

# WALLY OTTAWA PLAZA

2610, 2620 AND 2740-44 COLUMBUS STREET, OTTAWA, IL 61350



**\$16.50 SF/YR**

## OFFERING SUMMARY

Available SF:	1,739 SF
Lot Size:	5.0 Acres
Year Built:	2005
Building Size:	31,208 SF
Zoning:	C-3   Special Business
Market:	Chicago
Submarket:	Ottawa/Peru

## PROPERTY OVERVIEW

Wally Ottawa Plaza is a highly visible 31,208 sf Grocery Anchored Shopping Center. The Plaza hosts several regional and national tenants, including Aldi, Hibbett Sports, Dollar Tree, Sherwin Williams, and Athletico. Area Tenants include Kroger, Walmart, Dunkin Donuts, Culver's, Verizon, Dairy Queen, Blaine's Farm & Fleet, Cracker Barrel and many others.

## LOCATION OVERVIEW

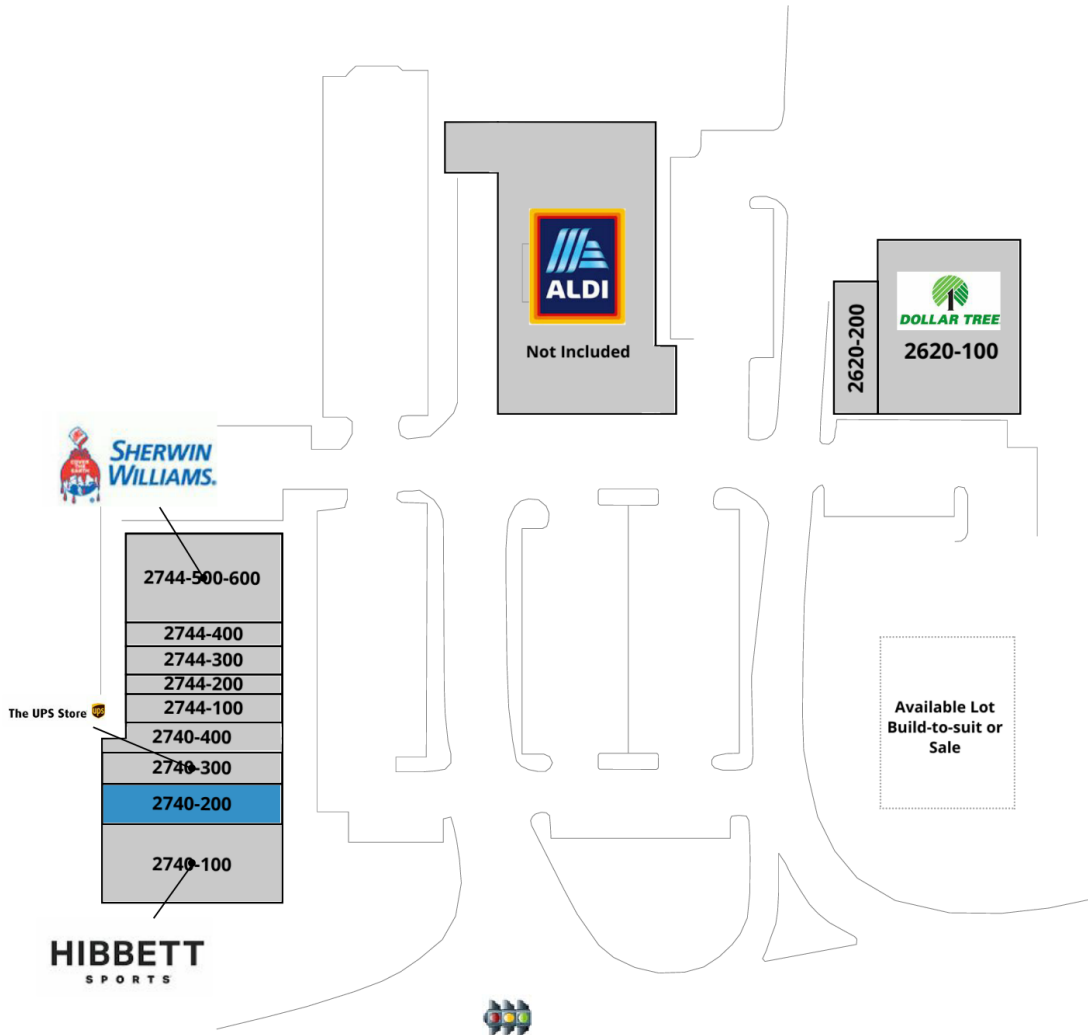
Wally Ottawa Plaza Shopping Center is located 0.4 miles south of I-80 on the east side of Columbus St and Kain St. The City of Ottawa is roughly 80 miles southwest of Chicago. Its community serves as retail hub for LaSalle County and hosts major distribution centers for Pet Smart and Kohls, among many other major companies' industrial facilities.

## PROPERTY HIGHLIGHTS

- Grocery Anchored
- Fantastic Visibility from Columbus St (Rt 23)
- Lighted Intersection

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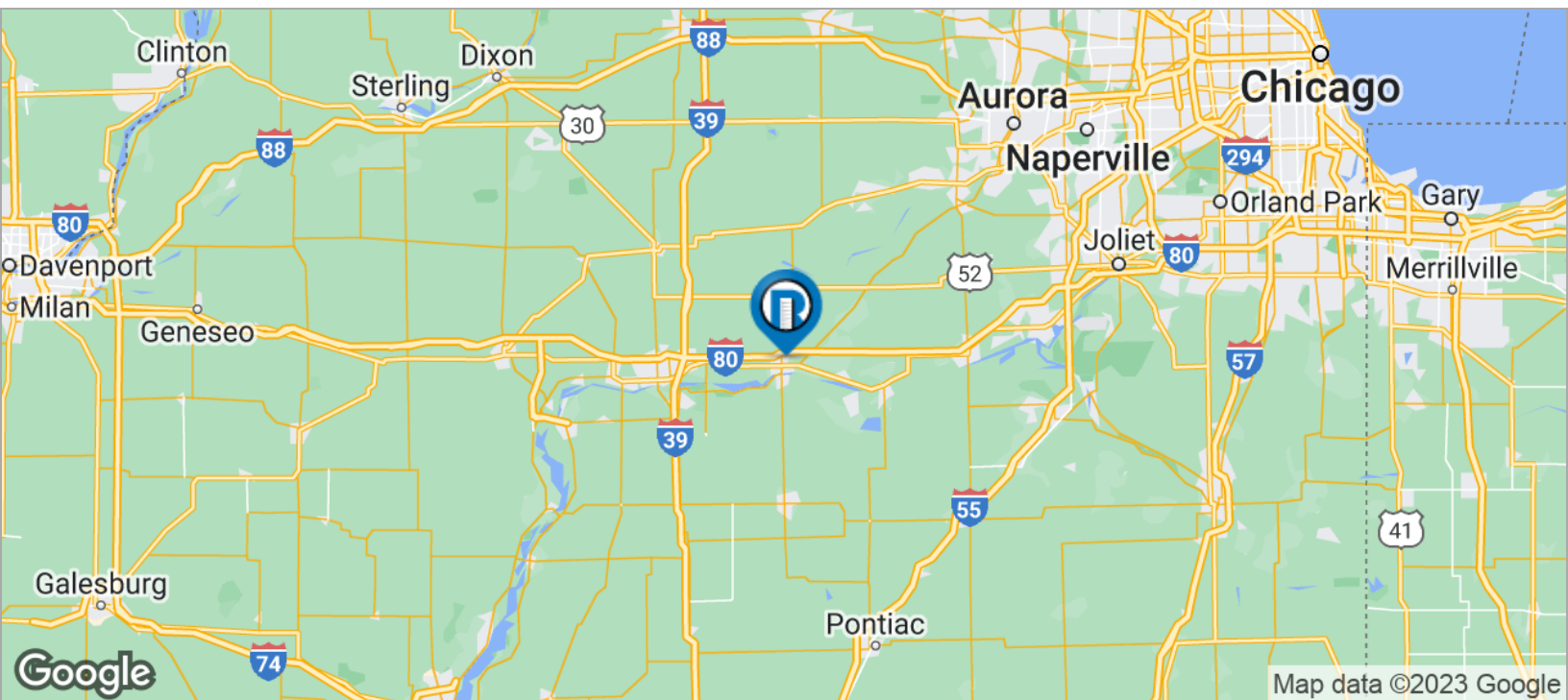
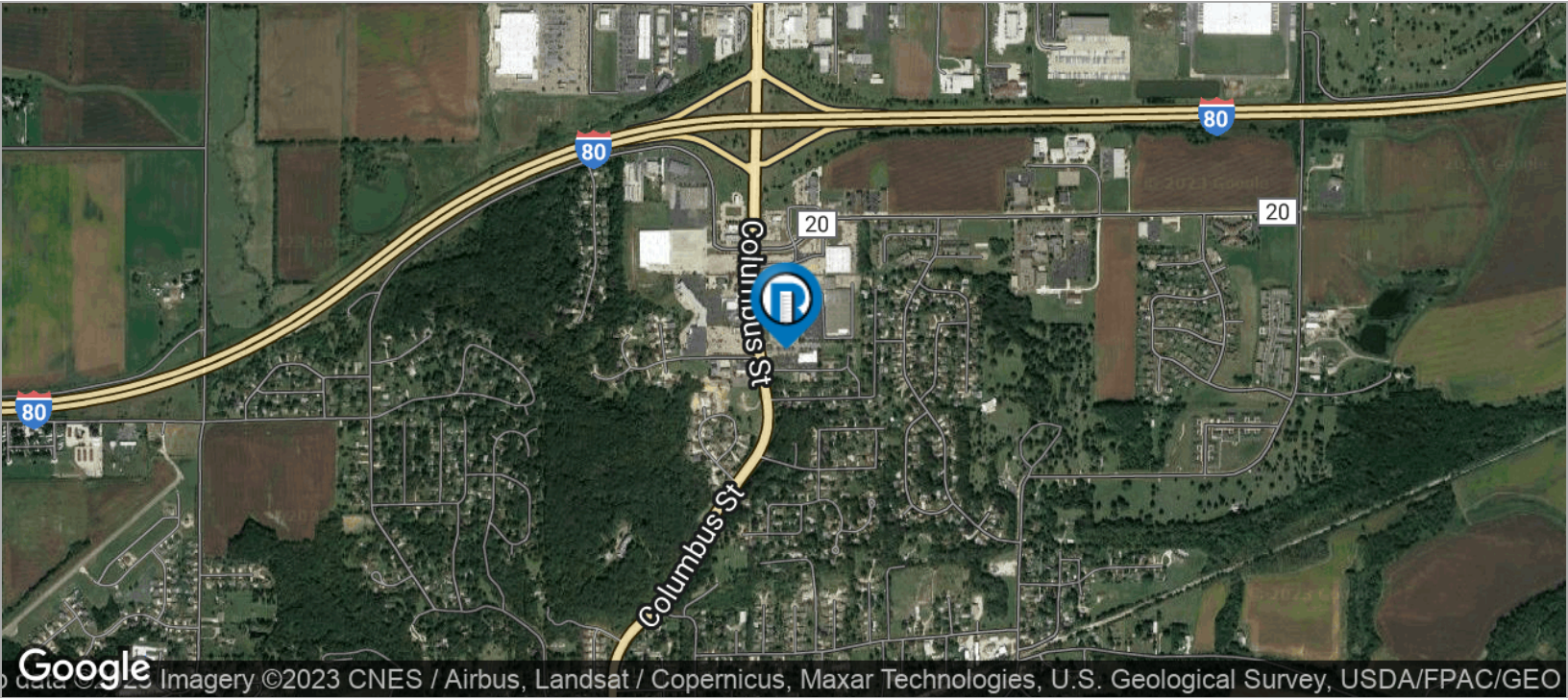
## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	VIDEO
2740 Columbus Street, Suite 200	Available	1,739 SF	NNN	\$16.50 SF/yr	-



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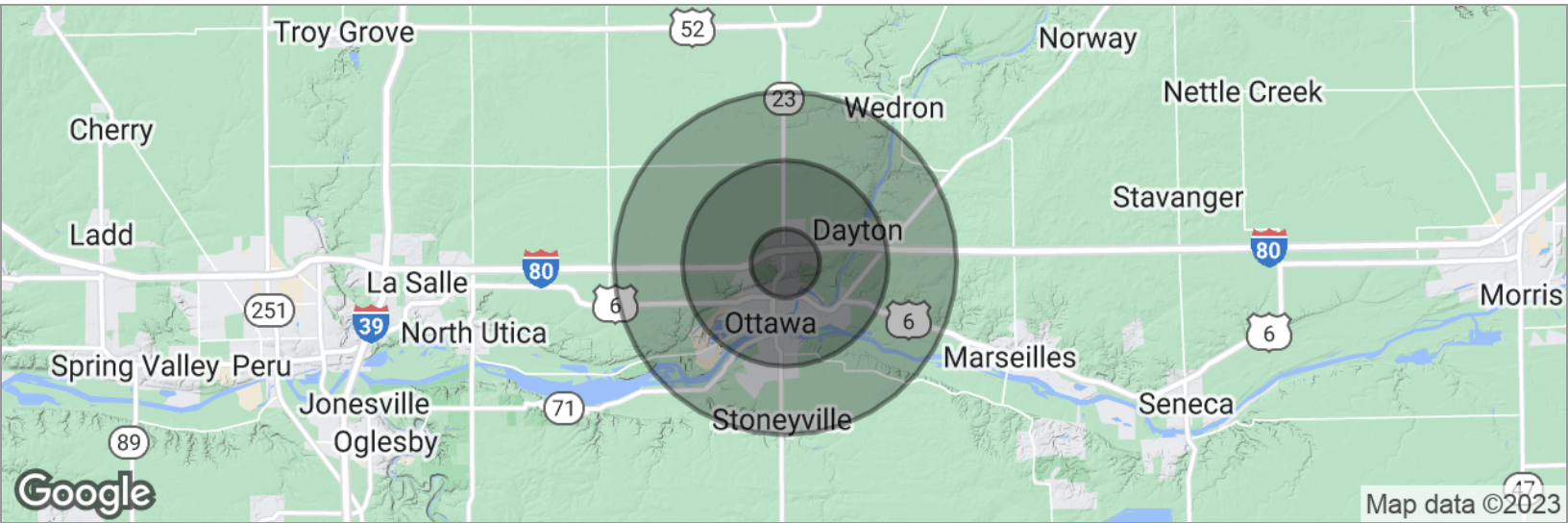
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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	2,817	18,763	25,553
Median age	39.4	39.8	40.0
Median age (Male)	32.2	33.4	34.5
Median age (Female)	44.2	45.0	44.8

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,127	7,943	10,634
# of persons per HH	2.5	2.4	2.4
Average HH income	\$64,485	\$58,520	\$59,547
Average house value		\$133,736	\$133,868

\* Demographic data derived from 2020 ACS - US Census