

**FOR
SALE**



TROY REALTY, LTD.
SINCE 1960

10 KENDALL POINT DRIVE

OSWEGO, IL 60543

Land For Sale.

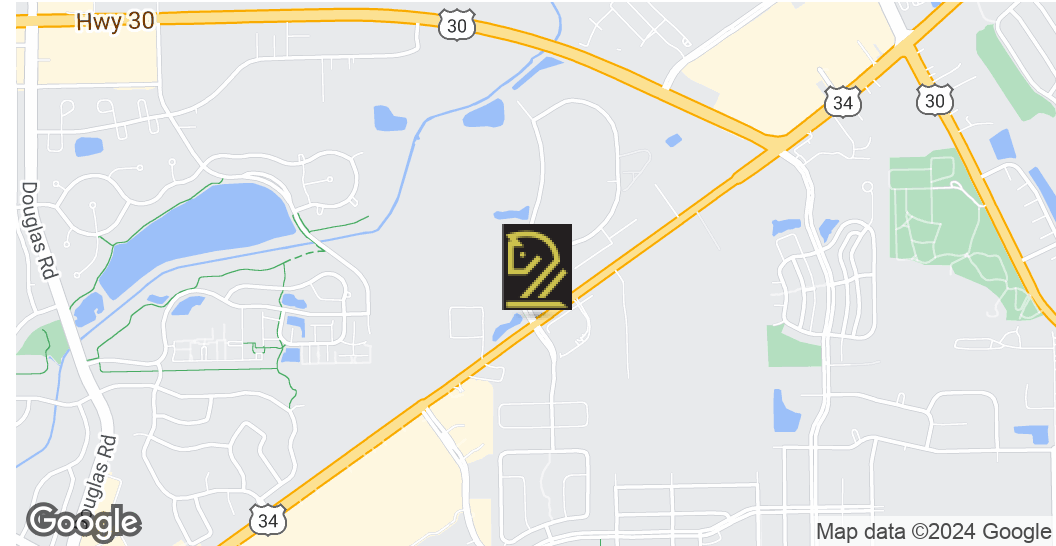
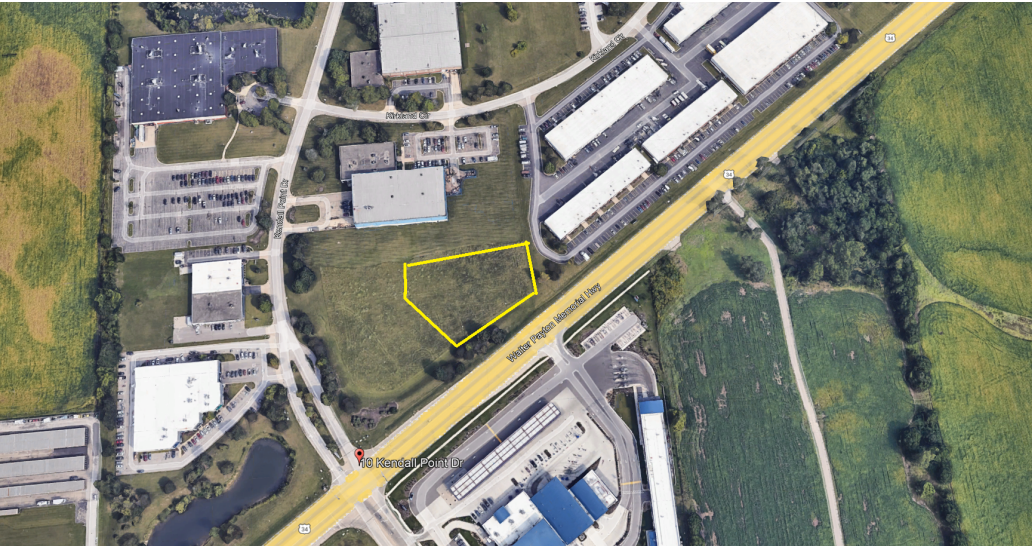
GEORGE ILIOPOULOS | 773.792.3000 | 630.816.5532 | retailbroker101@gmail.com

6625 N AVONDALE | CHICAGO, IL 60631 | 773.792.3000 | TROY-COMPANIES.COM

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OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	1.9 Acres
Price / Acre:	\$526,316

PROPERTY OVERVIEW

Great stop light location on Rt 34 & Kendall Point. Across from Delta Sonic. All major retailers in both directions on Rt 34. Belle Tire out lot with excellent visibility.

PROPERTY HIGHLIGHTS

STOP LIGHT LOCATION

MAJOR RETAILERS IN BOTH DIRECTIONS ON RT 34

BELLE TIRE OUT LOT

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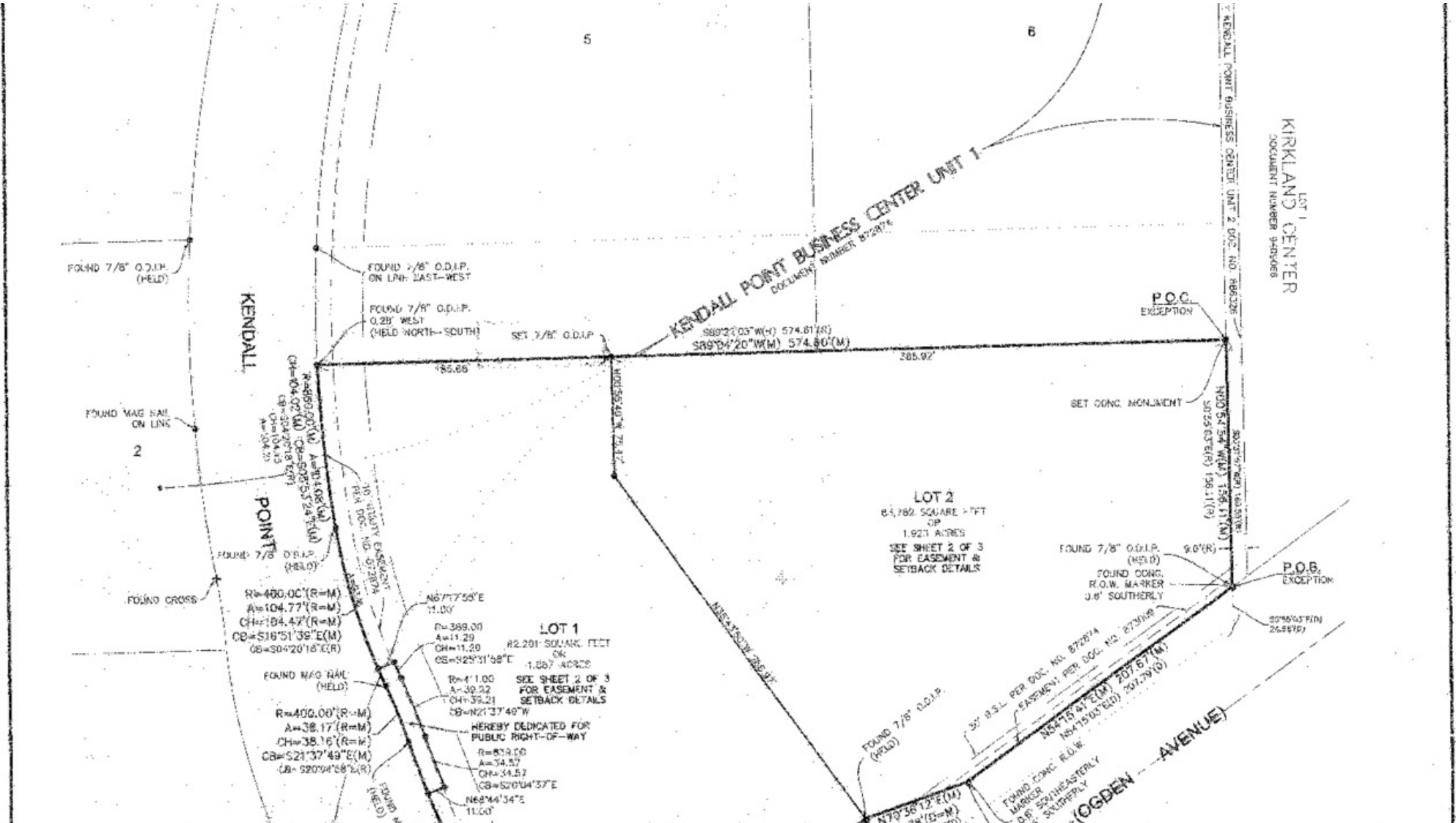
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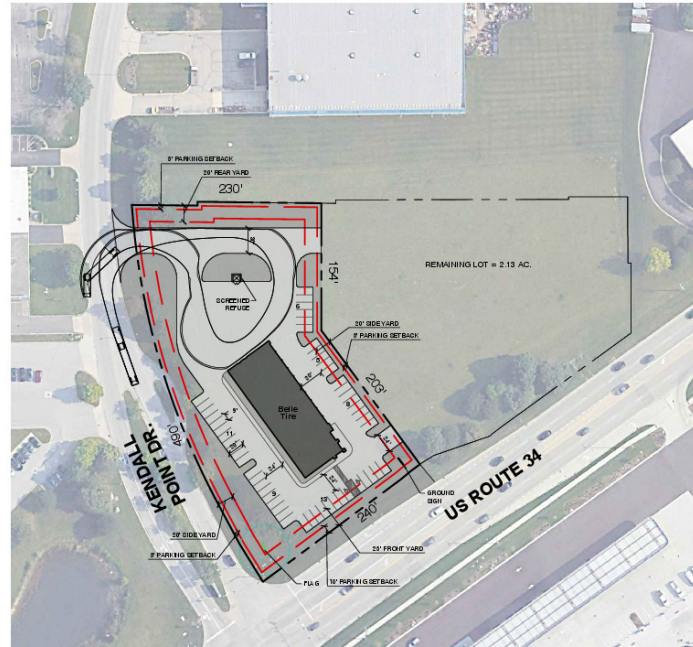
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Site Area

Lot Size: 2.13 Ac.

Zoning

M-2 - General Manufacturing District

Building Setback

Front Yard: 25'
Side Yard: 20'
Rear Yard: 20'

Parking Setback

Front Yard: 10'
Side Yard: 5'
Rear Yard: 5'

Parking

Required: 35 (2 Spaces / service bay + 1 space / employee)
Provided: 52

Building Data

Max Height: 35
Building: 28

CHRISTOPHER ENRIGHT ARCHITECTS
628 E. River Street, Peoria, IL 61607
302.254.4800
www.enrightarchitect.com

Belle Tire - Oswego, IL
XXXX US Rt. 34, Oswego, IL 60543
Barnes Development Company LLC

Site Plan
Date: 04/13/2022

SK-1

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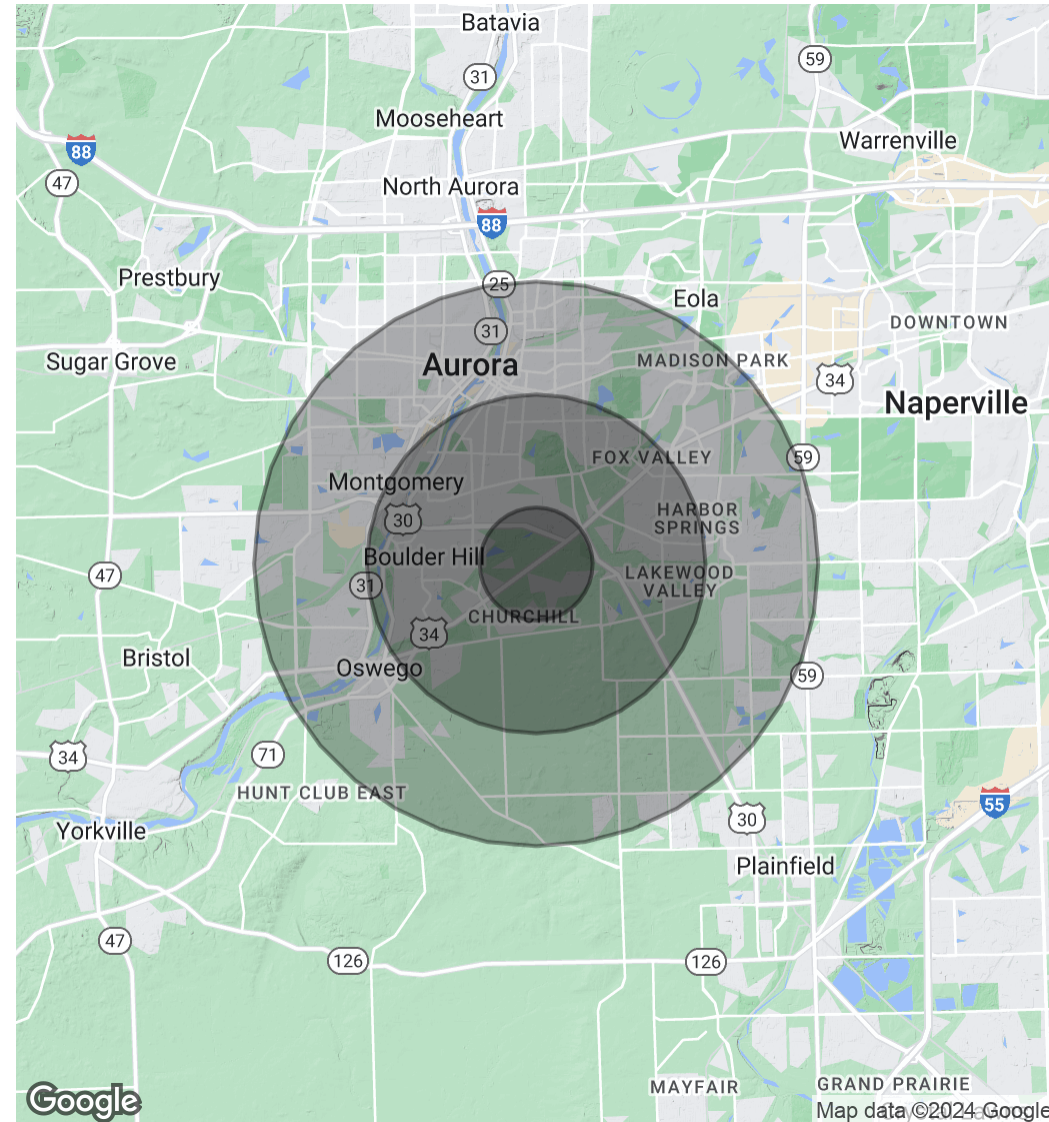


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,323	94,092	232,924
Average Age	30.3	33.1	34.7
Average Age (Male)	36.9	32.9	33.6
Average Age (Female)	29.4	33.2	35.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,640	30,567	77,123
# of Persons per HH	2.8	3.1	3.0
Average HH Income	\$90,366	\$88,152	\$101,230
Average House Value	\$194,546	\$198,660	\$225,808

* Demographic data derived from 2020 ACS - US Census



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