

100% LEASED!



FOR SALE

113 Main St. Oswego, IL

\$5,349,000

19,110 TOTAL SF +/-
FULLY LEASED OFFICE/RETAIL BUILDING

Offered for sale is a modern, 100% leased, 3-story, multi-tenant investment property located in the heart of downtown Oswego. Constructed in 2020, this 19,110 SF building features 10 commercial suites and a strong mix of service-oriented and financial tenants, providing reliable cash flow and long-term stability.

Major tenants include 113 Main Restaurant, Graceful Therapy, Toward Wealth, Authentic Journey, and Hammond Capital Management, generating consistent daily traffic. The property has excellent visibility, walkability, and proximity to surrounding retail and dining.

This is a stable investment opportunity offering a 6% CAP rate, modern construction, and minimal near-term capital expenditures—well suited for investors seeking dependable income in a thriving Oswego market.

JASON PESOLA

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**INTEGRA
COMMERCIAL**
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564



113 Main St. Oswego, IL



INVESTMENT HIGHLIGHTS

3-STORY
MULTI-TENANT

DOWNTOWN
OSWEGO

19,110 TOTAL
SQ. FT. +/-

PRIME
LOCATION

LONG-TERM
STABILITY

100%
LEASED

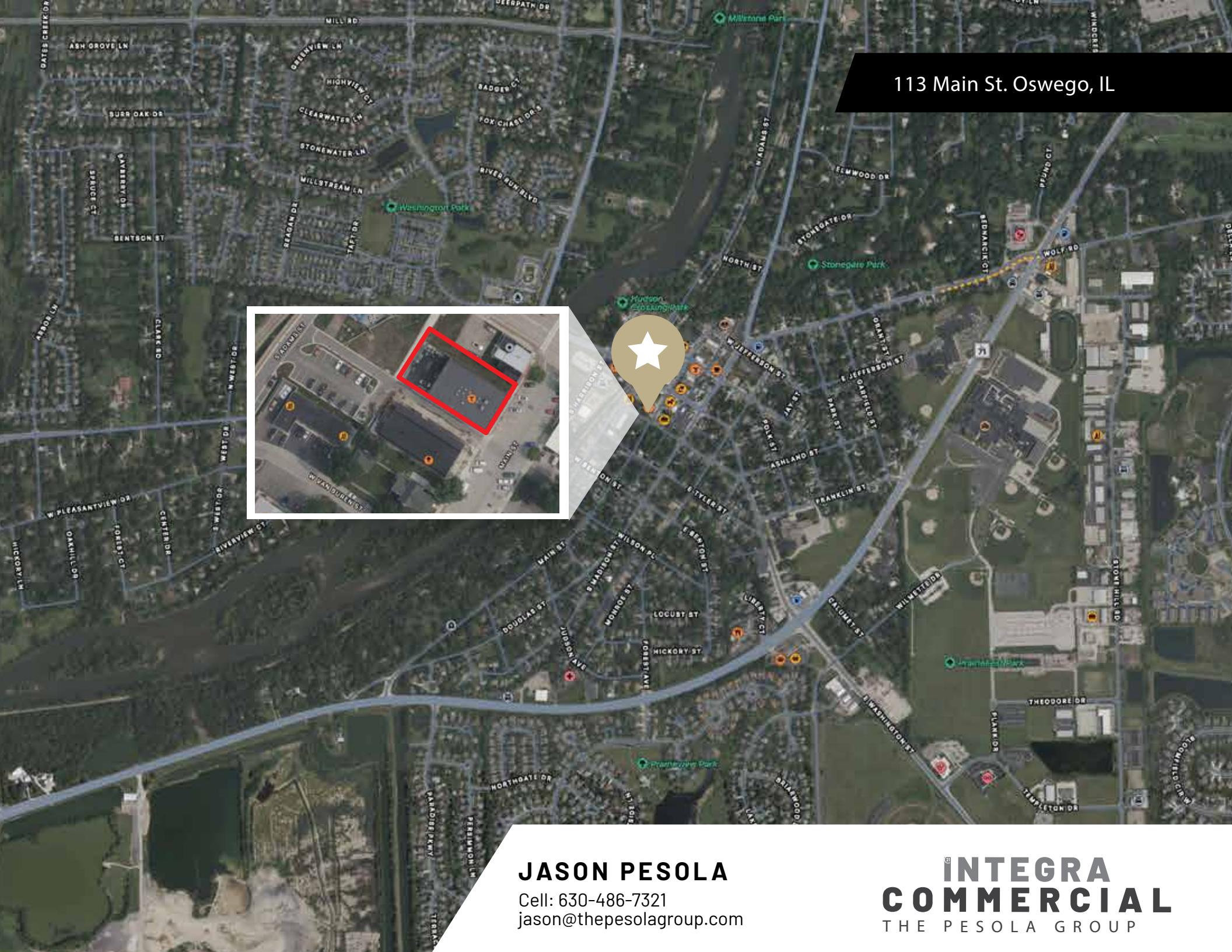
MODERN, LOW-MAINTENANCE
03-17-309-009 / PROPERTY TAXES: \$57,444,.56

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OSWEGO ILLINOIS DEMOGRAPHICS

113 Main St. 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

CURRENT TENANTS



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