



FOR LEASE

160 West Washington St,
Oswego, IL

\$28/SQ FT NNN
+\$5/SF CAM

EXQUISITE LOCATION IN DOWNTOWN OSWEGO

Discover the perfect setting for your next event venue, retail or restaurant located in the heart of Downtown Oswego! Situated within the new Hudson Crossing Residential Development, this space offers a unique blend of modern design and strategic location. This corner end-cap space features large windows and an overhead glass door that present views of the Fox River and the beautiful Hudson Crossing Park. The potential for a large elevated patio overlooking the park and river further enhances the allure, providing guests with a downtown vibe. The property includes exposed ceilings, a second-level area and a large garage door that opens to create an indoor-outdoor space, perfect for warm summer evenings.

This space is a blank canvas, awaiting your personal touch to bring it to life.

JASON PESOLA

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INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564



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PROPERTY HIGHLIGHTS

AMPLE
PARKING

3,389+/- SF FIRST FLOOR
977+/- SF MEZZANINE
AVAILABLE

GREAT
LOCATION

Ample parking is conveniently available with a parking garage immediately adjacent to the property, ensuring easy access for both patrons and staff. The location also benefits from built-in clientele from the surrounding residential units and consistent foot traffic from multiple events held across the street at the riverfront park, including Wine on the Fox and similar festivities.

Additional features include high ceilings up to 25 feet, central air conditioning, and secure storage, making it a practical choice for business operations. This space is ready for your vision to come to life.

PART OF THE NEW HUDSON CROSSING RESIDENTIAL DEVELOPMENT

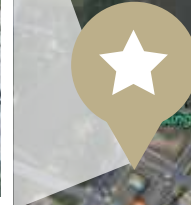
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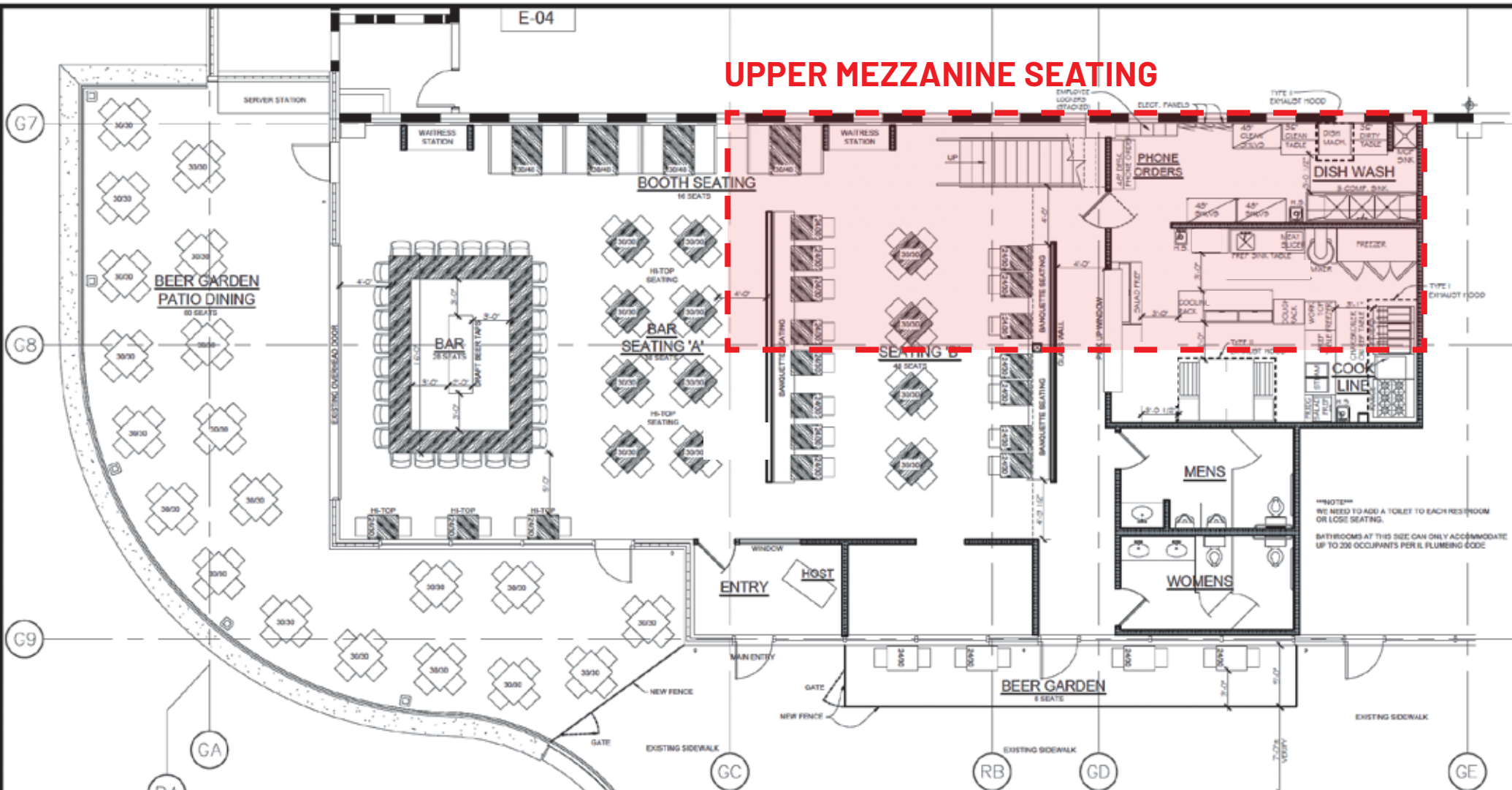


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SAMPLE RESTAURANT LAYOUT



UPPER MEZZANINE SEATING

**Option #1
PROPOSED FLOOR PLAN** 3,389 sq.ft.
SCALE: 1/8" = 1'-0" 207 Seats + 88 Patio Seats

NEW RESTAURANT
The Reserve at Hudson Crossing
Oswego, Illinois 60543

**ROBERT M. AKERS
ARCHITECTURE LLC**
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OSWEGO ILLINOIS DEMOGRAPHICS

160 West Washington St,
Oswego, IL

<https://www.census.gov/quickfacts/fact/table/oswegovillageillinois/PST045222>

2022 EST. POPULATION

35,850

MEDIAN PROPERTY VALUE

\$239,800

2018-2022 HOUSEHOLDS

12,203

TOTAL RETAIL SALES

\$14,904

PER CAPITA

MEDIAN HOUSEHOLD INCOME

\$112,109

2018 - 2022



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