



FOR LEASE

120 West Washington St,
Oswego, IL

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

EXQUISITE LOCATION IN DOWNTOWN OSWEGO

A unique opportunity awaits with this open floorplan studio located in the heart of Downtown Oswego at Hudson Crossing. Featuring a distinctive glass garage door, this brand-new space is filled with natural light and offers a modern vibe. The layout provides endless possibilities, and with its attached parking garage, it's perfectly positioned for high foot traffic. Ideal for entrepreneurs, this space can easily be converted into a small restaurant or other commercial ventures. Don't miss the chance to make this dynamic space your own in a thriving downtown location.

JASON PESOLA

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INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564



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Oswego, IL

PROPERTY HIGHLIGHTS

AMPLE
PARKING

LOCATED IN
DOWNTOWN
OSWEGO

IMMEDIATELY
AVAILABLE

PARKING
GARAGE

2,373+/-
TOTAL SF

EXCELLENT
CONDITION

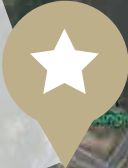
PART OF THE NEW HUDSON CROSSING RESIDENTIAL DEVELOPMENT

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OSWEGO ILLINOIS DEMOGRAPHICS

120 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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