



# FOR SALE

270 and 286 E Washington Street  
Oswego, IL

**\$1,299,000**

**.77 +/- ACRES**

**HIGH TRAFFIC AND VISIBILITY  
DEVELOPMENT OPPORTUNITY**

Offered for sale are two improved lots totaling 0.77 acres located in the heart of Oswego at 270 and 286 E Washington Street, immediately adjacent to Oswego High School and just steps from the newly established Dunkin' Donuts. The parcels currently contain homes but are zoned for commercial development, offering a rare opportunity to build in a high-traffic, highly visible location.

These lots are ideal for quick-service restaurants, retail, or other commercial uses, benefiting from strong visibility along a major local corridor and easy access to surrounding neighborhoods. With steady growth in the area and increasing demand for dining and service-oriented businesses, this property provides an excellent platform for investors and developers looking to capitalize on Oswego's expanding market.

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**INTEGRA  
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THE PESOLA GROUP

1960 Springbrook Square Dr #100  
Naperville, IL 60564

270 & 286 E Washington Street

# INVESTMENT HIGHLIGHTS

0.77 +/-  
ACRES

NEAR  
DOWNTOWN  
OSWEGO



PRIME  
**LOCATION**

**QSR**  
POTENTIAL

HIGH  
**TRAFFIC**

PIN #03-20-203-009 / 0.38 ACRES / 2024 TAXES (PAID 2025) = \$6,838.40  
PIN #03-20-203-010 / 0.39 ACRES / 2024 TAXES (PAID 2025) = \$7,210.18

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# OSWEGO ILLINOIS DEMOGRAPHICS

270 & 286 E WASHINGTON STREET, OSWEGO, IL

<https://www.census.gov/quickfacts/fact/table/oswegoillinois/PST045222>

2024 EST. POPULATION

**38,778**

MEDIAN PROPERTY VALUE

**\$319,000**

2019-2023 HOUSEHOLDS

**12,097**

TOTAL RETAIL SALES

**\$20,219**

PER CAPITA

MEDIAN HOUSEHOLD INCOME

**\$119,881**

2019 - 2023



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