

NOW LEASING A CUSTOM BUILT PRIVATE SUITE

A STYLISH 165 SF OFFICE LOFT AVAILABLE!

113 MAIN ST. OSWEGO, IL



**THIRD FLOOR
NOW AVAILABLE**

BEAUTIFUL VIEWS OF THE FOX RIVER

PROPERTY HIGHLIGHTS

- High Traffic Volume
- Trophy Location
- Kitchenette & Waiting Area
- First & Second Floor Fully Leased
- Custom Built Office Loft - ONE LEFT!
- In the Heart of Downtown Oswego

JASON PESOLA

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INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564

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PROPERTY SUMMARY

Experience Historic Downtown Oswego with a custom-built office pod on the 3rd floor. Enjoy the convenience of being close to Downtown Oswego's finest amenities, including bars, restaurants, shops, and services—all within walking distance. This is your chance to establish your business in the charming and historic Downtown Oswego!

**FIRST FLOOR IS FULLY LEASED & SECOND FLOOR IS FULLY LEASED
JUST ONE OFFICE LOFT LEFT!**

Contact Jason Pesola today for a private walk-through.



PROPERTY OVERVIEW

PROPERTY TYPE:	OFFICE
PROPERTY SUB TYPE:	MEDICAL
YEAR BUILT:	2020
SUITES:	165 +/- SF
ZONED:	B-2
PARCEL ID:	03-17-309-009



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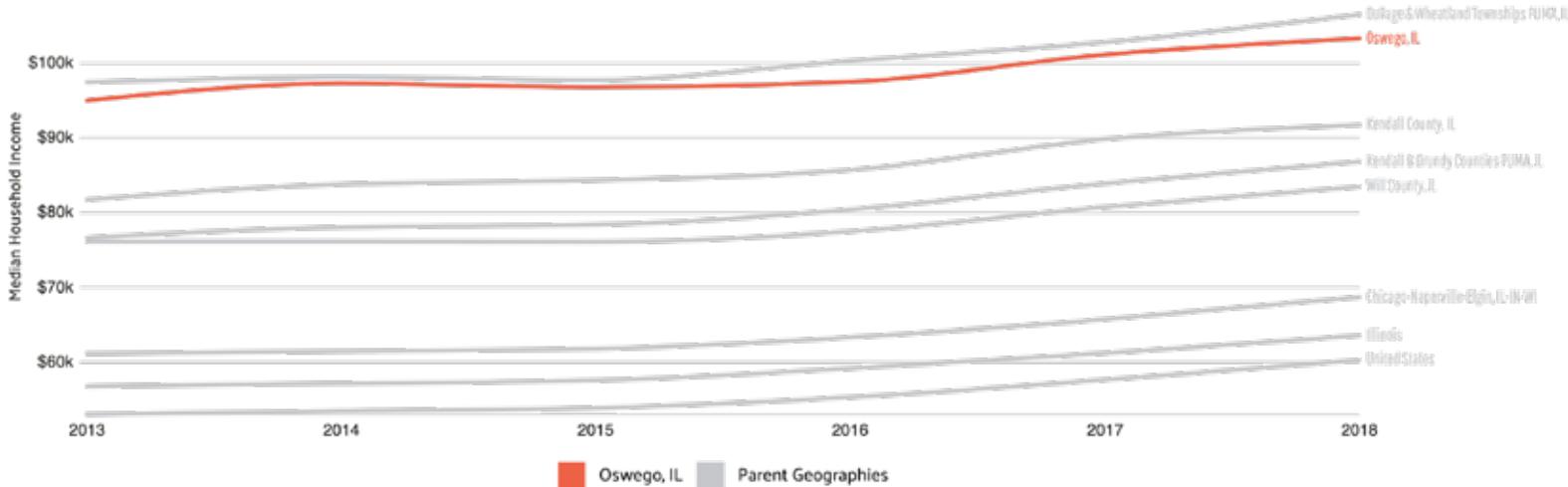
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OSWEGO ILLINOIS DEMOGRAPHICS

113 MAIN 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 GROWTH

EMPLOYMENT BY OCCUPATION



POVERTY RATE
1.23%

MEDIAN AGE
36.4

MEDIAN HOUSEHOLD INCOME
\$103,352
2.14% 1-YEAR GROWTH

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