

Shadow Anchored By

**Walmart**   
Supercenter

**IN-LINE AND OUTLOTS  
AVAILABLE**



AT&T



**LEASE** WITH HIGHWAY PYLON SIGNAGE

# Ottawa Centre

**333 W STEVENSON RD**

Ottawa, IL 61350

**PRESENTED BY:**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$15.00 SF / NNN
<b>NUMBER OF UNITS:</b>	17
<b>AVAILABLE SF:</b>	1,000 to 3,000
<b>BUILDING SIZE:</b>	51,446 SF

## PROPERTY DESCRIPTION

Shadow anchored by Walmart Supercenter, Ottawa Centre is strategically located directly off of I-80 in LaSalle County. Ottawa Centre is an exceptional leasing opportunity offering versatile space ideal for various retail uses. With a prime location and high visibility, the site provides excellent opportunities for businesses looking to establish or expand their presence. The property features ample parking. The well-maintained exterior and professional landscaping enhance the overall appeal.

Don't miss out on this prime leasing opportunity in Ottawa, IL. Unlock the potential for your business at Ottawa Centre, 333 - 389 West Stevenson Road, and 4030 - 4038 Veterans Drive! All retail strip center spaces are divisible.

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# COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- Shadow Anchored by Walmart Supercenter
- Just off I-80 at Exit 90
- 1,000 to 3,000 SF Divisible retail strip center spaces
- Highway Pylon Signage on I-80
- Additional 2 Outlots & 1 Pad Site available
- Join Rosati's Pizza, AT&T, Cato Fashions, Shoe Dept., Sally Beauty, Maurices, and more...



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# LEASE SPACES

## LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	55,757 SF	<b>IN-LINE LEASE RATE:</b>	\$15.00 SF/yr

## AVAILABLE SPACES

### SUITE      TENANT SIZE (SF)      LEASE TYPE      LEASE RATE      DESCRIPTION

Space 335	Available	1,500 - 3,000 SF	NNN	\$15.00 SF/yr	In-line between Brother's Country Supply and Xtream by Mediacom (Spring 2026)
Space 337 - Inline	Available	1,500 SF	NNN	\$15.00 SF/yr	1,500 SF DIVISIBLE - In-line between Brother's Country Supply and Xtream by Mediacom (Spring 2026)
Spaces 335 & 337	Available	1,000 - 3,000 SF	NNN	\$15.00 SF/yr	Can combine spaces for up to 3,000 SF In-line between Brother's Country Supply and Xtream by Mediacom (Feb 2026)
Space 369 - Inline	Available	2,500 SF	NNN	\$15.00 SF/yr	2,500 SF DIVISIBLE - inline between Rent-A-Center and Dab City
Space 4030 - Endcap	Available	2,400 SF	NNN	\$15.00 SF/yr	2,400 SF DIVISIBLE - endcap adjacent to Cato Fashions

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# SITE PLAN



SPACE	TENANT	SIZE (SF)
333	XTream <i>Spring 2026</i>	2,000
335	<b>AVAILABLE</b>	1,500
337	<b>AVAILABLE</b>	1,500
339	Brother's Country Supply	6,500
349	Nail Salon	1,700
351-57	Fondita Mexican Grill	3,800
359	Sally Beauty	1,500
361	Great Clips	1,500
363	Rent-A-Center	4,452
369	<b>AVAILABLE</b>	2,500
373	Dab City	2,000
375	Rosati's Pizza	3,800
381	Maurice's	5,034
389	Shoe Show	4,700
4038	AT&T	2,400
4036	Cato	4,160
4030	<b>AVAILABLE</b>	2,400
PAD	<b>AVAILABLE</b>	12,000 SF
Lot 7	<b>AVAILABLE</b>	1.28 AC
Lot 8	<b>AVAILABLE</b>	1.28 AC

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## ADDITIONAL PHOTOS



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# RETAILER MAP

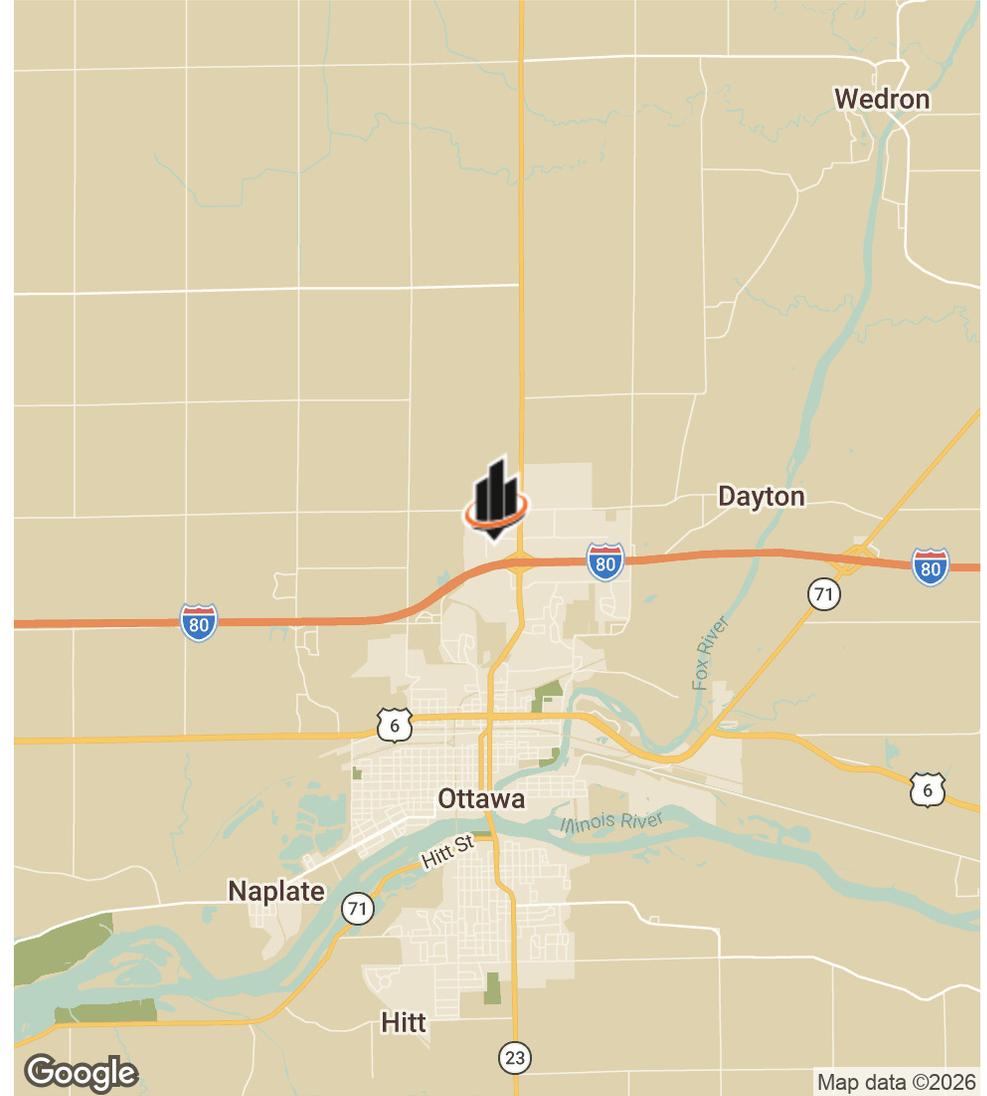
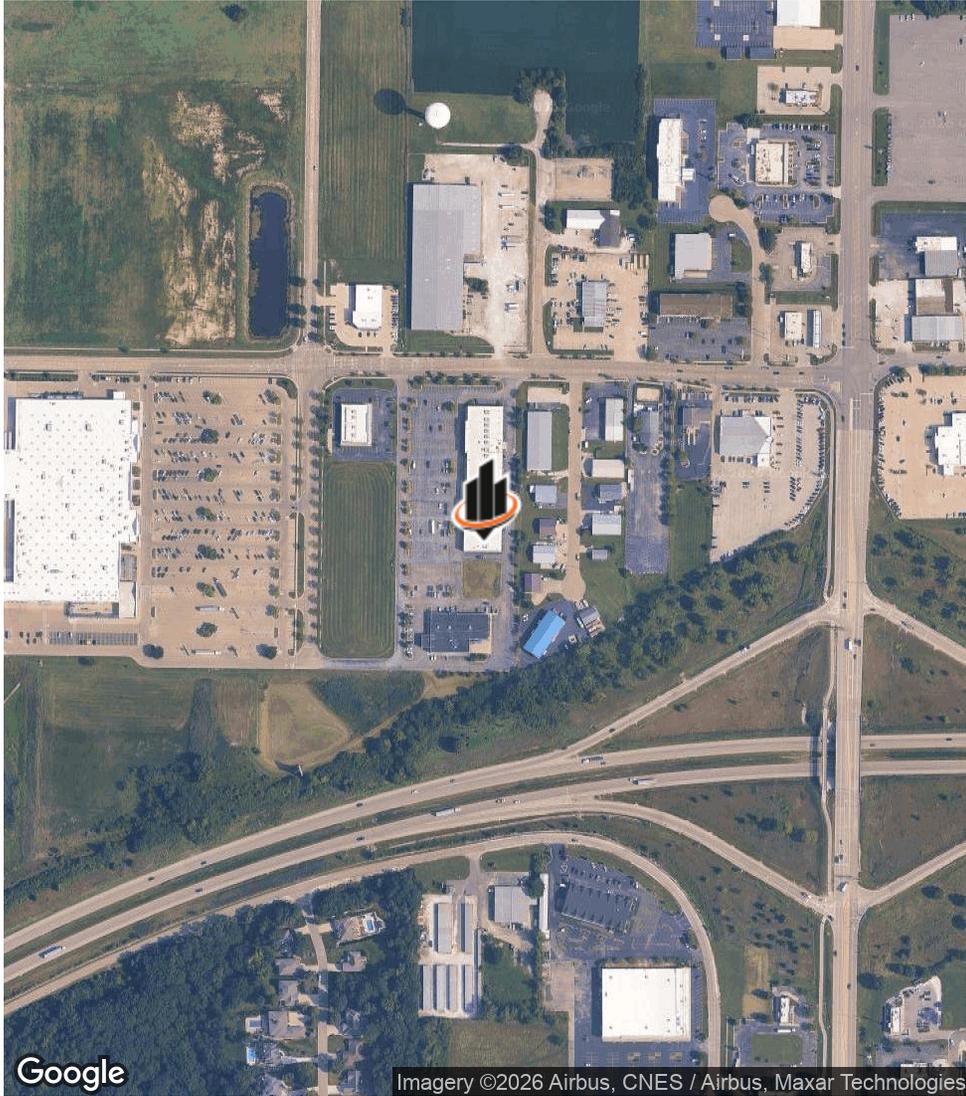


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# LOCATION MAPS



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

### 5 MILES 10 MILES 15 MILES

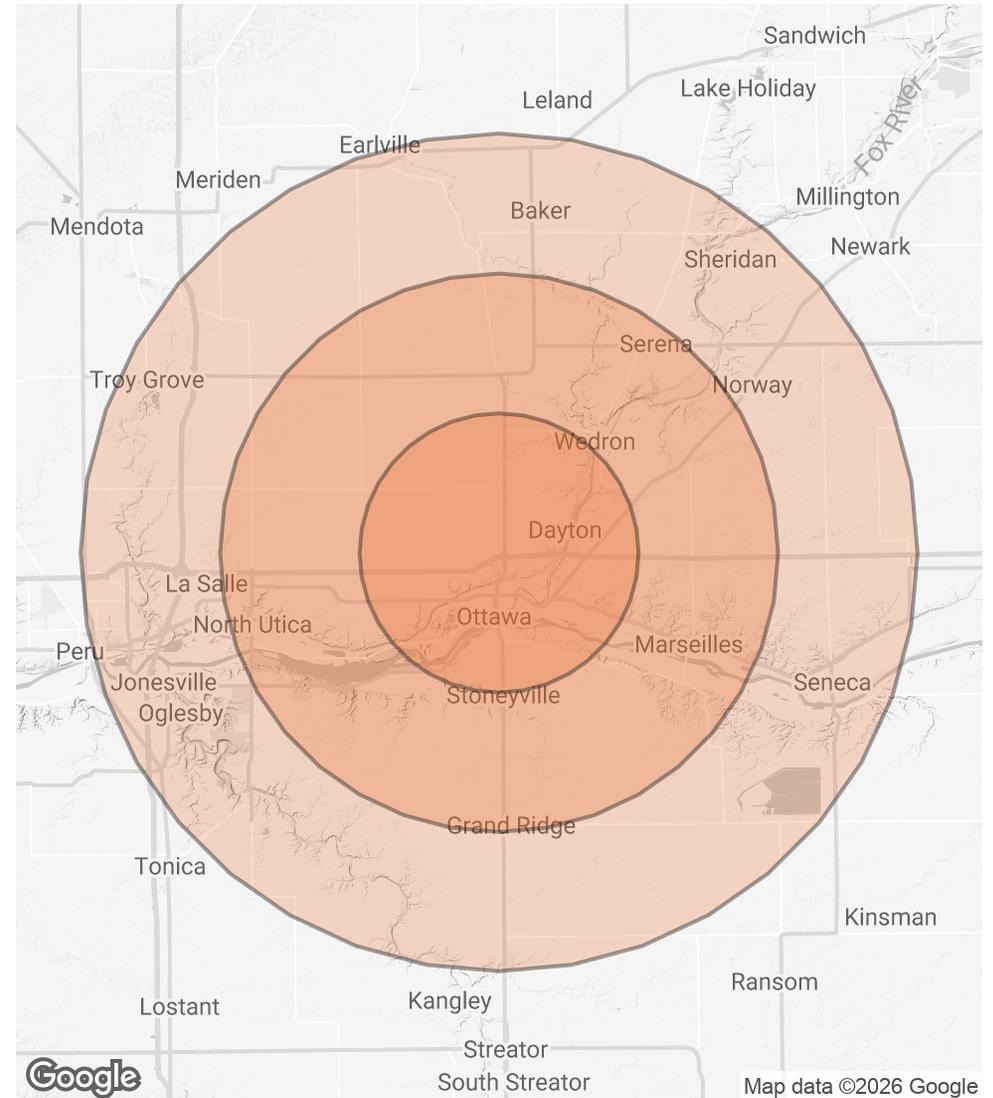
	5 MILES	10 MILES	15 MILES
<b>TOTAL POPULATION</b>	22,409	34,323	55,058
<b>AVERAGE AGE</b>	43	43	43
<b>AVERAGE AGE (MALE)</b>	42	42	42
<b>AVERAGE AGE (FEMALE)</b>	44	44	44

## HOUSEHOLDS & INCOME

### 5 MILES 10 MILES 15 MILES

	5 MILES	10 MILES	15 MILES
<b>TOTAL HOUSEHOLDS</b>	9,757	14,625	22,501
<b># OF PERSONS PER HH</b>	2.3	2.3	2.4
<b>AVERAGE HH INCOME</b>	\$90,311	\$92,927	\$93,410
<b>AVERAGE HOUSE VALUE</b>	\$198,678	\$211,096	\$218,898

Demographics data derived from AlphaMap



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