



LEASE RATE

\$20.00 SF/YR

OFFERING SUMMARY

Available SF:	2,000 SF
Lease Rate:	\$20.00 SF/yr (NNN)
Lot Size:	4.91 Acres
Year Built:	2003
Building Size:	36,000 SF
Zoning:	B-1 Regional Business District
Market:	Chicago
Submarket:	East/West Corridor

PROPERTY OVERVIEW

Mason Square is a well-kept, bustling shopping center with excellent parking. The diverse and popular set of Tenants include Riverside Pizza & Pub, Edward Jones, Huntington Learning Center, Domino's Pizza, and more.

LOCATION OVERVIEW

Mason Square is centrally-located in Oswego, IL, an established Chicago-suburb on the Fox River Corridor. The center is located in close proximity to major area anchors, including Meijer, Target, Walmart, and Home Depot. With excellent visibility and quick access to US Route 34, Mason Square is ideally located for local and regional tenants.

PROPERTY HIGHLIGHTS

- Near Traffic-driving Area Anchors
- Excellent Visibility on Douglas Rd
- Strong Route 34 Retail Corridor
- 16,700 vpd on Douglas Rd
- 27,900 vpd at Route 34 & Douglas Rd Intersection

ADDITIONAL PHOTOS

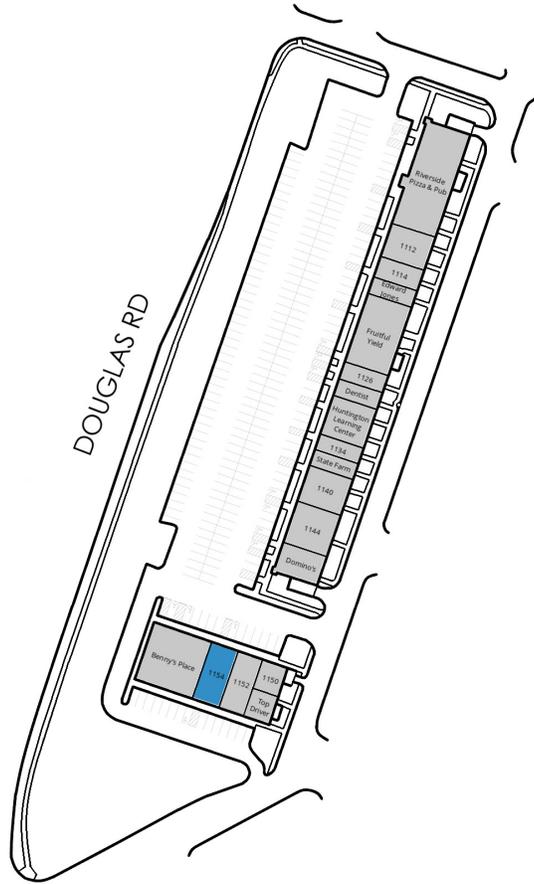
MASON SQUARE

1100-1168 DOUGLAS ROAD, OSWEGO, IL 60543



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UNAVAILABLE



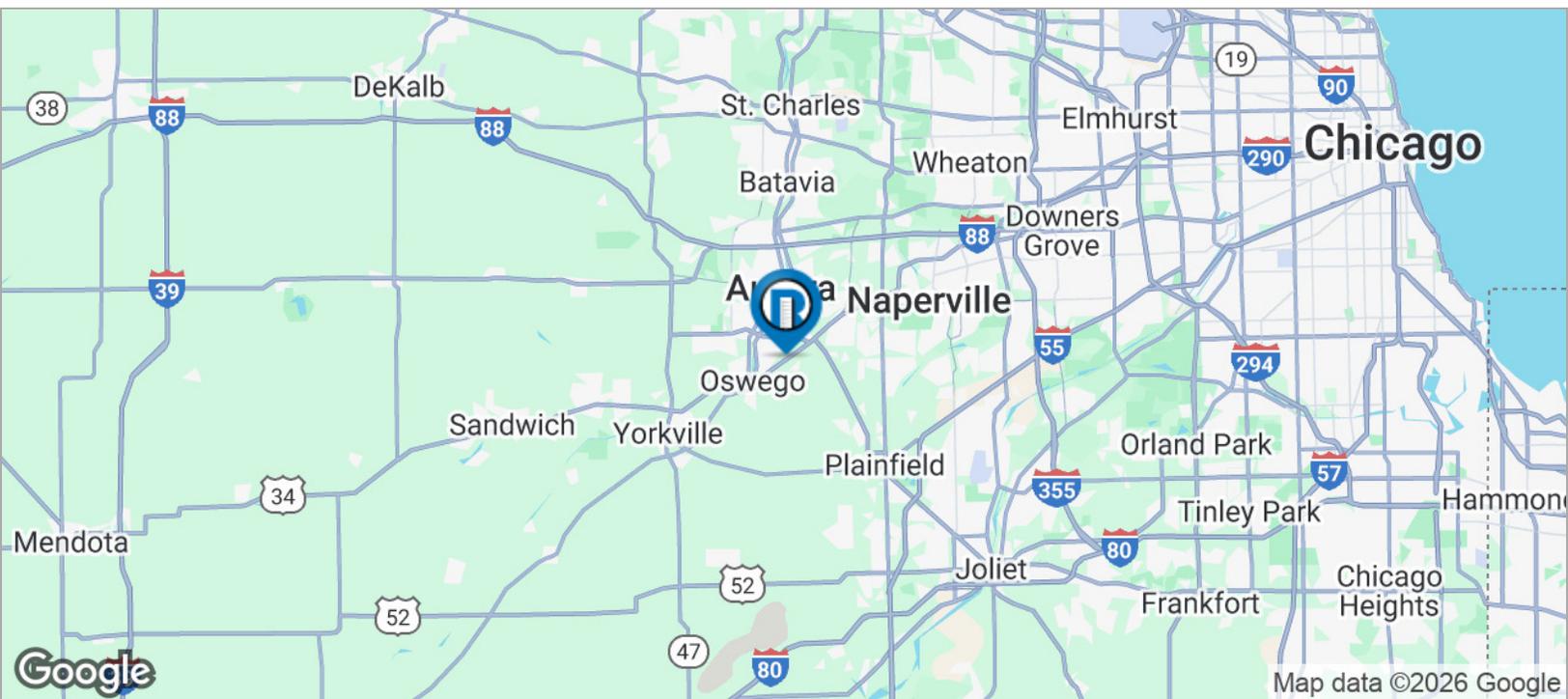
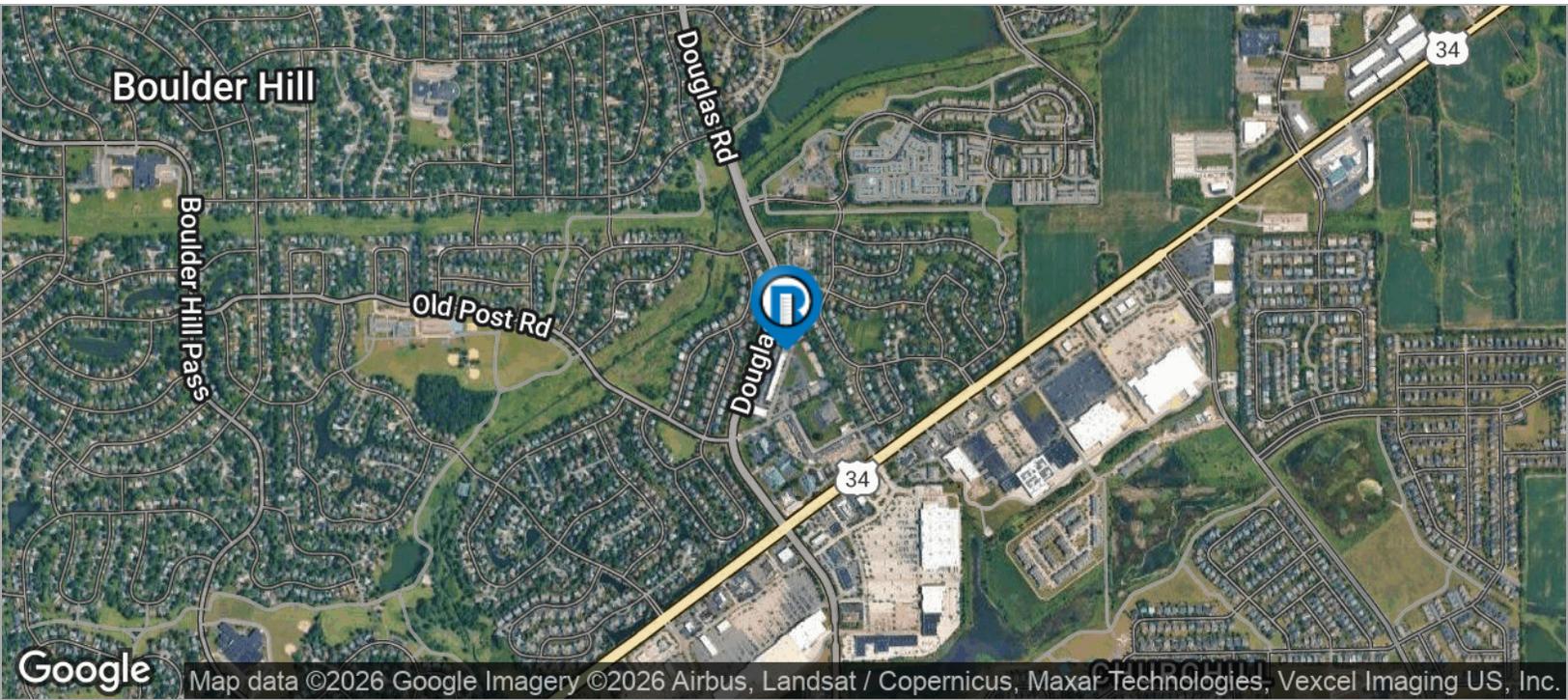
AVAILABLE



SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Unit 1154	Available	2,000 SF	NNN	\$20.00 SF/yr	Reach-in Coolers High Ceilings North- and South-facing Dual Storefronts

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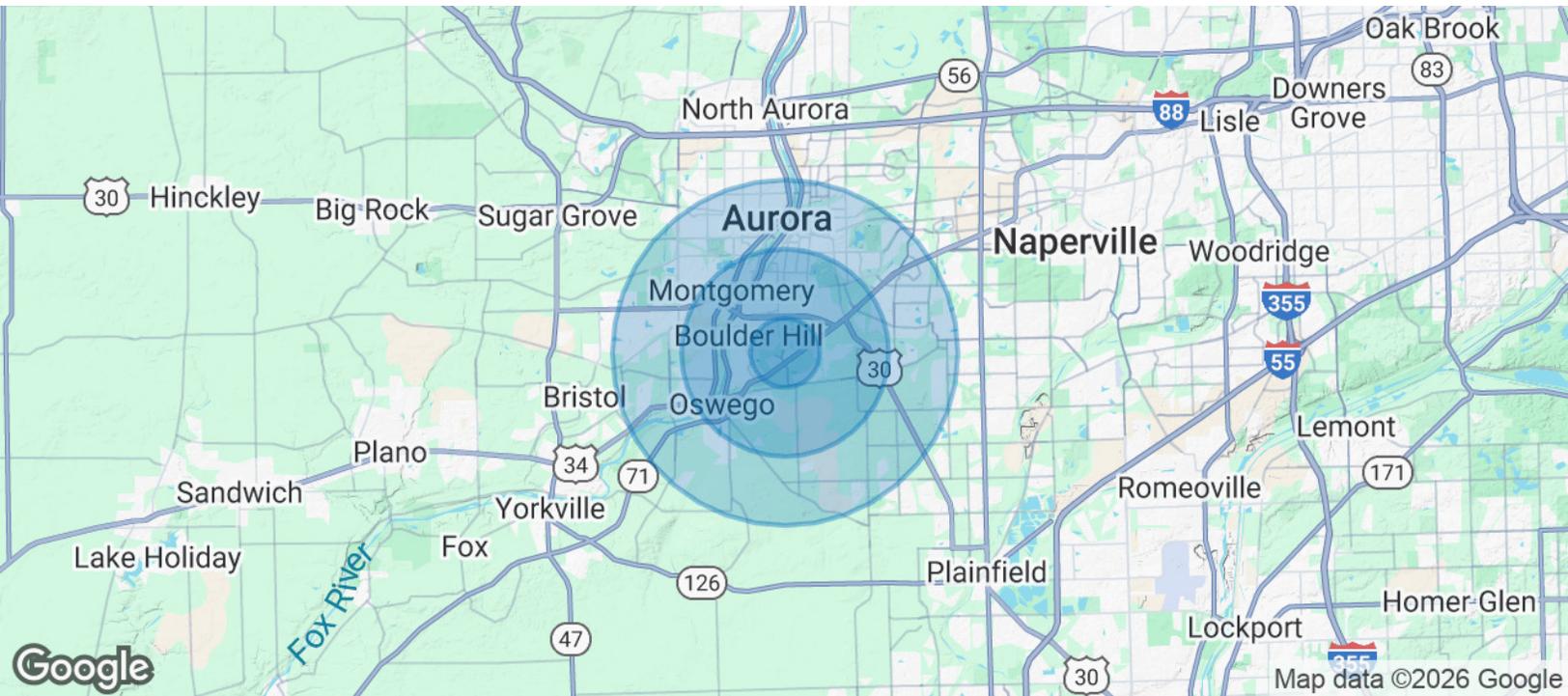
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,710	68,918	208,079
Average Age	36	37	36
Average Age (Male)	35	36	36
Average Age (Female)	37	38	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,666	23,216	68,266
# of Persons per HH	2.9	3	3
Average HH Income	\$113,126	\$107,168	\$117,640
Average House Value	\$315,278	\$286,479	\$299,059

Demographics data derived from AlphaMap