting Corp.
Phenom
gymnastics
PREMIERTINT
CrossFit
THUNDERBOLT

sam's club

jcp

MENARDS

DUNKIN'
DONUTS

SONIC

OGDEN AVE. - 46,880 VPD

MAVIS
DISCOUNT
TIRE


Public Storage

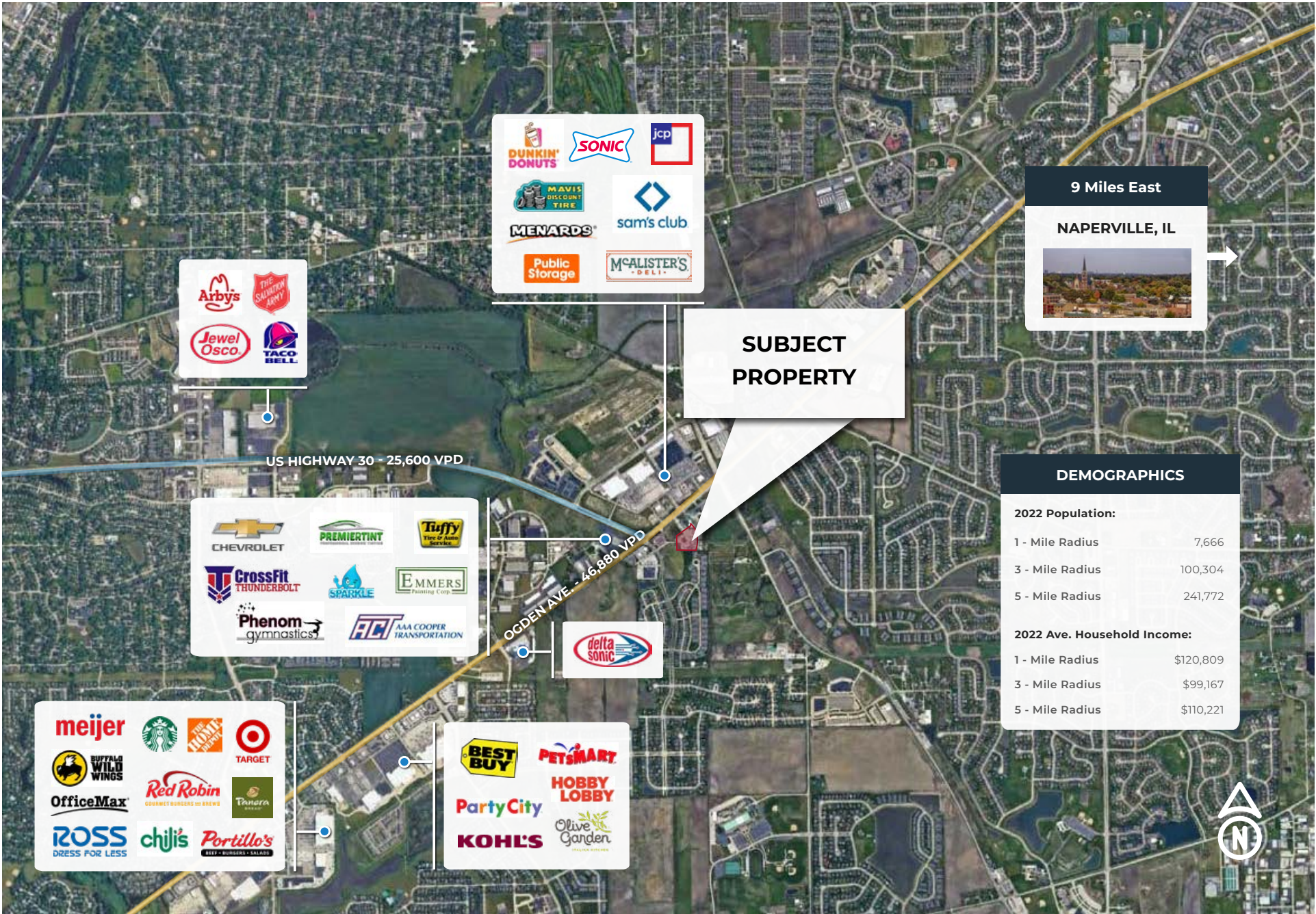
MCALISTER'S
FURNITURE

OSWEGO
MOTORS

TONY'S
TRANSPORTATION INC.


9 Miles East
NAPERVILLE, IL





**SUBJECT
PROPERTY**

**9 Miles East
NAPERVILLE, IL**



DEMOGRAPHICS

2022 Population:	
1 - Mile Radius	7,666
3 - Mile Radius	100,304
5 - Mile Radius	241,772
2022 Ave. Household Income:	
1 - Mile Radius	\$120,809
3 - Mile Radius	\$99,167
5 - Mile Radius	\$110,221



Travel Distances

From Oswego, IL

AURORA, IL

5 Miles

NAPERVILLE, IL

9 Miles

DOWNERS GROVE, IL

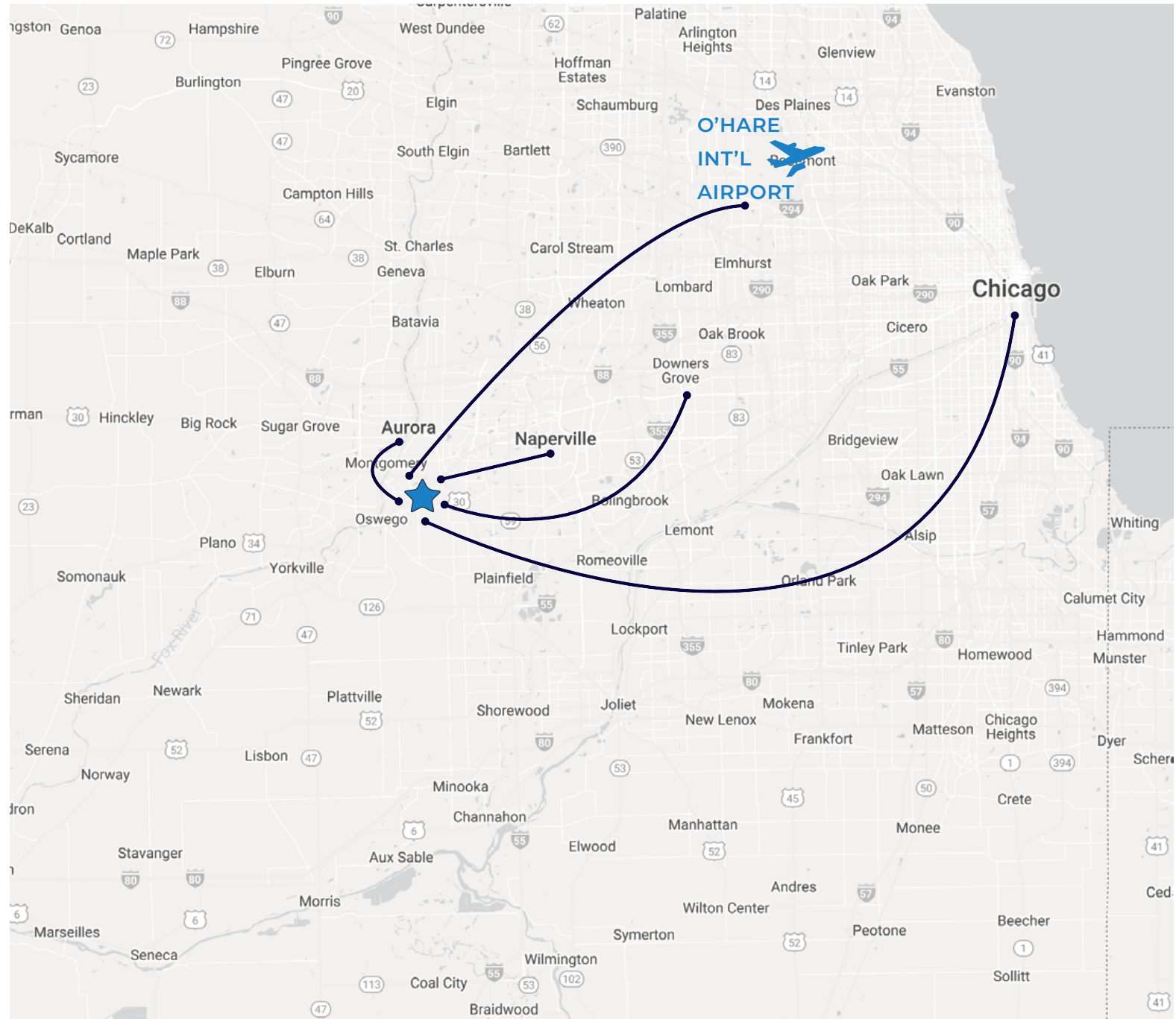
17 Miles

O'HARE INT'L AIRPORT

37 Miles

CHICAGO, IL

41 Miles



1 mile 3 miles 5 miles

POPULATION

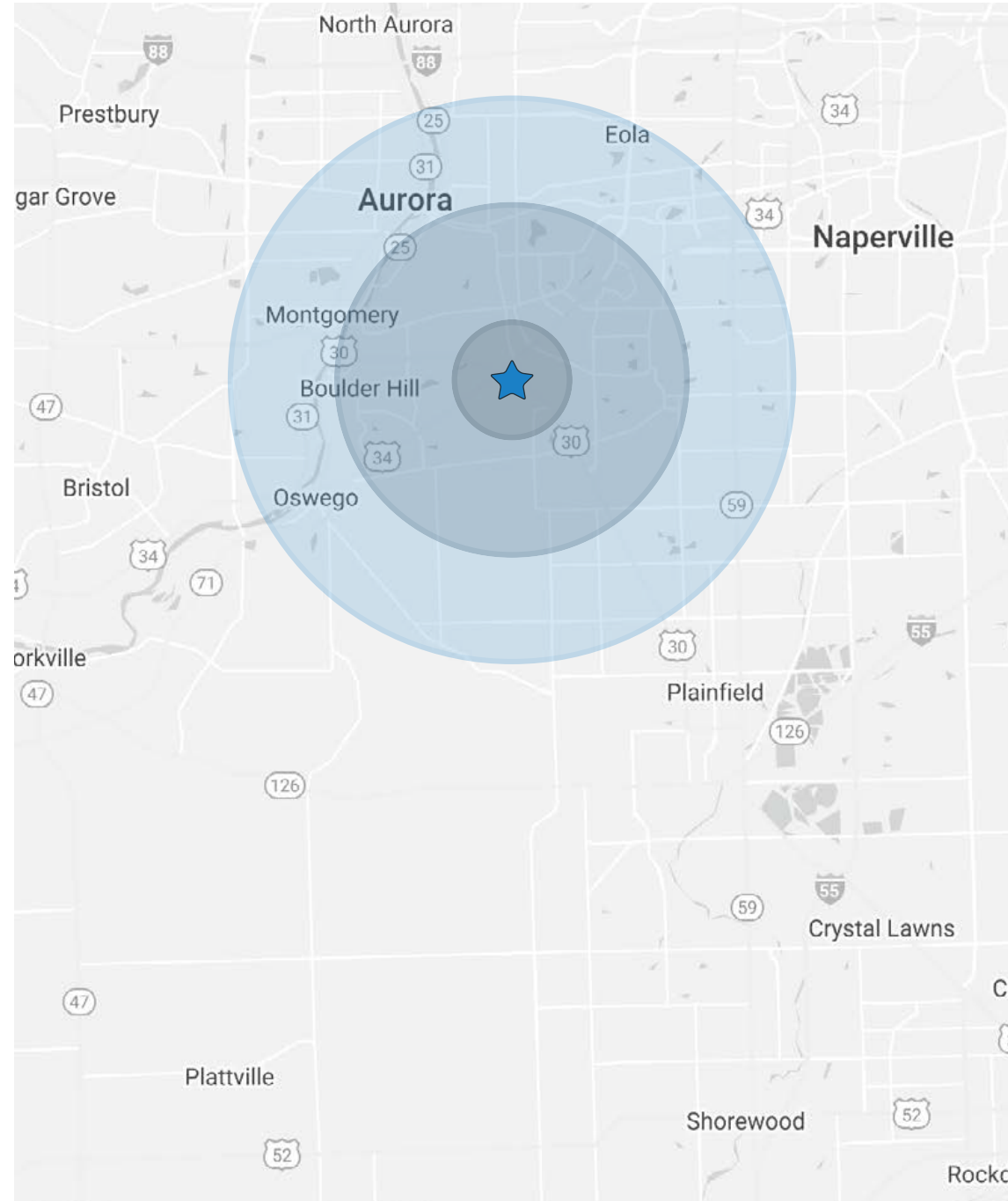
2022	7,666	100,304	241,772
2027 Projection	8,261	101,373	244,380

HOUSEHOLD INCOME

Average	\$120,809	\$99,167	\$110,221
Median	\$106,889	\$77,161	\$85,836

HOUSEHOLDS

2022	2,667	31,218	75,930
2027 Projection	2,872	31,624	76,807



241,772

5 Mile Population



\$110,221

5 Mile Ave. Household Income



Largest Municipality in Kendall County

Oswego is a city in northeast Kendall County, Illinois, in the United States. It is the largest municipality in Kendall County sitting at a population of 35,316 according to the 2020 census, almost tripling its count of 13,326 in the 2000 Census. Kendall County is known for being one of the top counties for families, public schools, young professionals, and outdoor activities. 85% of residents being homeowners and a strong per capita household income helps provides the community with sturdy economic base.

Downtown Oswego is home to historic buildings and homes, as well as shops and restaurants. The Village of Oswego launched a project to enhance and restore the historic downtown district. This project included significant infrastructure and streetscape improvements, such as the installation of brick pavers, sidewalks, landscaping, and decorative streetlights and benches.

Oswego, IL | Location Highlights

- » The Oswego area holds several races for fitness enthusiasts. Several area festivals are coordinated by the park district, such as the annual PrairieFest.
- » Oswego is known to some Chicago-area residents for the town dragstrip on State Route 34, which was open from 1955 until 1979, where muscle cars were raced by drivers from all over the Midwest.
- » Oswego was ranked #58 in 2011 on CNN/Money Magazine's Top 100 Best Towns to live.
- » The Waubensee Creek Promenade, which stretches from Main Street to the new park, is the final phase of the downtown enhancements.
- » In 2008, the village celebrated its 175th anniversary.

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary. All potential buyers are admonished and advised to engage Professional Advisors on legal issues, tax, regulatory, financial and accounting matters, and for questions involving the property's physical condition or financial outlook.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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