



PROPERTY DESCRIPTION

Proposed 9,700sf new retail building, right on the NE corner of Orchard and Lewis. Just waiting for the right tenant(s) to start construction! Excellent visibility and access at the stoplight intersection.

Great spot for a restaurant, professional services business, general retail, or medical. Take advantage of the big traffic numbers on Orchard, and the visibility from being across the street from Jewel-Osco, McDonalds, and more!

PROPERTY HIGHLIGHTS

- DRIVE-THRU AVAILABLE on N. ENDCAP
- On the main retail corridor in W. Oswego
- Half block away from busy Jewel Osco
- Hard corner access and visibility
- Very flexible floorplans available
- 1,700 up to 9,700sf available
- One of Illinois' fastest growing areas! (~2% /yr last 10 yrs)

OFFERING SUMMARY

Lease Rate:	\$25-32/sf/yr NNN
Number of Units:	5+
Available SF:	1,500 SF and up
Lot Size:	1.23 Acres
Building Size:	~9,700 SF
Traffic Count	17,748/day

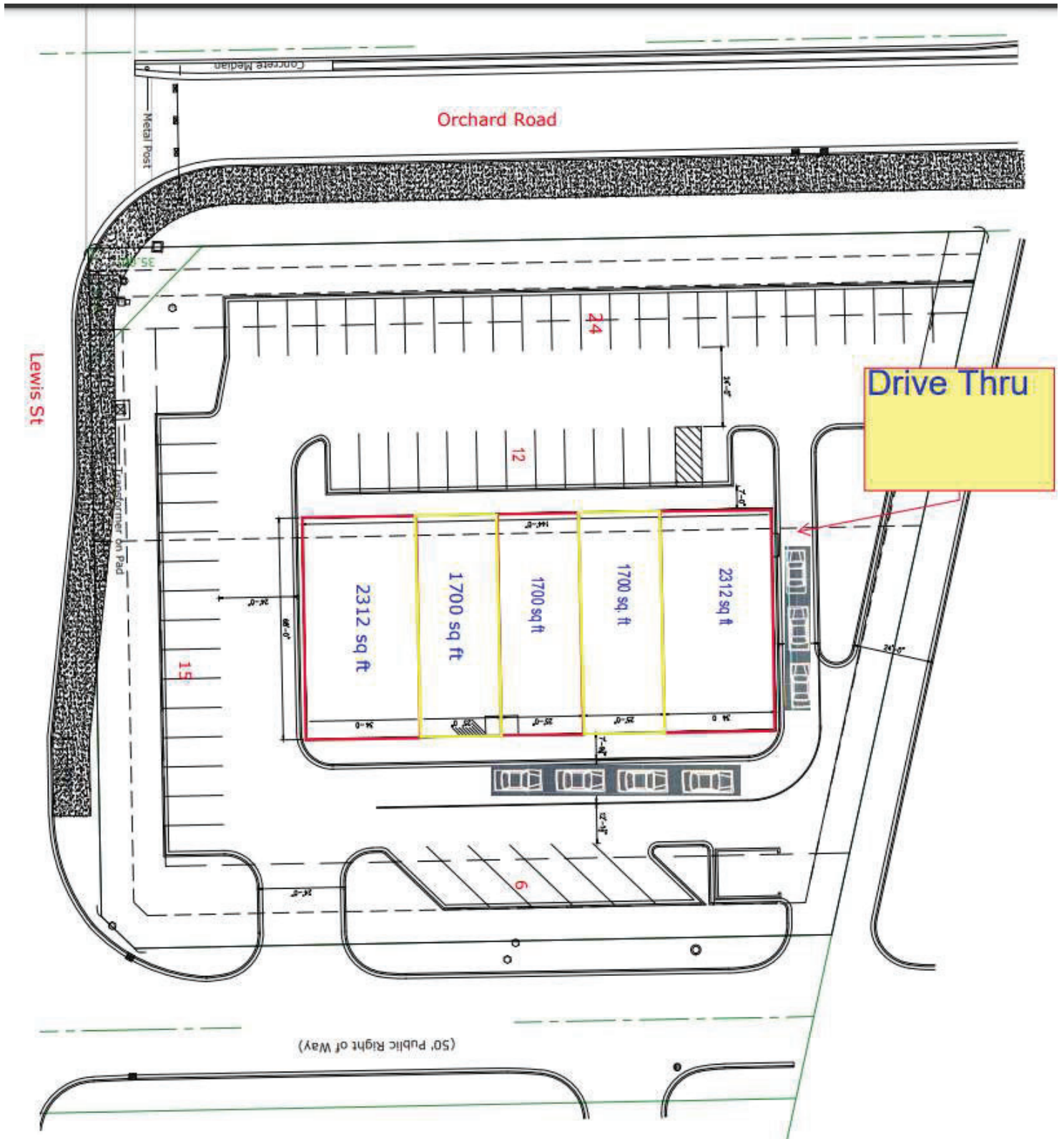
DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
Total Population	6,561	50,321	102,682
Projected Population '27	7,124	54,297	108,930
Average HH Income	\$140,641	\$124,730	\$113,837
Total Households	2,127	17,725	35,830

Information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, or withdrawal without notice.



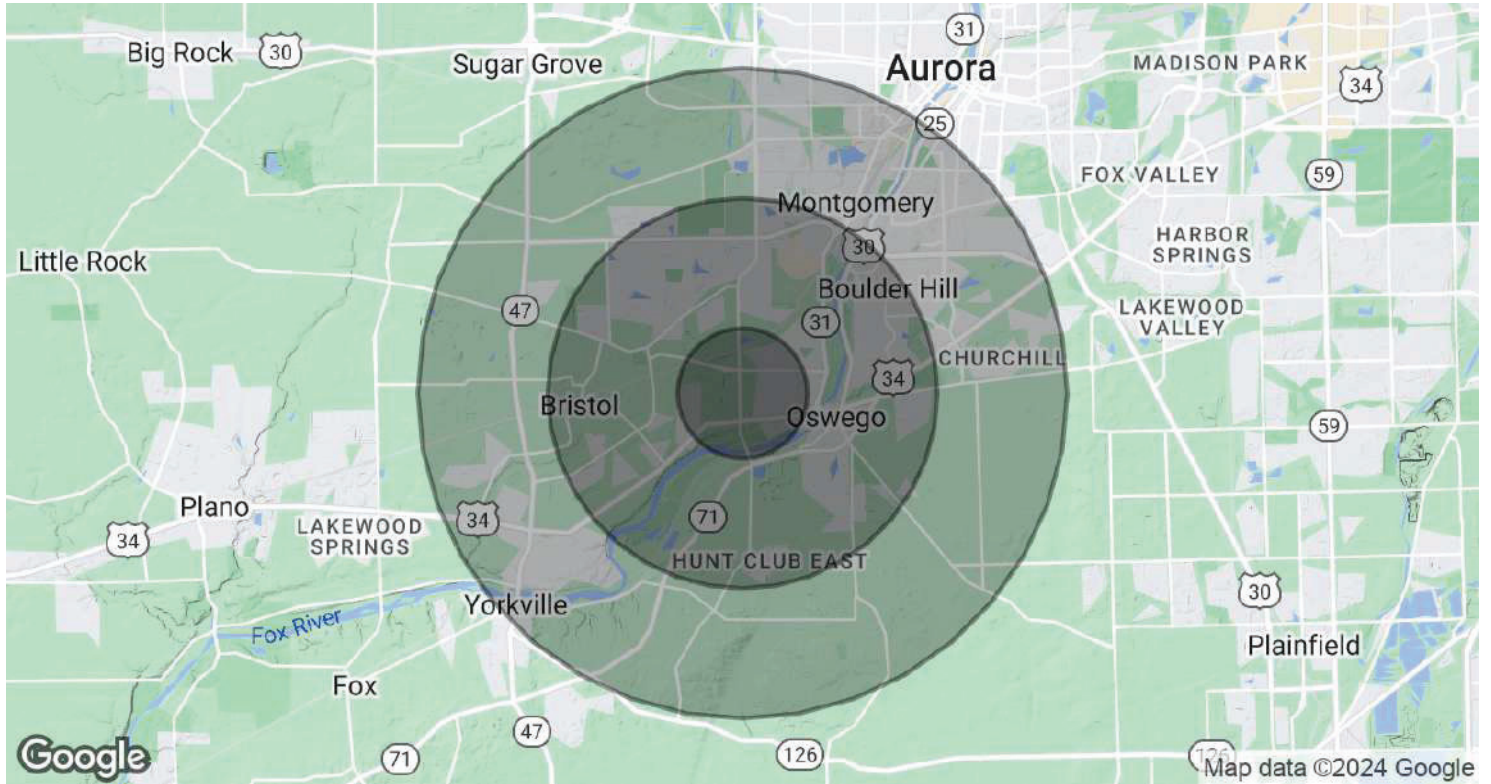


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POPULATION
1 MILE
3 MILES
5 MILES

Total Population	5,252	44,297	100,895
Average Age	40.8	35.5	34.9
Average Age (Male)	37.2	34.2	34.6
Average Age (Female)	44.2	37.6	36.4

HOUSEHOLDS & INCOME
1 MILE
3 MILES
5 MILES

Total Households	1,797	14,620	33,838
# of Persons per HH	2.9	3.0	3.0
Average HH Income	\$130,636	\$112,197	\$103,381
Average House Value	\$287,225	\$252,789	\$236,174

* Demographic data derived from 2020 ACS - US Census

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