



ONE CHICAGO
COMMERCIAL

**DEVELOPMENT
MEMORANDUM**

**COMMERCIAL &
WHOLESALE
DISTRICT**



**LOT 1 WIESBROOK DR.
ROUTE 30
OSWEGO, IL 60543**

ONE CHICAGO COMMERCIAL
903 Commerce Drive, Oak Brook, IL 60523
Cell: (312) 286-9482 Main: (312) 971-7777

AERIAL VIEW MAP



ONE CHICAGO
COMMERCIAL

AREA SUMMARY

Property Description

The Urban Knight Group at One Chicago Commercial has been Exclusively engaged to market Lot 1 Wiesbrook (Route 30) Dr., Oswego, IL 60543. The property is comprised of 99,776 square feet of vacant land with a F.A.R of 1.5 equaling a buildable square foot of 149,664.

Specifics

Zoning: B-3 No Maximum Height Allowance

Vacant Land

Commercial & Wholesale Use

Building Size: 149,664

Land Square Footage: 99,776

Lot Size: 2.29 acres

F.A.R Not to exceed 1.5

REQUIRED YARDS

- Front Yard: Not less than twenty (20) feet in depth.
- Side Yard: No yard is required; if a yard is provided it shall be not less than five (5) feet in depth.
- Rear yard: Not less than thirty (30) feet in depth.
- Well developed area; car dealership, trucking, several malls, hotel.
- Near I-88

Asking Price: \$549,000



AREA SUMMARY

PROPERTY HIGHLIGHTS

- High traffic volume
- Established neighborhoods
- Successful surrounding businesses
- The village of Oswego is located 45 miles west of Chicago in the north-east section of Kendall County, at the border of Will, Kane and DuPage counties. This four county area is recognized as one of the most rapidly growing regions in Illinois and the Midwest. Since 2000, Oswego's population has more than doubled. This region has been one of the fastest growing areas in the country. This rapid expansion has included both residential and commercial projects, many of which are ongoing.
- Property is located along an active and growing commercial commercial corridor along Ogden Avenue (Rt. 34) on the seams between Oswego, Montgomery and Aurora.



AREA SUMMARY (CON'T)

Neighborhood Overview

Lot 1, unit 6 of the Kendall Business Center is in a prime location. Situated off Rt. 30 on Weisbrook Drive next to the River View Ford Dealership and across the street from Blain's Farm and Fleet. A great location for a retail establishment or a professional office looking for the high traffic count of highway route 30. a fully improved lot with, water sewer, off-site storm water detention. Situated in rapidly growing Kendall County, Kendall Point Business Center provides a low tax base and strong potential for future growth. Just five mile west of Fox Valley Shopping Center and 8.5 miles south of I-88 via Orchard Rd.





Business Summary

1 Kendall Point Dr, Oswego, Illinois, 60543
 Ring Bands: 0-5 mile radii

Prepared by Esri
 Latitude: 41.71057
 Longitude: -88.29864

Data for all businesses in area		0 - 5 mile			
Total Businesses:		4,937			
Total Employees:		68,196			
Total Residential Population:		239,931			
Employee/Residential Population Ratio (per 100 Residents)		28			
by SIC Codes		Businesses		Employees	
		Number	Percent	Number	Percent
Agriculture & Mining		101	2.0%	779	1.1%
Construction		439	8.9%	3,270	4.8%
Manufacturing		185	3.7%	5,070	7.4%
Transportation		146	3.0%	2,749	4.0%
Communication		47	1.0%	300	0.4%
Utility		7	0.1%	132	0.2%
Wholesale Trade		200	4.1%	7,116	10.4%
Retail Trade Summary		996	20.2%	14,158	20.8%
Home Improvement		68	1.4%	1,544	2.3%
General Merchandise Stores		39	0.8%	2,103	3.1%
Food Stores		113	2.3%	2,160	3.2%
Auto Dealers, Gas Stations, Auto Aftermarket		120	2.4%	1,017	1.5%
Apparel & Accessory Stores		57	1.2%	554	0.8%
Furniture & Home Furnishings		75	1.5%	654	1.0%
Eating & Drinking Places		296	6.0%	4,598	6.7%
Miscellaneous Retail		228	4.6%	1,528	2.2%
Finance, Insurance, Real Estate Summary		394	8.0%	3,421	5.0%
Banks, Savings & Lending Institutions		82	1.7%	1,135	1.7%
Securities Brokers		47	1.0%	148	0.2%
Insurance Carriers & Agents		112	2.3%	971	1.4%
Real Estate, Holding, Other Investment Offices		153	3.1%	1,167	1.7%
Services Summary		2,119	42.9%	29,198	42.8%
Hotels & Lodging		14	0.3%	139	0.2%
Automotive Services		198	4.0%	835	1.2%



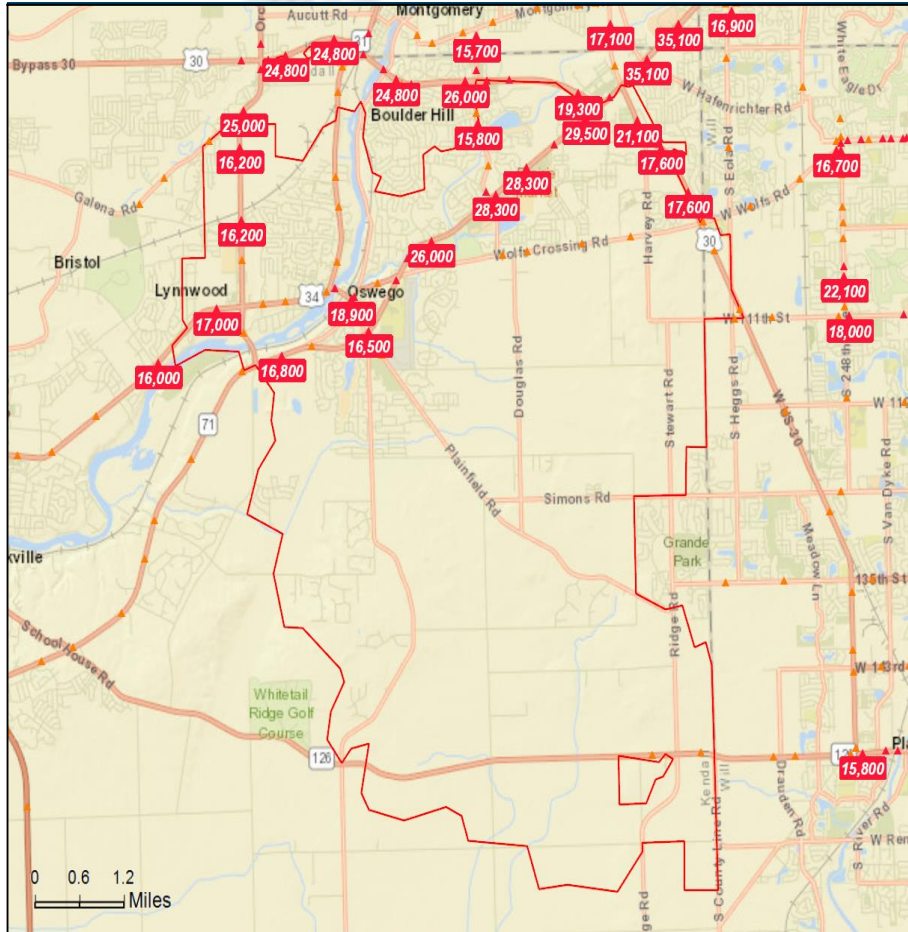
TRAFFIC COUNT



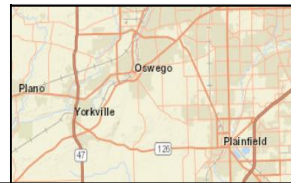
Traffic Count Map

60543 (Oswego)
 60543 (Oswego)
 Geography: ZIP Code

Prepared by Esri



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



PLAT OF SURVEY

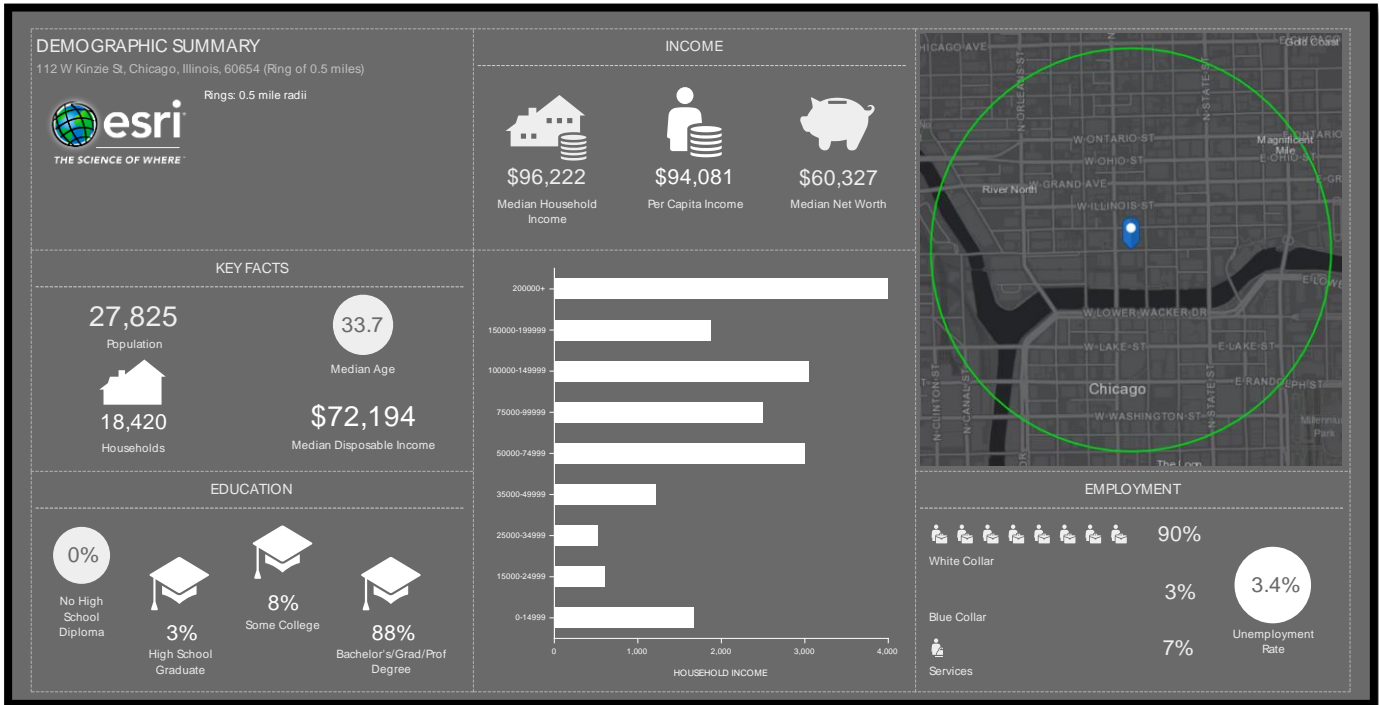
PART OF THE NW 1/4 OF SEC. 3, T 37 N, R 8 E OF THE 3RD P.M., K

TRACT	P.L.A.	AREA ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
LOT 1	12-12-19-19-19	1.000 AC.	N.A.	N.A.	1.000 AC.	1.000 AC.	1.000 AC.
LOT 2	12-12-19-19-19	1.000 AC.	N.A.	N.A.	1.000 AC.	1.000 AC.	1.000 AC.
LOT 3	12-12-19-19-19	1.000 AC.	N.A.	N.A.	1.000 AC.	1.000 AC.	1.000 AC.
LOT 4	12-12-19-19-19	1.000 AC.	N.A.	N.A.	1.000 AC.	1.000 AC.	1.000 AC.
LOT 5	12-12-19-19-19	1.000 AC.	N.A.	N.A.	1.000 AC.	1.000 AC.	1.000 AC.
LOT 6	12-12-19-19-19	1.000 AC.	N.A.	N.A.	1.000 AC.	1.000 AC.	1.000 AC.
LOT 7	12-12-19-19-19	1.000 AC.	N.A.	N.A.	1.000 AC.	1.000 AC.	1.000 AC.
LOT 8	12-12-19-19-19	1.000 AC.	N.A.	N.A.	1.000 AC.	1.000 AC.	1.000 AC.
LOT 9	12-12-19-19-19	1.000 AC.	N.A.	N.A.	1.000 AC.	1.000 AC.	1.000 AC.
LOT 10	12-12-19-19-19	1.000 AC.	N.A.	N.A.	1.000 AC.	1.000 AC.	1.000 AC.

PLAT OF SURVEY



DEMOGRAPHIC & INCOME PROFILE



DEMOGRAPHIC & INCOME PROFILE



Retail Market Potential

1 Kendall Point Dr, Oswego, Illinois, 60543
Ring Band: 0 - 5 mile radius

Prepared by Esri
Latitude: 41.71057
Longitude: -88.29864

Demographic Summary	2018	2023
Population	239,931	247,584
Population 18+	167,769	175,303
Households	74,327	76,674
Median Household Income	\$77,128	\$83,176

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Apparel (Adults)			
Bought any men's clothing in last 12 months	82,097	48.9%	104
Bought any women's clothing in last 12 months	74,124	44.2%	102
Bought clothing for child <13 years in last 6 months	58,440	34.8%	130
Bought any shoes in last 12 months	94,362	56.2%	105
Bought costume jewelry in last 12 months	30,776	18.3%	101
Bought any fine jewelry in last 12 months	32,158	19.2%	107
Bought a watch in last 12 months	27,140	16.2%	102
Automobiles (Households)			
HH owns/leases any vehicle	65,777	88.5%	103
HH bought/leased new vehicle last 12 mo	8,065	10.9%	112
Automotive Aftermarket (Adults)			
Bought gasoline in last 6 months	146,719	87.5%	102
Bought/changed motor oil in last 12 months	82,150	49.0%	103
Had tune-up in last 12 months	45,620	27.2%	106
Beverages (Adults)			
Drank bottled water/seltzer in last 6 months	123,311	73.5%	106
Drank regular cola in last 6 months	77,936	46.5%	105
Drank beer/ale in last 6 months	72,688	43.3%	103
Cameras (Adults)			
Own digital point & shoot camera/camcorder	18,431	11.0%	94
Own digital SLR camera/camcorder	14,104	8.4%	108
Printed digital photos in last 12 months	40,277	24.0%	103
Cell Phones (Adults/Households)			
Bought cell phone in last 12 months	65,419	39.0%	108
Have a smartphone	144,247	86.0%	108
Have a smartphone: Android phone (any brand)	72,537	43.2%	111
Have a smartphone: Apple iPhone	68,778	41.0%	107
Number of cell phones in household: 1	15,795	21.3%	69
Number of cell phones in household: 2	27,062	36.4%	95
Number of cell phones in household: 3+	29,924	40.3%	146
HH has cell phone only (no landline telephone)	41,496	55.8%	106
Computers (Households)			
HH owns a computer	56,733	76.3%	103
HH owns desktop computer	29,616	39.8%	104
HH owns laptop/notebook	43,904	59.1%	104
HH owns any Apple/Mac brand computer	14,688	19.8%	111
HH owns any PC/non-Apple brand computer	47,358	63.7%	101
HH purchased most recent computer in a store	26,996	36.3%	98
HH purchased most recent computer online	10,490	14.1%	105
Spent <\$500 on most recent home computer	10,539	14.2%	93
Spent \$500-\$999 on most recent home computer	12,817	17.2%	98
Spent \$1,000-\$1,499 on most recent home computer	7,179	9.7%	102
Spent \$1,500-\$1,999 on most recent home computer	3,649	4.9%	106
Spent \$2,000+ on most recent home computer	3,478	4.7%	115

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior



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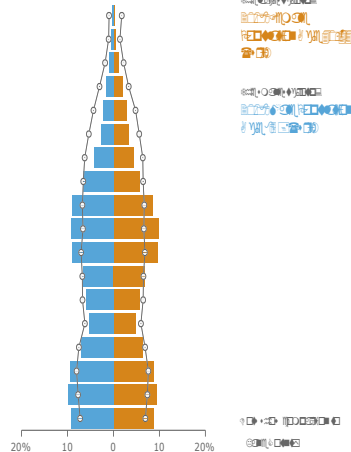
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<p>7A Up and Coming Families</p>	<p>100.0%</p>
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