



**FOR SALE**

55 Main St.  
Oswego, IL 60543

**\$349,000**  
40' X 132'

Discover a unique opportunity with this very well located parcel of land located on a prime corner in the heart of downtown Oswego. Offering endless possibilities, this coveted spot is perfect for developers and investors looking to make a significant impact in a bustling community. Whether you're considering a boutique retail shop or a specialty cafe, this location offers the potential for substantial foot traffic and visibility. Surrounded by the charm and historical richness of downtown Oswego, and in proximity to the Fox River, local eateries and shops, this land invites you to create a project that capitalizes on its ideal setting. Turn your vision into reality and explore the limitless potential of this standout property.

**JASON PESOLA**

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**INTEGRA**  
**COMMERCIAL**  
THE PESOLA GROUP

1960 Springbrook Square Dr #100  
Naperville, IL 60564



55 Main St. Oswego, IL

# PROPERTY HIGHLIGHTS

Seize the opportunity to turn this small piece of land into the realization of your dream, leveraging its prime location to create something truly standout.

APN: 03-17-305-005 / Taxes: \$1,968.02

NEAR THE  
FOX RIVER

IN THE HEART OF  
DOWNTOWN OSWEGO

PRIME  
CORNER

AVAILABLE  
**IMMEDIATELY**

**40' X 132'**  
LOT

DOWNTOWN  
**OSWEGO**

BRING YOUR CONCEPT

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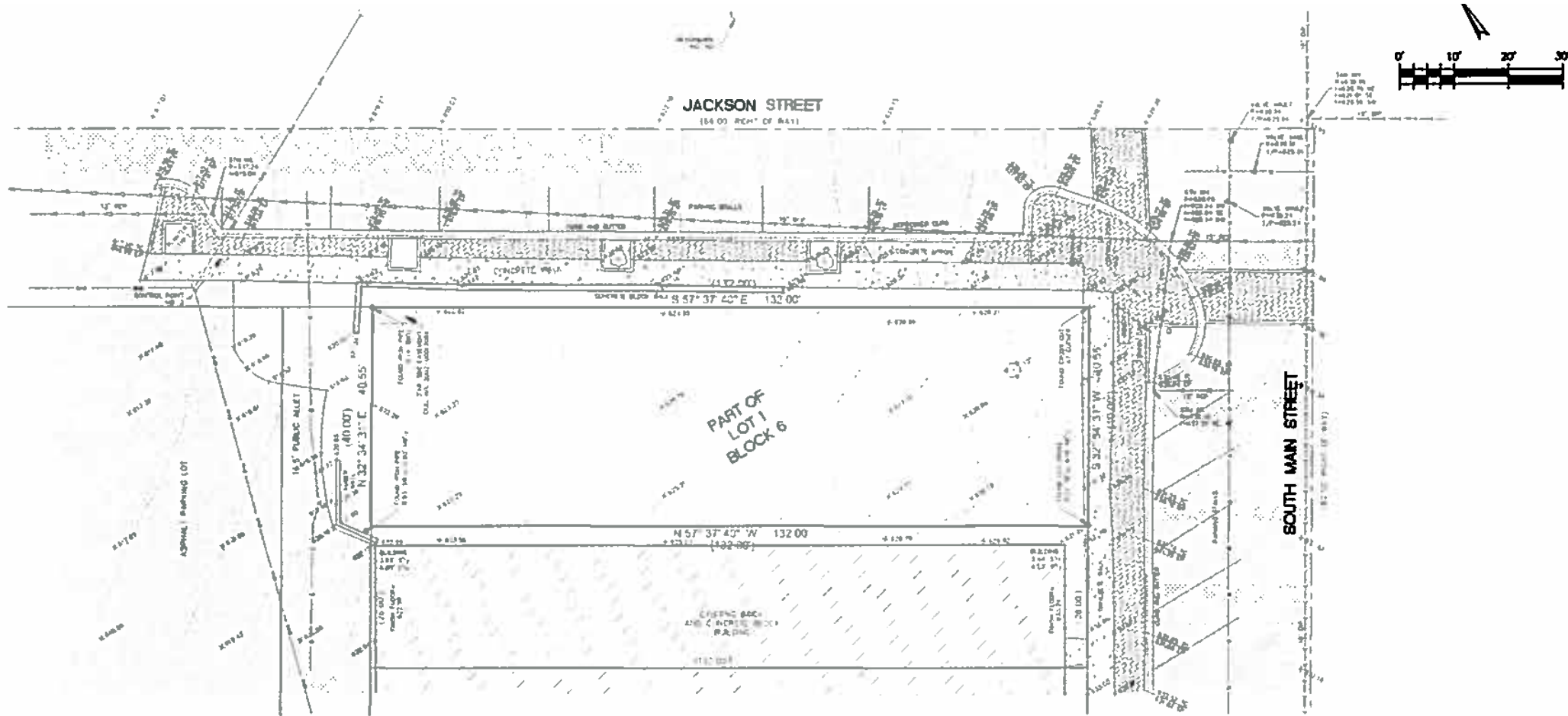
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# OSWEGO ILLINOIS DEMOGRAPHICS

55 Main St. Oswego, IL

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

2022 EST. POPULATION

**35,850**

MEDIAN PROPERTY VALUE

**\$239,800**

2018-2022 HOUSEHOLDS

**12,203**

TOTAL RETAIL SALES

**\$14,904**

PER CAPITA

MEDIAN HOUSEHOLD INCOME

**\$112,109**

2018 - 2022



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