



## **PROPERTY HIGHLIGHTS**

- Excellent Exposure
- Prime Corner Lot
- Immediately Available
- Downtown Oswego
- Storage Space
- Sprinkler System
- Grease Trap

**JASON PESOLA**

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1960 Springbrook Square Dr #100  
Naperville, IL 60564

# FOR LEASE - \$3,250/MO

NNN \$5.00 - PRIME CORNER IN DOWNTOWN OSWEGO  
1,806 SF - 5 S. MADISON ST. OSWEGO, IL



## PROPERTY OVERVIEW

Experience the prime location at 5 S. Madison, right in the heart of Historic Downtown Oswego! Situated at the vibrant intersection of US RT 34 and Madison Ave, this property offers exceptional visibility and convenience, just steps away from the shops and attractions of Downtown Oswego.

Zoned for retail, the property features a generous layout with ample parking to accommodate customers. New ownership has added a sprinkler system and grease trap, allowing for many more uses to be approved by the Village of Oswego. With premier exposure and high traffic counts, your business will thrive! The property also includes three spacious overhead doors, open ceilings and ample storage, making this corner lot ideal for a wide range of retail or restaurant opportunities.

## PROPERTY SUMMARY

PROPERTY TYPE:	RETAIL
SECONDARY TYPE:	STOREFRONT/OFFICE
PARKING:	12 SPACES
ACRES:	.50 ACRES
ZONED:	B2
PARCEL ID:	03-17-332-005
PROPERTY TAXES:	\$7,783.30

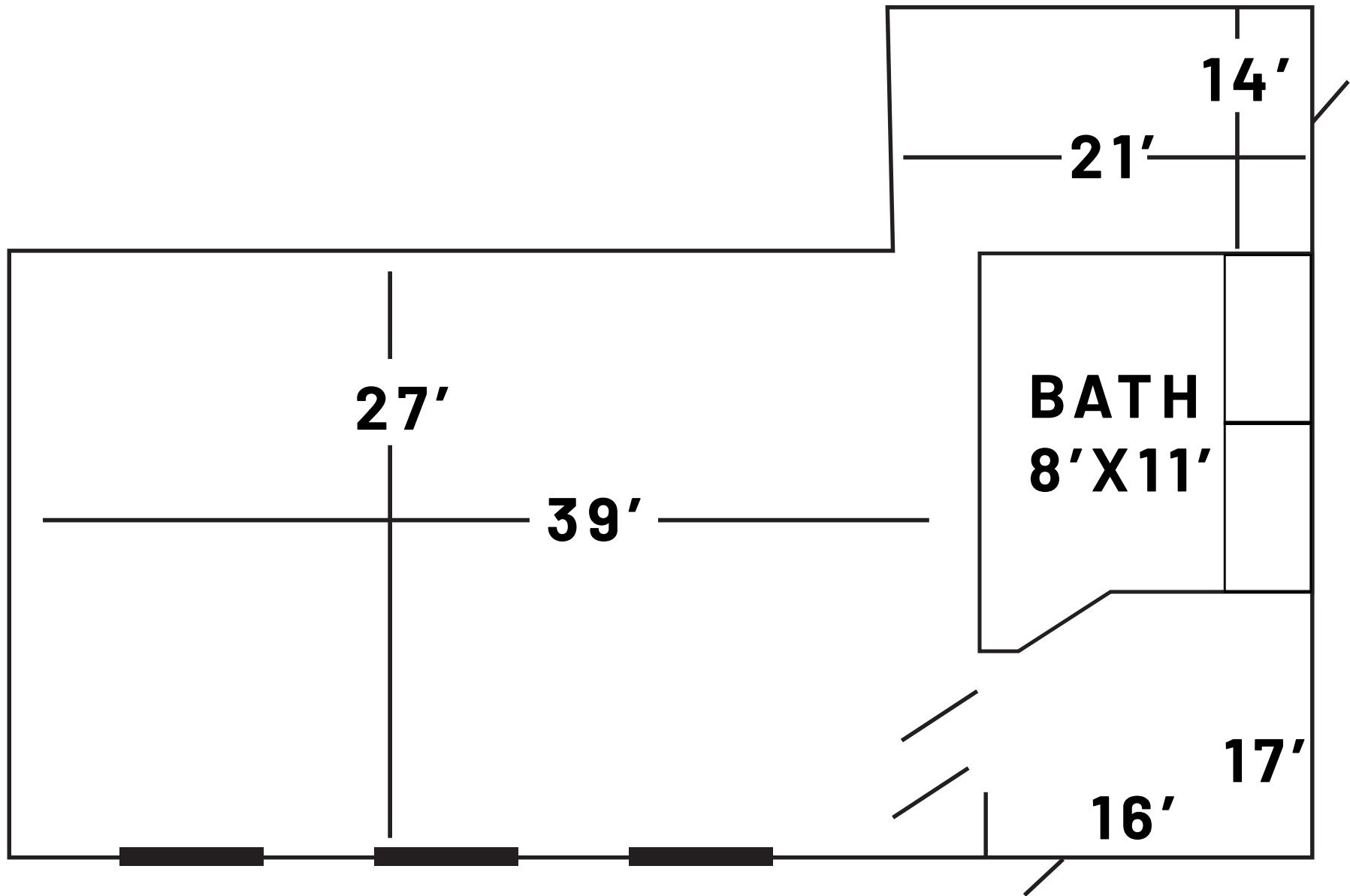


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# OSWEGO ILLINOIS DEMOGRAPHICS

5 S. MADISON ST. OSWEGO, IL

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

2024 EST. POPULATION

**38,778**

MEDIAN PROPERTY VALUE

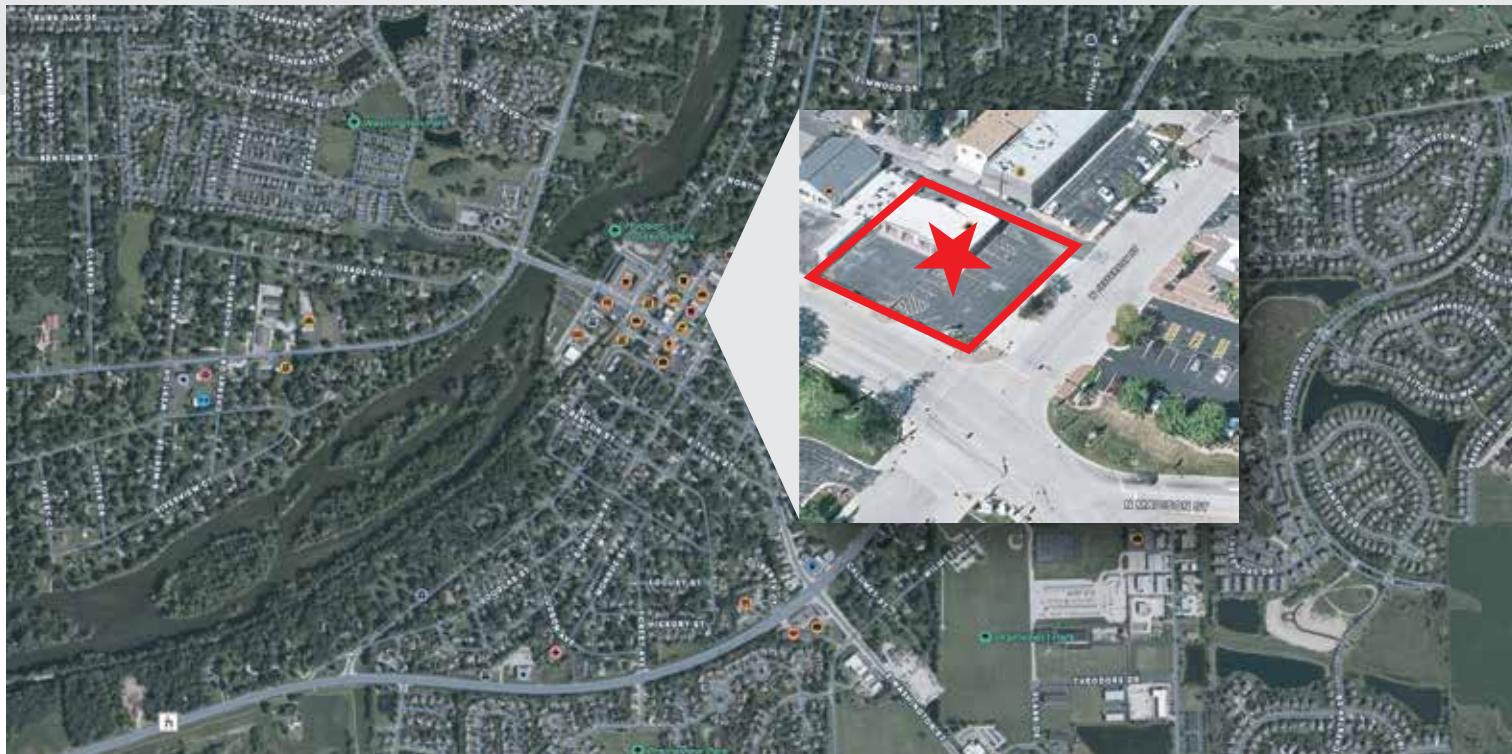
**\$319,000**

2019-2023 HOUSEHOLDS

**12,097**

TOTAL RETAIL SALES  
**\$20,219**  
PER CAPITA

MEDIAN HOUSEHOLD INCOME  
**\$119,881**  
2019 - 2023



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