



# PROPERTY HIGHLIGHTS

- Two Parcels
- Corner Lot
- High Visibility
- Multi-Family Opportunity
- TIF Eligible
- Central Business District
- Lot Size: 140' x 132'

**JASON PESOLA**

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**INTEGRA COMMERCIAL**

1960 Springbrook Square Dr #100  
Naperville, IL 60564



# FOR SALE - \$499,000 - GREAT COMMERCIAL OPPORTUNITY

155 S. Madison St., Oswego, IL 60543

PART OF OSWEGO BUSINESS DISTRICT



**This prime lot is ideal for a multitude of business ventures including retail, restaurant, multi-family, or medical/dental offices. Comprised of two parcels, this centrally located gem sits right in the heart of the bustling Downtown Oswego Business District.**

APN/TAXES: 03-17-354-006 / \$1,802.12  
APN/TAXES: 03-17-354-007 / \$1,802.12

## PROPERTY OVERVIEW

Positioned on a corner lot, your business will receive maximum exposure to passing foot and vehicle traffic. With a generous lot size measuring 140'x132', you have ample space to design and construct your visionary venture.

Moreover, this property presents a lucrative commercial opportunity with TIF eligibility, offering potential incentives for development. Whether you're looking to establish a new enterprise or expand your existing business, this property provides the perfect canvas for success. Don't miss out on the chance to elevate your business in the vibrant heart of Downtown Oswego!



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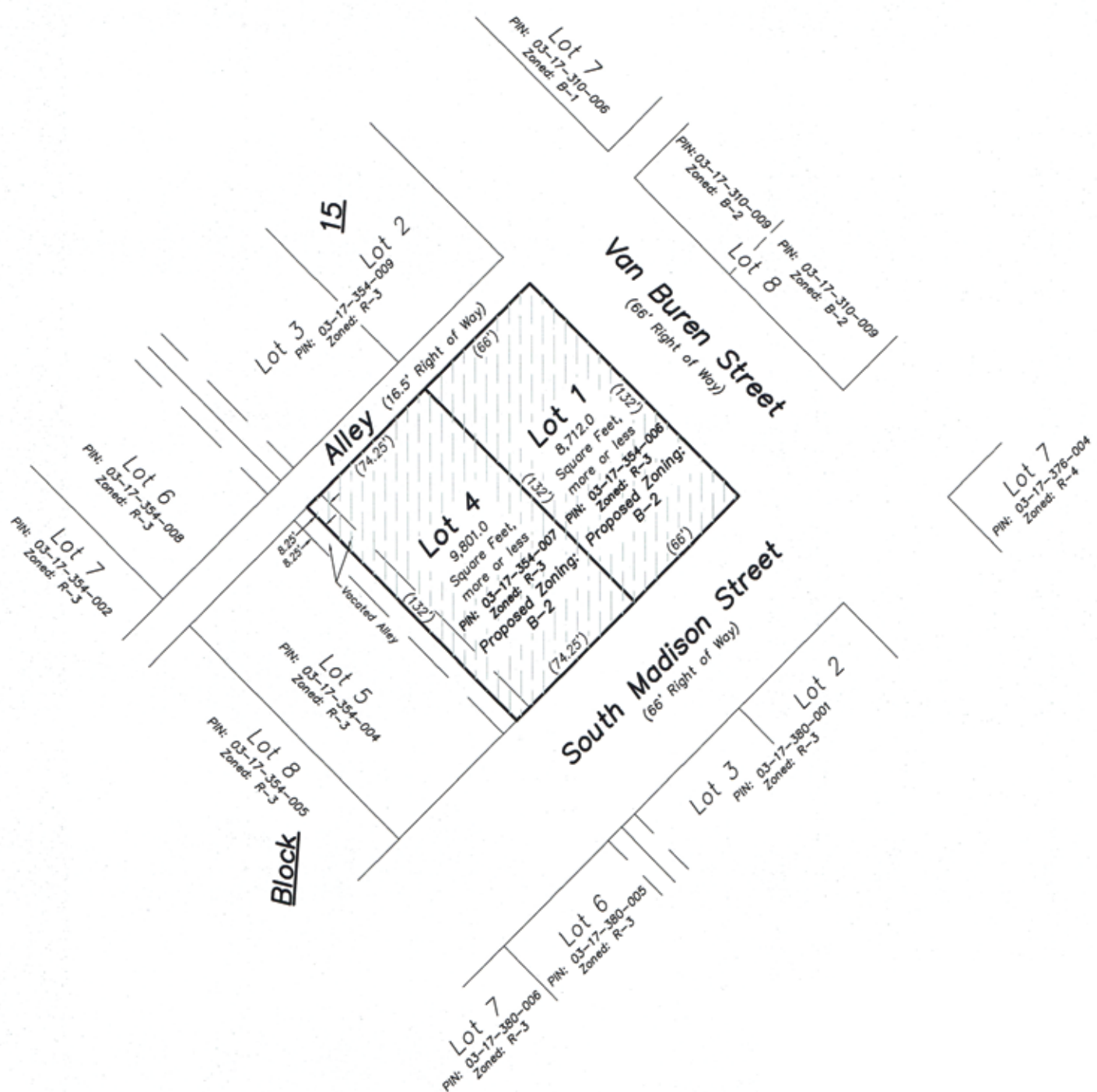
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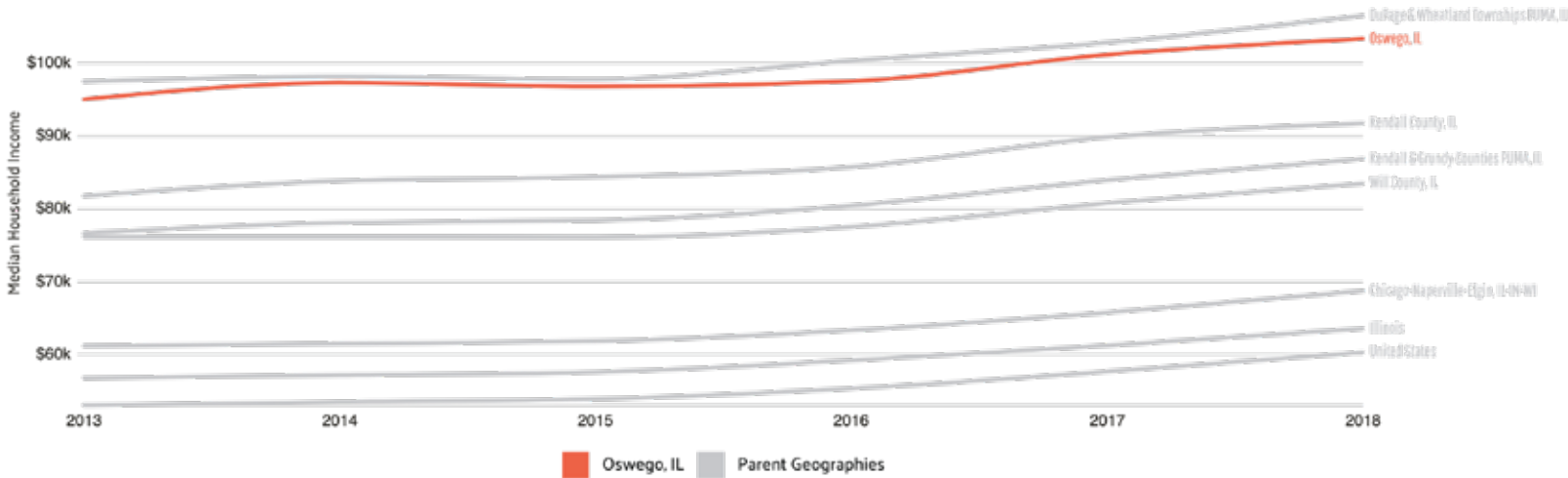
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# OSWEGO ILLINOIS DEMOGRAPHICS

155 S MADISON ST., OSWEGO, IL

## MEDIAN HOUSEHOLD INCOME



population  
**34,383**  
1.85% 1-year growth

median property value  
**\$239,800**  
2.52-% 1-year growth

number of employees  
**18,679**  
3.57% 1-year DECLINE

poverty rate  
**1.23%**

median age  
**36.4**

median household income  
**\$103,352**  
2.14% 1-year growth

## EMPLOYMENT BY OCCUPATION

Total: 18.7k



https://datausa.io/profile/geo/oswego-il

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