

Freestanding Restaurant For Lease



CATON  
COMMERCIAL  
REAL ESTATE GROUP



# SECOND-GENERATION RESTAURANT SPACE OPPORTUNITY

228 E WASHINGTON ST, OSWEGO, IL 60543

# FREESTANDING TURNKEY RESTAURANT

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## OFFERING SUMMARY

Available SF:	1,677 SF
Lease Rate:	\$28 SF/yr (NNN)
Lot Size:	0.24 Acres
Year Built:	1967
Building Size:	1,677 SF
Zoning:	B-1

## PROPERTY OVERVIEW

Perfect for a full-service restaurant, café, brewpub, or specialty dining concept seeking a unique Oswego location with character and existing infrastructure in place. Situated in a well-known location within a growing market with strong demographics, this property offers an opportunity to build on Danelli's legacy or introduce a new concept.

- **Turnkey Restaurant Opportunity:** Existing kitchen, bar, and dining room infrastructure significantly reduce startup costs and time to opening.
- **Fully Equipped Kitchen:** Spacious commercial kitchen featuring a hood system, existing pizza oven, large prep areas, and a variety of kitchen equipment already in place. Landlord to install a new grease trap.
- **Established Bar Area:** Functional bar space with fixtures already in place and ready for service.
- **Indoor & Outdoor Dining Potential:** Flexible outdoor seating opportunities in both the front and rear of the building, ideal for dining, events, and creative food and beverage concepts. Perfect for expanding guest capacity and enhancing customer experience.
- **Charming Dining Room:** Existing FF&E, including tables, chairs, booths, and décor, creates a warm and inviting atmosphere for guests.
- **Stand-Alone Building:** High visibility and independence with dedicated on-site parking for customers and staff.

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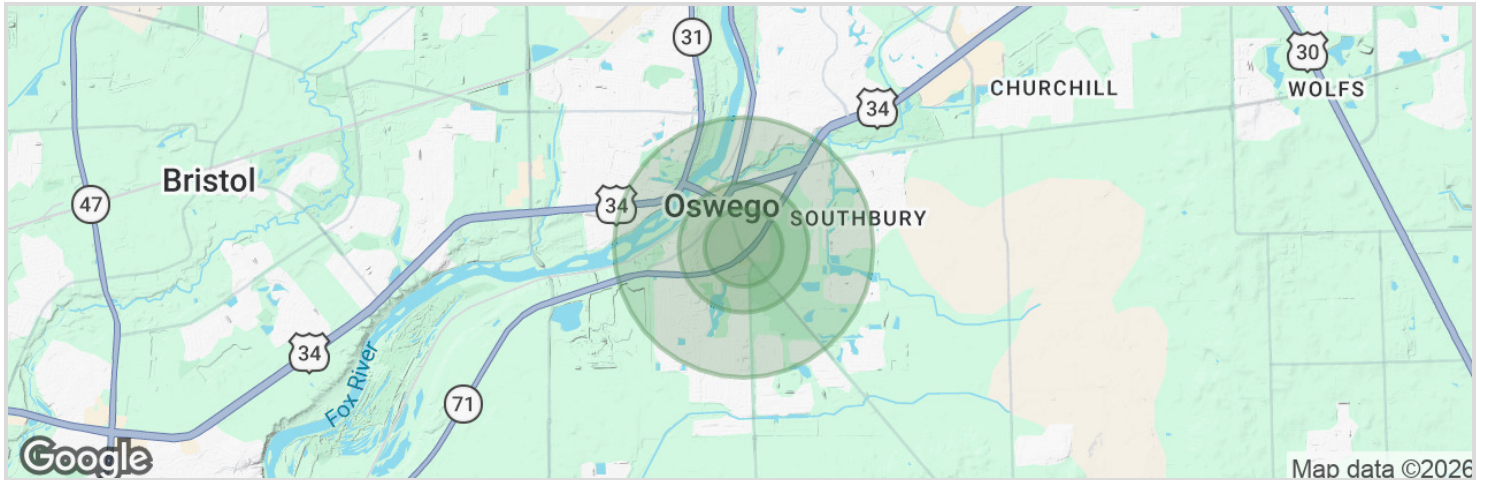
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# SECOND-GENERATION RESTAURANT SPACE

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## 1 mile



\$115,185

Median Household Income



997

Population



373

Households



40

Median Age



\$100,505

Median Disposable Income

## 3 miles



\$114,181

Median Household Income



2,350

Population



870

Households



40

Median Age



\$88,039

Median Disposable Income

## 5 miles



\$135,911

Median Household Income



7,421

Population



2,503

Households



39

Median Age



\$84,818

Median Disposable Income