

OSWEGO JUNCTION

1023 STATION DRIVE, OSWEGO, IL 60543

1,034 - 6,983 SF AVAILABLE INCLUDING BUILT-OUT RESTAURANT, MEDICAL PRACTICE, DENTAL SUITE & BANK

FOR LEASE



RYAN KATTOO

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Offering up to five months FREE RENT. Get in before the Metra station is built. High visibility strip center. Features a built out 1,913 SF dental / healthcare ready to move in. Several spaces are built out and ready for immediate occupancy with spacious quarters complete with large windows offering excellent natural light. Dry cleaner space available. Current tenants include a dance studio, Chinese takeout, pizza delivery restaurant, salon and spa.

For more information, visit www.oswegojunction.com.

SPACES

SPACES	SPACE SIZE
1st Fl-Ste 1035	2,267 SF
1st Fl-Ste 1037	1,421 SF
1st Fl-Ste 1041 (Former Medical Practice)	1,462 SF
1st Fl-Ste 1043 (Built-Out Restaurant)	1,546 SF
1st Fl-Ste 1065 (Dental Suite)	1,913 SF
1st Fl-Ste 1067	1,019 SF
1st Fl-Ste 1071 (Built-Out Bank)	3,243 SF

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BUILDING 1



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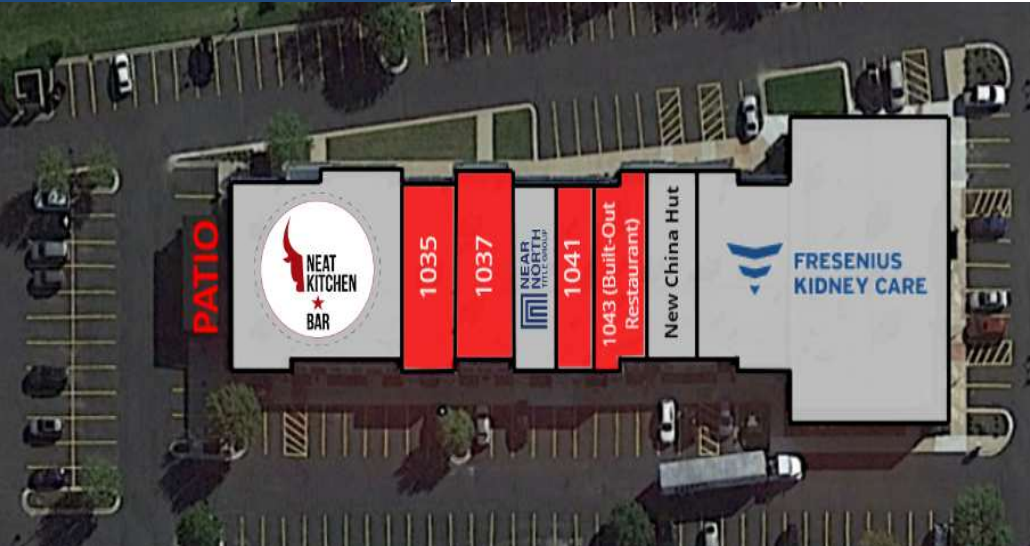
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BUILDING 2



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
■ 1st Fl-Ste 1035	Available	2,267 SF	NNN	Negotiable
■ 1st Fl-Ste 1037	Available	1,421 SF	NNN	Negotiable
■ 1st Fl-Ste 1041 (Former Medical Practice)	Available	1,462 SF	NNN	Negotiable
■ 1st Fl-Ste 1043 (Built-Out Restaurant)	Available	1,546 SF	NNN	Negotiable

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BUILDING 3



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
■ 1st Fl-Ste 1065 (Dental Suite)	Available	1,913 SF	NNN	Negotiable
■ 1st Fl-Ste 1067	Available	1,019 SF	NNN	Negotiable
■ 1st Fl-Ste 1069	-	1,034 SF	NNN	-
■ 1st Fl-Ste 1071 (Built-Out Bank)	Available	3,243 SF	NNN	\$11.00 SF/yr

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SURROUNDING AREA



<https://www.chicagotribune.com/suburbs/aurora-beacon-news/ct-abn-oswego-entertainment-venue-st-0615-20200612-3lfhqleybbct7h7zgyx5rbikgm-story.html>

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TRADE AERIAL



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,582	49,795	107,081
Average age	37	37	38
Average age (Male)	36	36	37
Average age (Female)	38	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,188	16,173	36,269
# of persons per HH	3	3.1	3
Average HH income	\$119,945	\$120,852	\$120,436
Average house value	\$341,296	\$327,709	\$321,436

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	3,984	30,489	65,458
Total Population - Black	826	4,457	9,394
Total Population - Asian	241	1,597	3,270
Total Population - Hawaiian	0	7	10
Total Population - American Indian	51	305	732
Total Population - Other	585	5,432	12,388

* Demographic data derived from 2020 ACS - US Census

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BROKER



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Principal

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