



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 - \$399,000 - GREAT COMMERCIAL OPPORTUNITY

155 S. Madison St., Oswego, IL 60543

PART OF OSWEGO BUSINESS DISTRICT



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!

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 / \$1,887.66

APN/TAXES: 03-17-354-007 / \$1,887.66



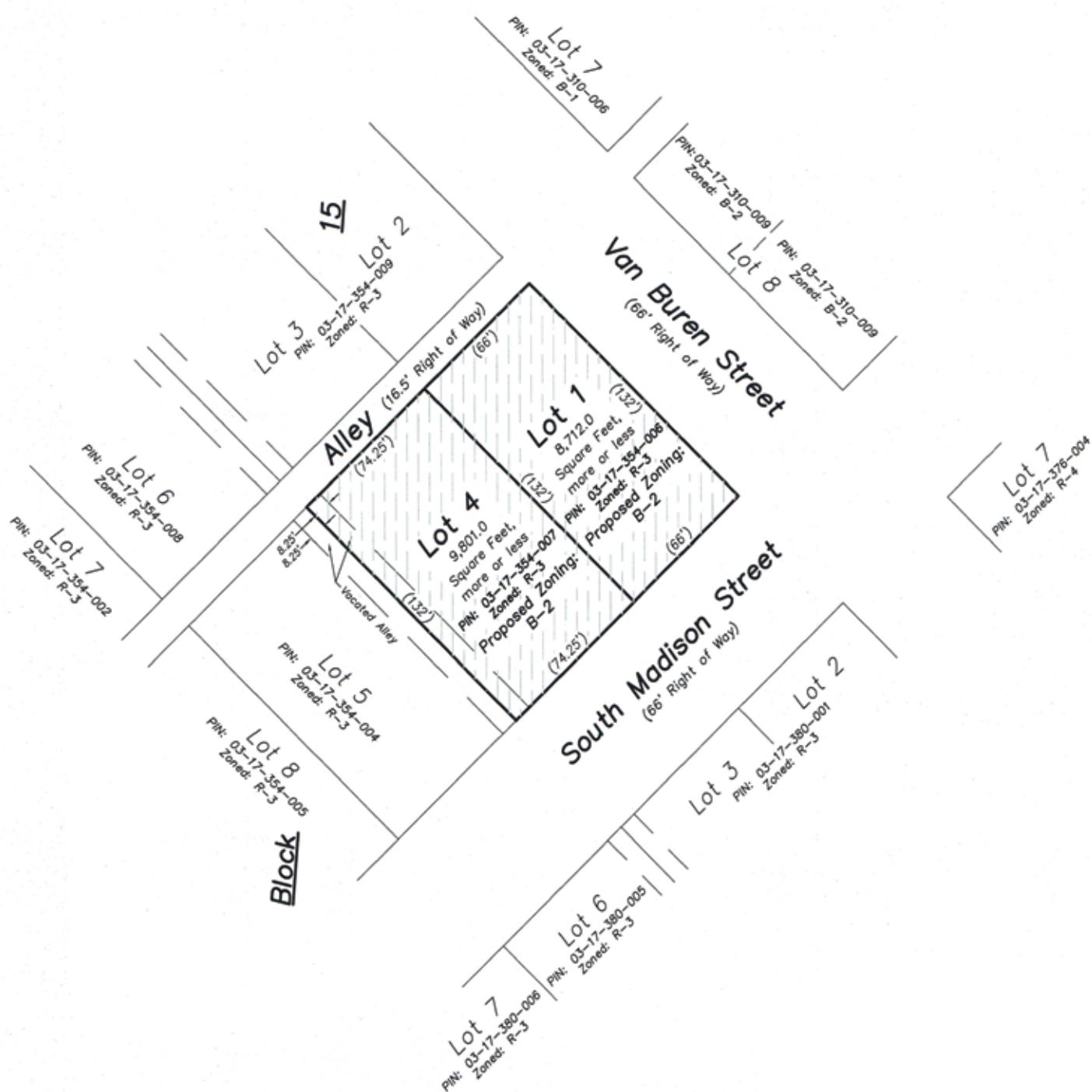
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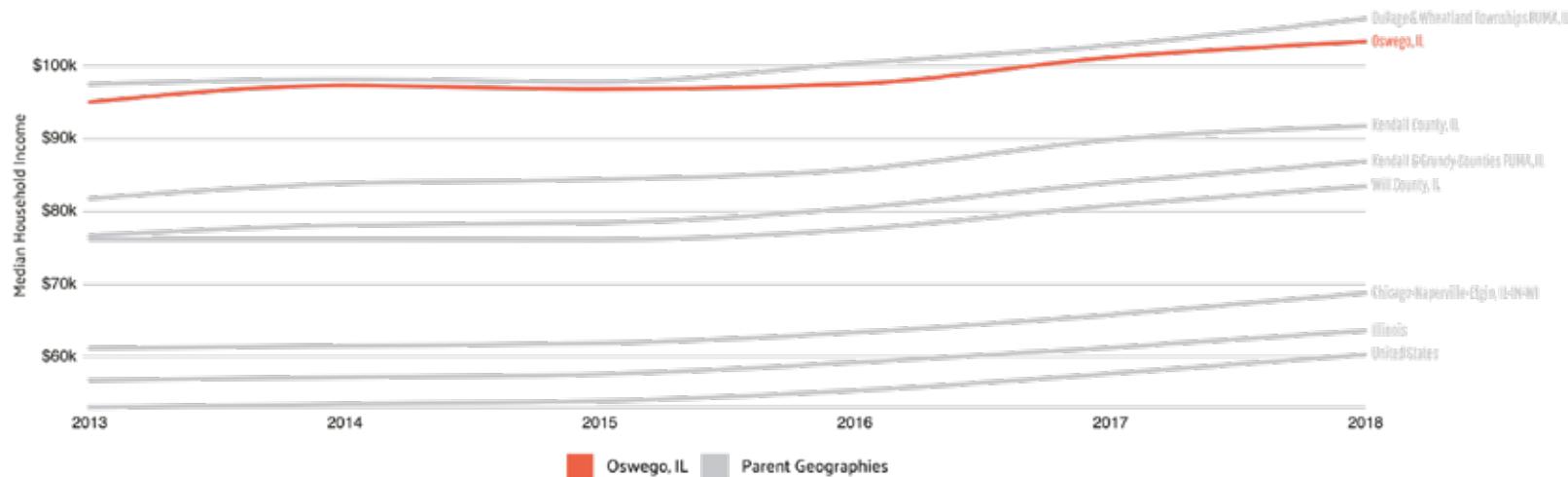
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OSWEGO ILLINOIS DEMOGRAPHICS

155 S MADISON ST., OSWEGO, IL

MEDIAN HOUSEHOLD INCOME



EMPLOYMENT BY OCCUPATION



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1960 Springbrook Square Dr #100
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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