

**MIXED USE SPACE**  
**1210 ROUTE 34**  
**OSWEGO, ILLINOIS 60543**

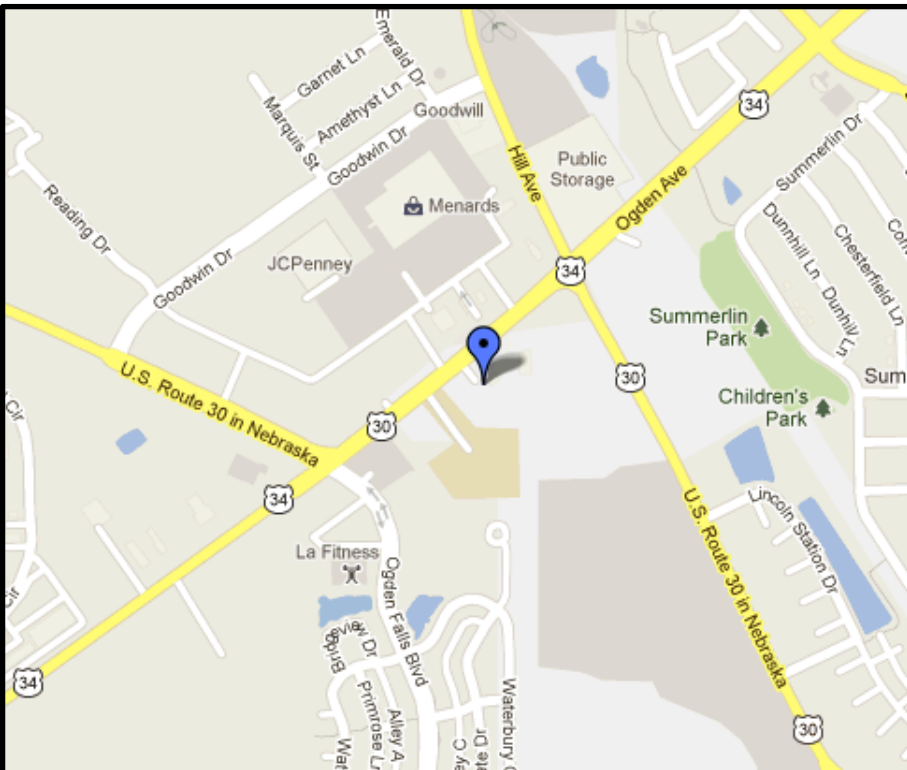


**FOR SALE/LEASE**

**MIXED USE SPACE**

This is an incredible, flexible property of retail, industrial and office space. The zoning for this space is B2 for General Business. It has well and septic. The property sits at a great location to run or develop your business at the busy intersection of Route 34 and Route 30. It is located across the street from JCPenny, Menards, Walgreens, Sonic and Buona Beef. There is an office on site, warehouse space and outdoor storage and parking. This location provides for great business exposure

<b>SALE PRICE \$1,442,688</b>	<b>LEASE PRICE \$10 PSF</b>
<b>SQUARE FOOTAGE 13,892</b>	<b>ZONED B2</b>



**PROPERTY HIGHLIGHTS**

- Prime Location
- Great Business Exposure
- Lots of Space
- Near Major Retailers
- 8 Surface Parking Spaces
- Left and Right Turn onto Route 34

**AREA TENANTS**

- JCPenny
- Walgreens
- Buona Beef
- Menards
- Sonic

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**SITE PHOTOS**





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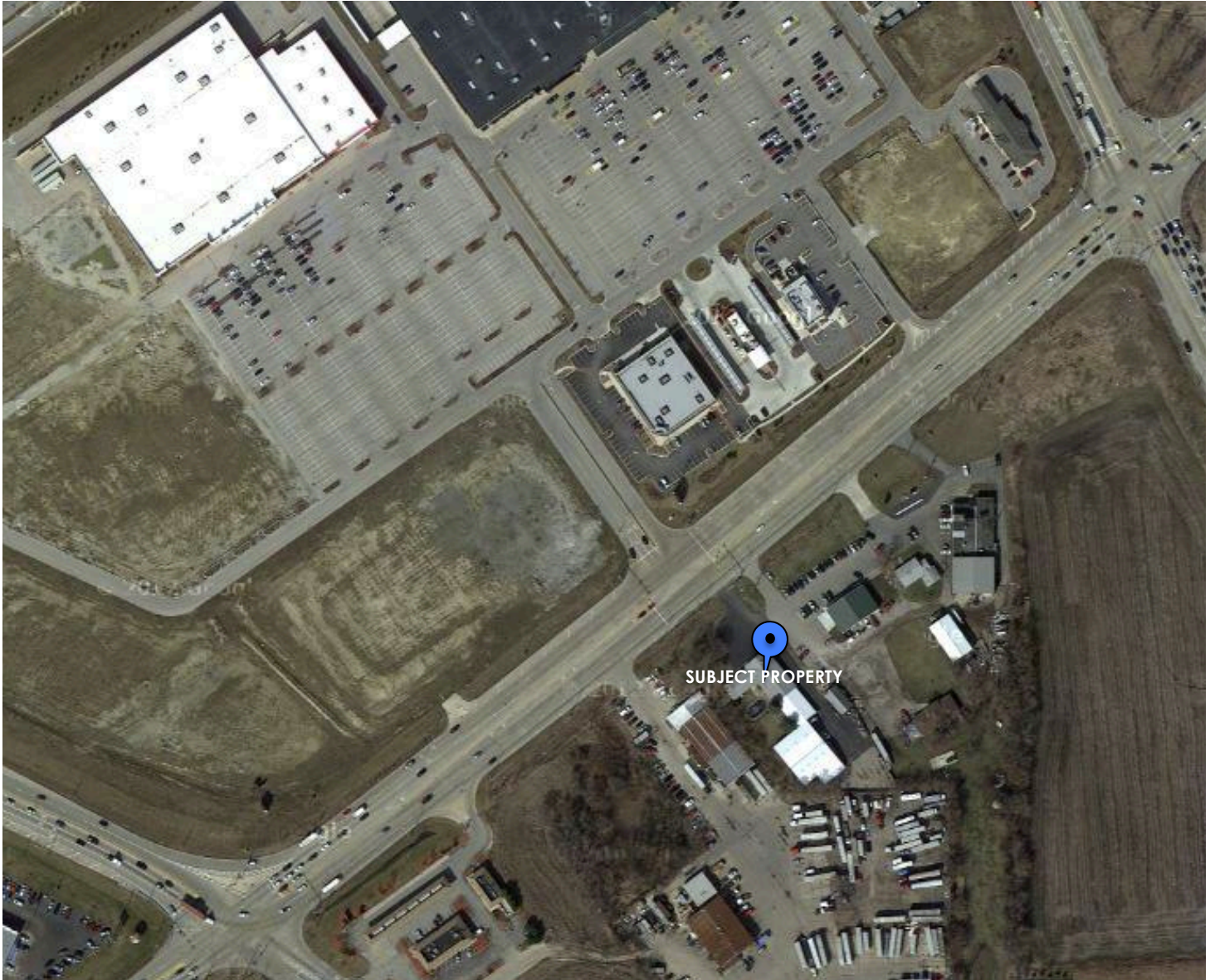




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ARIEL MAP





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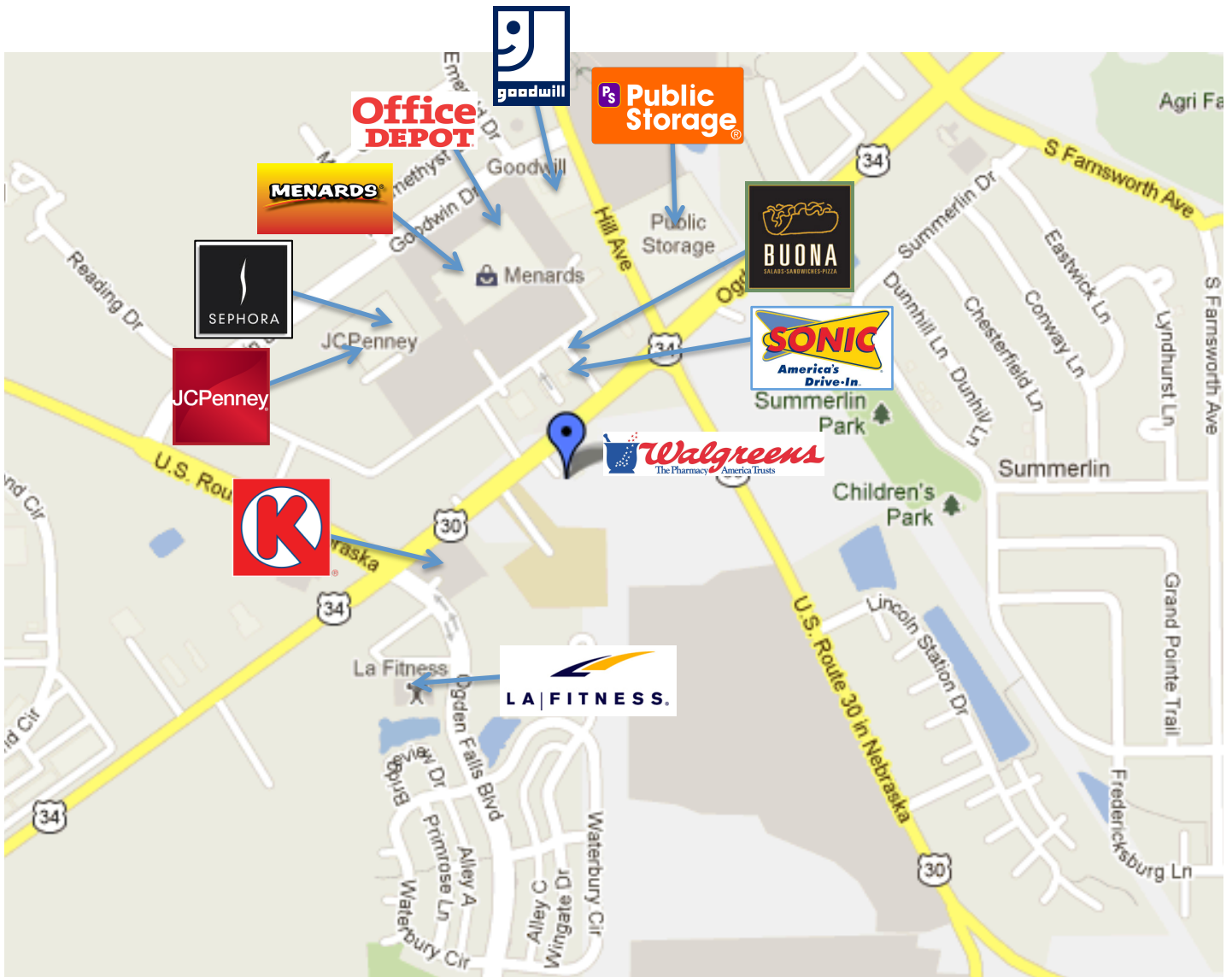
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**LOCAL RETAILERS**

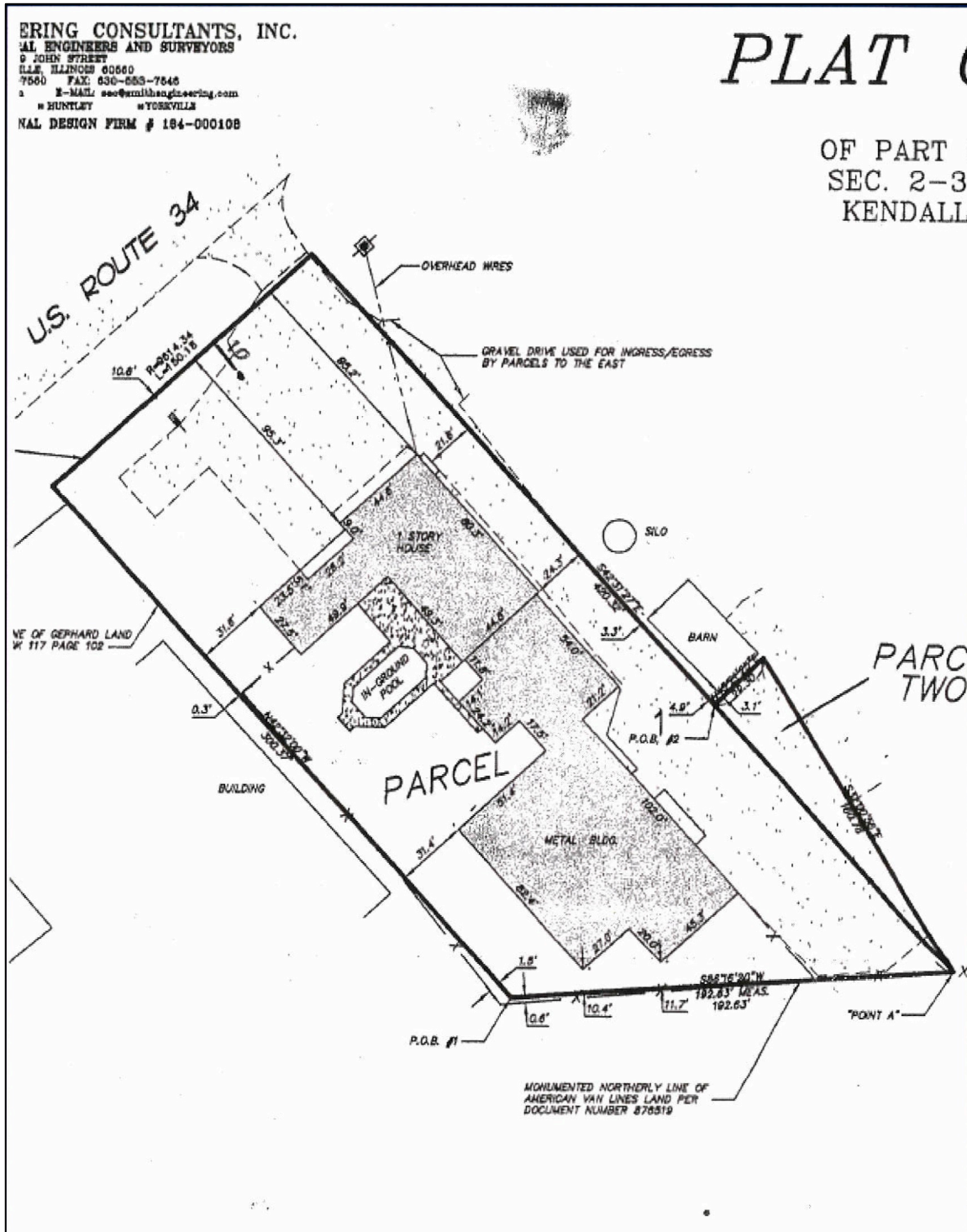




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**PLAT SURVEY**



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