

**SUBJECT PROPERTY**

**Walmart Supercenter**

**Veterans Dr**

**6,950 VPD**

**14,600 VPD**

**W Stevenson Rd**

**6,950 VPD**

**Columbus St**

**WAREHOUSE BARGAINS**

**Tapatios Mexican Restaurant**

**THORNTONS**

**Fairfield INN & SUITES Marriott**

# Ottawa Centre | Outlots & Pad Site Available

**333 W STEVENSON RD OUTLOTS**  
Ottawa, IL 61350

**PRESENTED BY:**

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**33,800 VPD**

**INTERSTATE 80**

**ATHLETICO**

**LINCOLN**

# GROUND LEASE & BUILD-TO-SUITE AVAILABLE

333 W Stevenson Rd  
Ottawa, IL 61350



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# RETAILER MAP



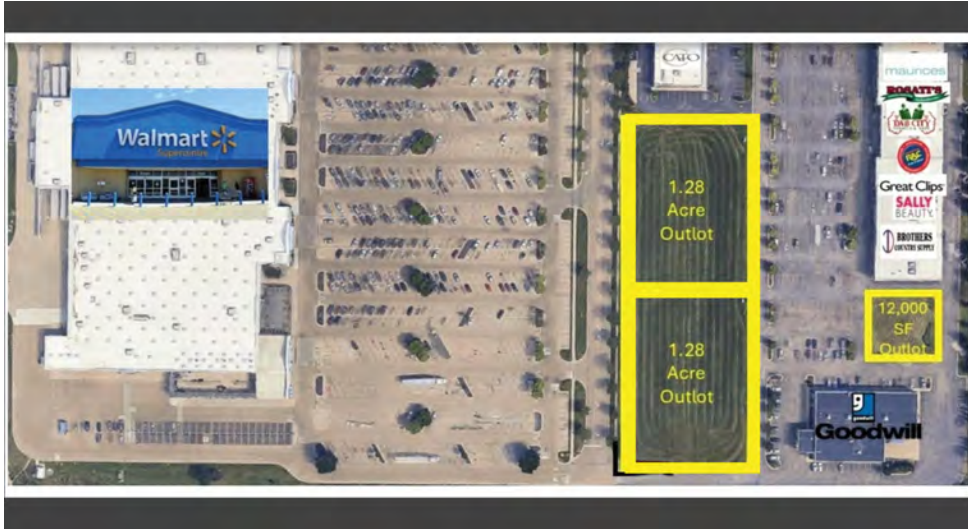
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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>GROUND LEASE RATE:</b>	Call for Lease Rate
<b>NUMBER OF OUTLOTS:</b>	3
<b>AVAILABLE SIZES:</b>	12,000 SF & Two 1.28 Acre Lots

## PROPERTY DESCRIPTION

Outlots available for ground lease in Ottawa, IL. Unlock the potential for your business at Ottawa Centre, 333 - 389 West Stevenson Road and 4030 - 4038 Veterans Drive!

## PROPERTY HIGHLIGHTS

- Shadow Anchored by Walmart Supercenter
- Just off I-80 at Exit 90
- Three Outlots Available with Options Facing Walmart or Strip Center
- Highway Pylon Signage
- Join Rosati's Pizza, AT&T, Cato Fashions, Shoe Dept., Sally Beauty, Maurices and more...

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## OUTLOT SPACES



### LEASE INFORMATION

<b>LEASE TYPE:</b>	Ground	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	12,000 - 55,757 SF	<b>LEASE RATE:</b>	Contact Listing Broker

### AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
OUTLOT 7	1.28 Acres	Ground Lease	Contact Listing Broker	Fronting Walmart Supercenter
OUTLOT 8	1.28 Acres	Ground Lease	Contact Listing Broker	Fronting Walmart Supercenter
PAD SITE	12,000 SF	Ground Lease	Contact Listing Broker	Adjacent to Goodwill

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# SITE PLAN



SPACE	TENANT	SIZE (SF)
333	Mediacom XTream <i>Spring 2026</i>	2,000
335	<b>AVAILABLE</b>	1,500
337	D. Construction Co.	1,500
339	Brother's Country Supply	6,500
349	Nail Salon	1,700
351-57	Fondita Mexican Grill	3,800
359	Sally Beauty	1,500
361	Great Clips	1,500
363	Rent-A-Center	4,452
369	<b>AVAILABLE</b>	2,500
373	Dab City	2,000
375	Rosati's Pizza	3,800
381	Maurice's	5,034
389	Shoe Show	4,700
4038	AT&T	2,400
4036	Cato	4,160
4030	Bubble-Up Grooming (at LOI)	2,400
PAD	<b>AVAILABLE</b>	12,000 SF
Lot 7	<b>AVAILABLE</b> New	1.28 AC
Lot 8	<b>AVAILABLE</b> New	1.28 AC

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# DEMOGRAPHICS MAP & REPORT

## POPULATION

### 10 MILES 15 MILES 20 MILES

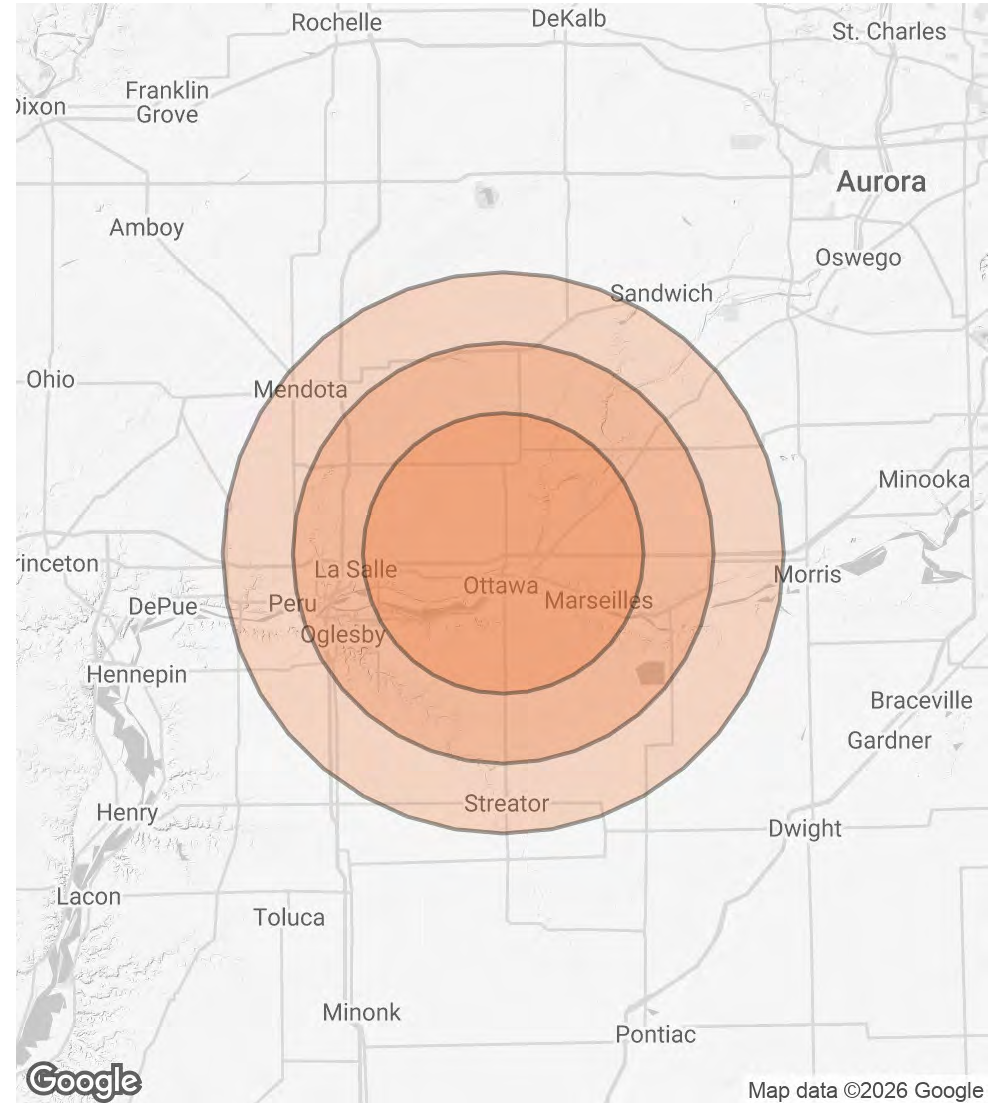
	10 MILES	15 MILES	20 MILES
<b>TOTAL POPULATION</b>	34,323	55,058	121,203
<b>AVERAGE AGE</b>	43	43	43
<b>AVERAGE AGE (MALE)</b>	42	42	42
<b>AVERAGE AGE (FEMALE)</b>	44	44	44

## HOUSEHOLDS & INCOME

### 10 MILES 15 MILES 20 MILES

	10 MILES	15 MILES	20 MILES
<b>TOTAL HOUSEHOLDS</b>	14,625	22,501	50,274
<b># OF PERSONS PER HH</b>	2.3	2.4	2.4
<b>AVERAGE HH INCOME</b>	\$92,927	\$93,410	\$90,751
<b>AVERAGE HOUSE VALUE</b>	\$211,096	\$218,898	\$213,489

2020 American Community Survey (ACS)



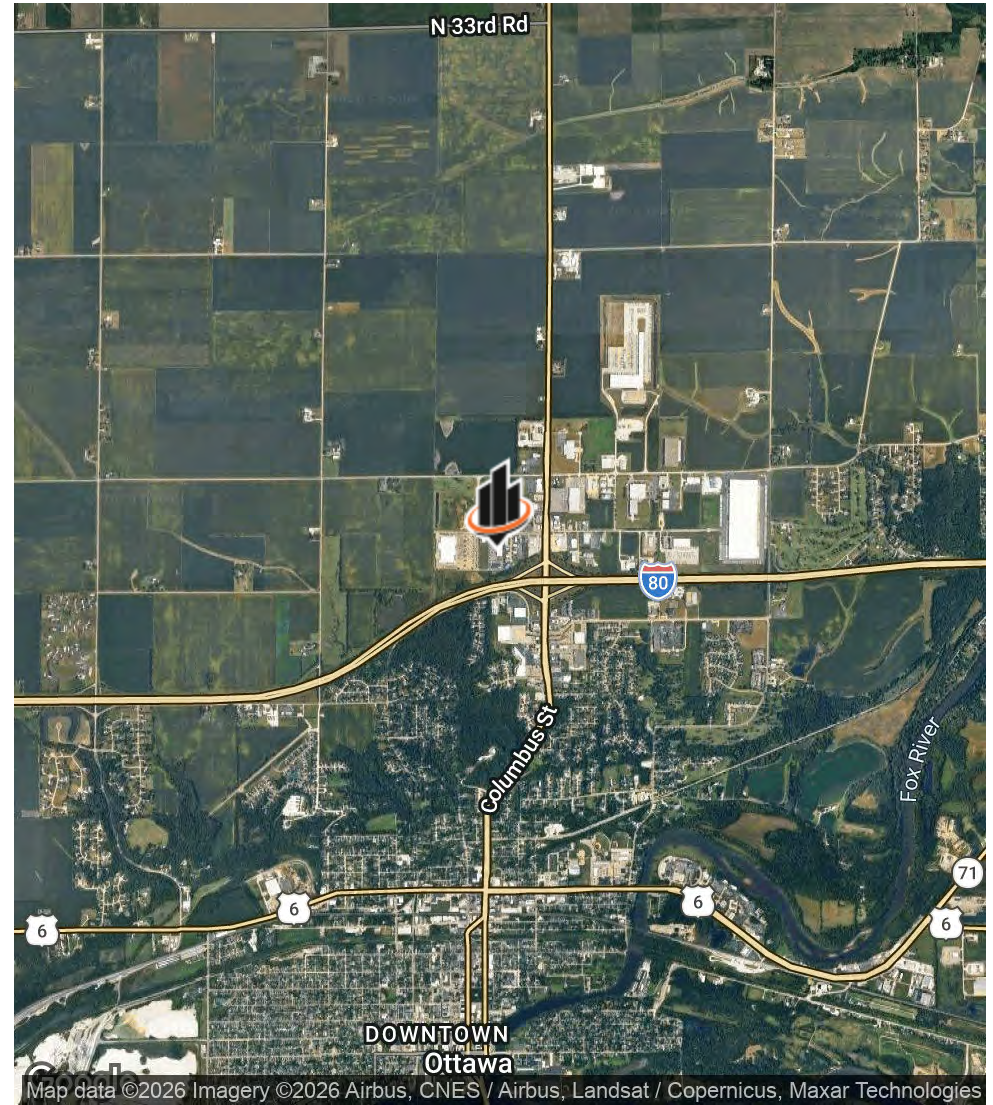
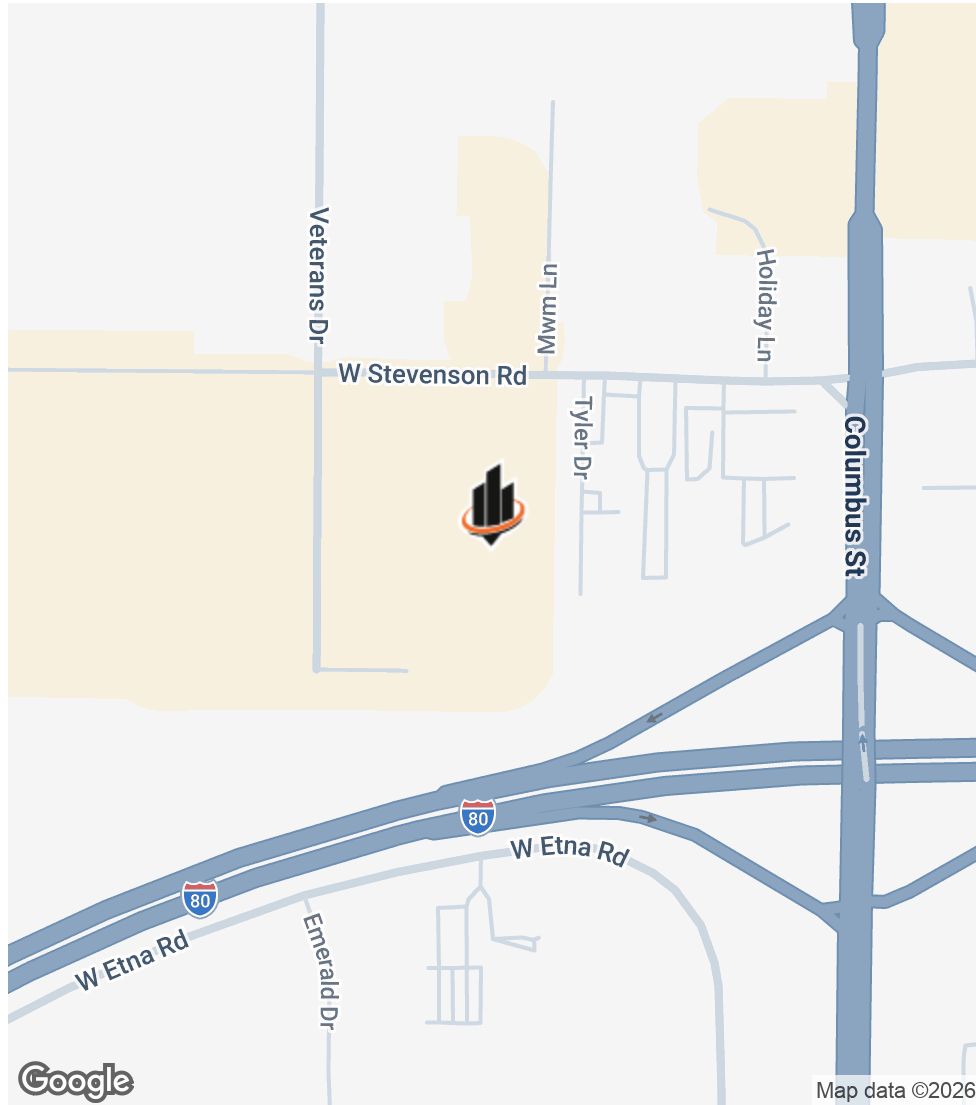
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# LOCATION MAPS



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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