



PROPERTY DESCRIPTION

Join the newest addition to Orchard Road, DOLLAR TREE, coming soon!

Now leasing 1,600 to 9,600+ square feet of prime, new construction retail space. Alternatively, approximately 2 acres of developable land for ground lease or build-to-suit.

Located on bustling Orchard Rd, the main retail thoroughfare through Western Oswego, this new development boasts excellent visibility, and easy access from multiple routes. Perfect location for restaurant, professional services or medical business, urgent care, automotive or retail. Take advantage of the fast growing population and traffic numbers on Orchard, and the visibility from being across the street from Jewel-Osco, McDonalds, and more!

OFFERING SUMMARY

Lease Rate: Call for information
 Available: Divisible
 Lot Size: ~4.23 Acres
 Traffic Count: combined, >28,000/day

PROPERTY HIGHLIGHTS

- Busy Orchard Rd. frontage, just N of Route 34
- On the main retail corridor in W. Oswego
- Half block away from busy Jewel-Osco
- High traffic of almost 18,000 vehicles per day
- One of Illinois' fastest growing areas! (almost 2% per year)
- Useable for multiple types of retailer or business
- Surrounded by big brand restaurants and retailers
- Flexible layouts and locations on site - Drive-Thru Available!
- Over 9,000 planned or approved residential units in Oswego, 430 within a half mile!

DEMOGRAPHICS

	1mi	3mi	5mi
Total Population	6,680	52,678	104,954
Projected Population '27	7,124	56,547	110,929
Average HH Income	\$145,431	\$138,659	\$131,937
Total Households	2,127	17,725	35,830

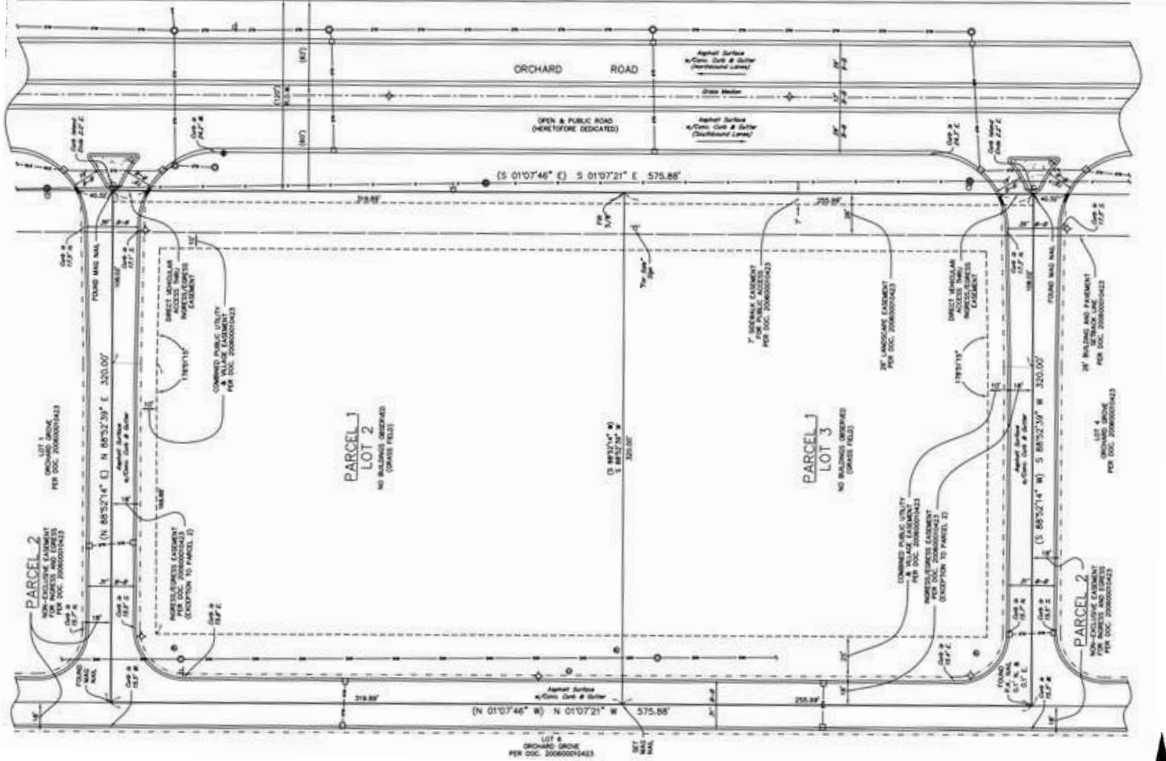
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ARCHITECT'S RENDERINGS

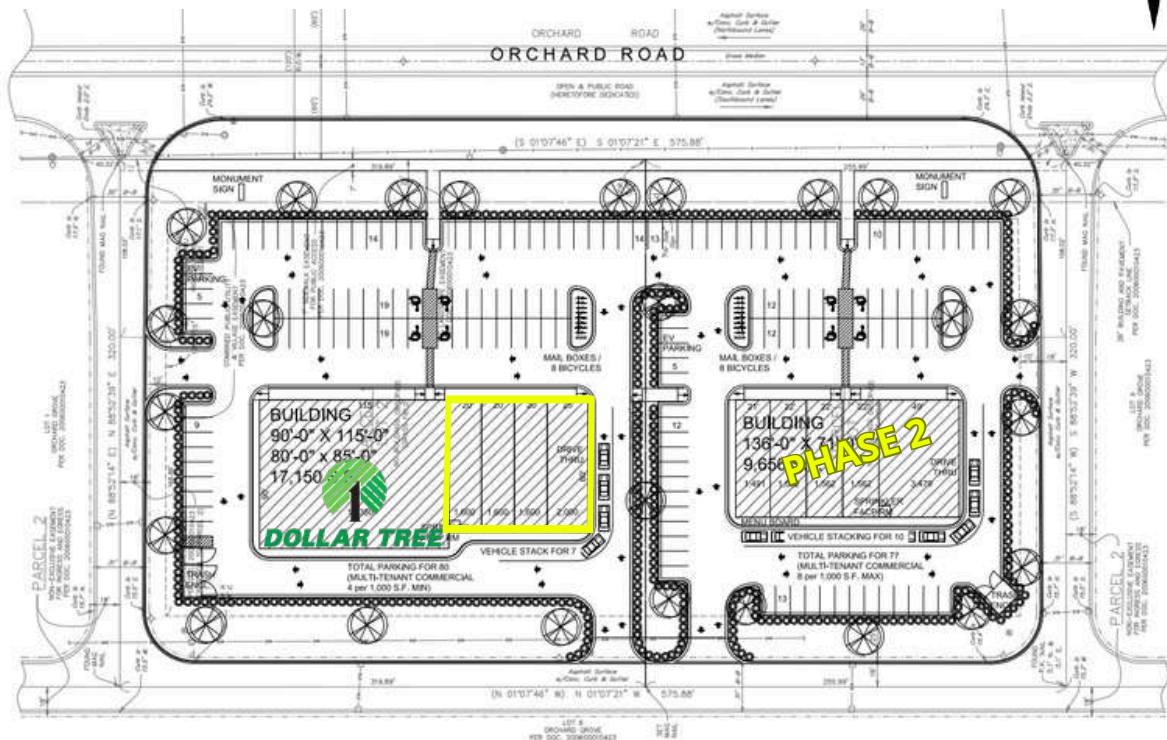


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SURVEY



ARCHITECT'S RENDERING



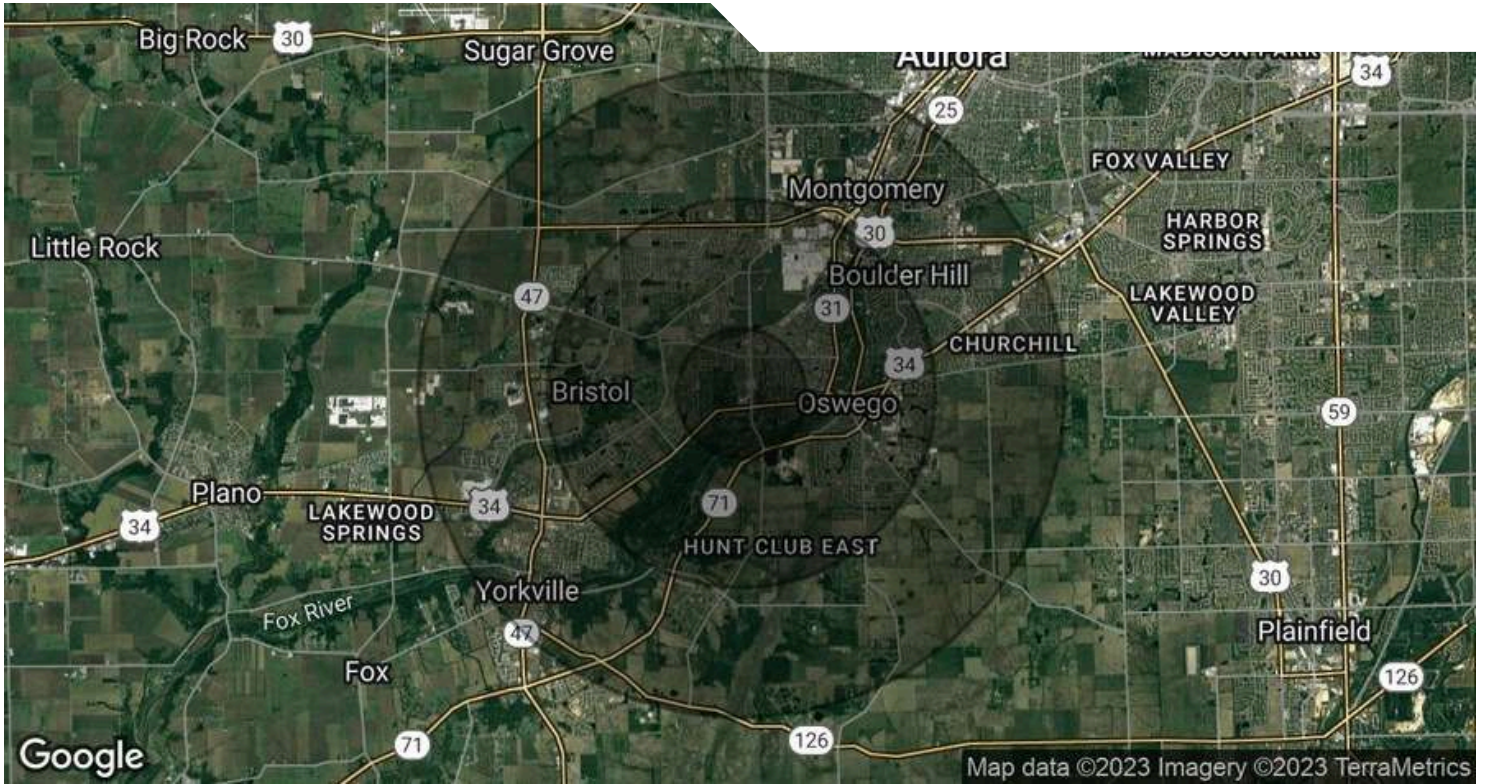
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AVAILABLE

- 1 - 12.5 acres, divisible**
potential anchor site
- 2 - 4.5 acres, divisible**
retail, restaurant, medical, etc.
- 3 - 1,500 - 9,700sf retail**
multi-tenant strip center
- 4 - 13.5 acres, divisible**
divisible for pad sites and more

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,680	52,678	104,954
Average Age	41.6	35.6	35.1
Average Age (Male)	38.6	34.5	34.6
Average Age (Female)	45.6	37.7	36.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,296	18,010	36,422
# of Persons per HH	2.8	3.0	3.0
Average HH Income	\$145,431	\$138,659	\$131,937
Average House Value	\$322,687	\$309,132	\$295,575

* Demographic data derived from 2020 ACS - US Census

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