



**SUBJECT PROPERTY**

**Walmart Supercenter**

Veterans Dr

6,950 VPD

**WAREHOUSE BARGAINS**

**HONDA**

14,600 VPD

Columbus St

# Ottawa Centre | Outlots & Pad Site Available

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

**PRESENTED BY:**

**JOE GRODY**  
Phone: 312.348.1000  
j.grody@svn.com

**LINA ADAMIS**  
Phone: 224.723.2528  
evangelina.adamis@svn.com

**SPERO ADAMIS**  
Phone: 312.348.1000  
s.adamis@svn.com  
IL #471 005909

**DANIEL DORCHAK**  
Phone: 954.465.4652  
daniel.dorchak@svn.com  
FL #3493346

33,800 VPD

INTERSTATE 80

W Stevenson Rd

**FAIRFIELD INN & SUITES**  
Marriott

**TOYOTA**

**verilife**

**Blair's FARM & FLEET**

# GROUND LEASE & BUILD-TO-SUITE AVAILABLE

333 W Stevenson Rd  
Ottawa, IL 61350



**PRESENTED BY:** **Joe Grody**  
O: 312.348.1000  
j.grody@svn.com

**Lina Adamis**  
O: 224.723.2528  
evangelina.adamis@svn.com

**Spero Adamis**  
O: 312.348.1000  
s.adamis@svn.com  
IL #471 005909

**Daniel Dorchak**  
O: 954.465.4652  
daniel.dorchak@svn.com  
FL #3493346

# RETAILER MAP



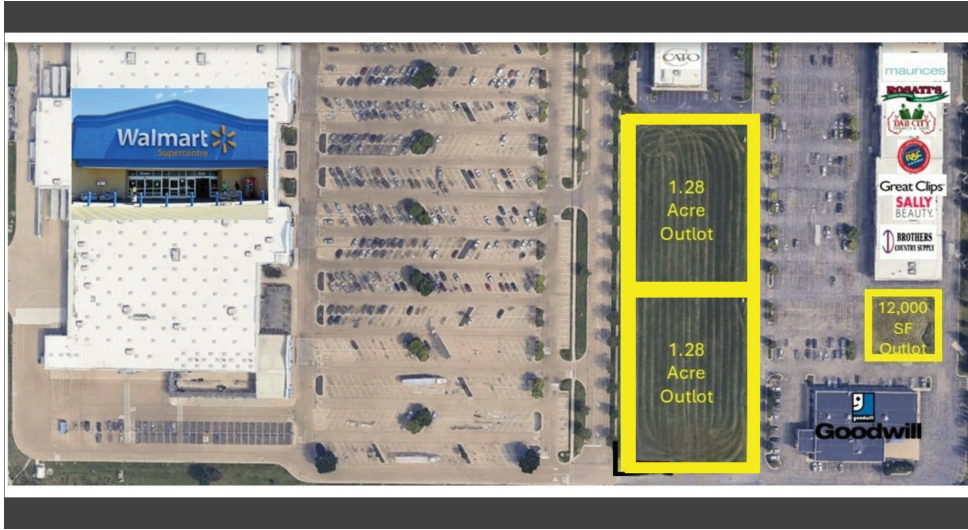
**JOE GRODY**  
 O: 312.348.1000  
 j.grody@svn.com

**LINA ADAMIS**  
 O: 224.723.2528  
 evangelina.adamis@svn.com

**SPERO ADAMIS**  
 O: 312.348.1000  
 s.adamis@svn.com  
 IL #471 005909

**DANIEL DORCHAK**  
 O: 954.465.4652  
 daniel.dorchak@svn.com  
 FL #3493346

# 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...

**JOE GRODY**  
O: 312.348.1000  
j.grody@svn.com

**LINA ADAMIS**  
O: 224.723.2528  
evangelina.adamis@svn.com

**SPERO ADAMIS**  
O: 312.348.1000  
s.adamis@svn.com  
IL #471 005909

**DANIEL DORCHAK**  
O: 954.465.4652  
daniel.dorchak@svn.com  
FL #3493346

## 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

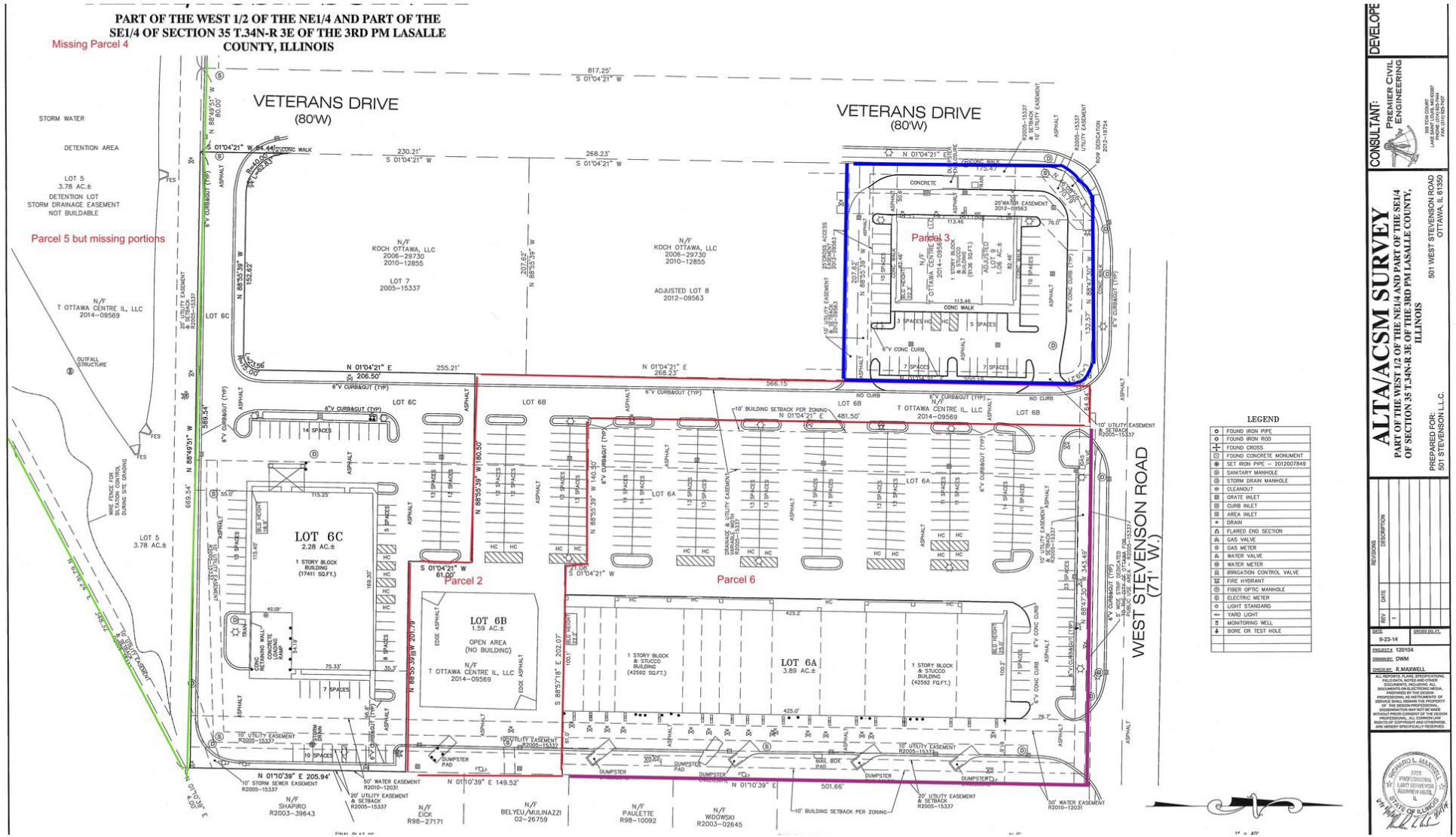
**JOE GRODY**  
O: 312.348.1000  
j.grody@svn.com

**LINA ADAMIS**  
O: 224.723.2528  
evangelina.adamis@svn.com

**SPERO ADAMIS**  
O: 312.348.1000  
s.adamis@svn.com  
IL #471 005909

**DANIEL DORCHAK**  
O: 954.465.4652  
daniel.dorchak@svn.com  
FL #3493346

# SURVEY



**DEVELOPE**

**CONSULTANT:** PREMIER CIVIL ENGINEERING  
1000 S. WASHINGTON ST. SUITE 200  
LAKE FOREST, IL 60045  
PHONE: 847.533.3337  
FAX: 847.533.3337

**ALTAACSM SURVEY**  
PART OF THE WEST 1/2 OF THE NE1/4 AND PART OF THE SE1/4 OF SECTION 35 T.34N-R 3E OF THE 3RD PM LASALLE COUNTY, ILLINOIS  
PREPARED FOR: 501 STEVENSON LLC.  
OTTAWA, IL 61350

REV#	DATE	DESCRIPTION
1		

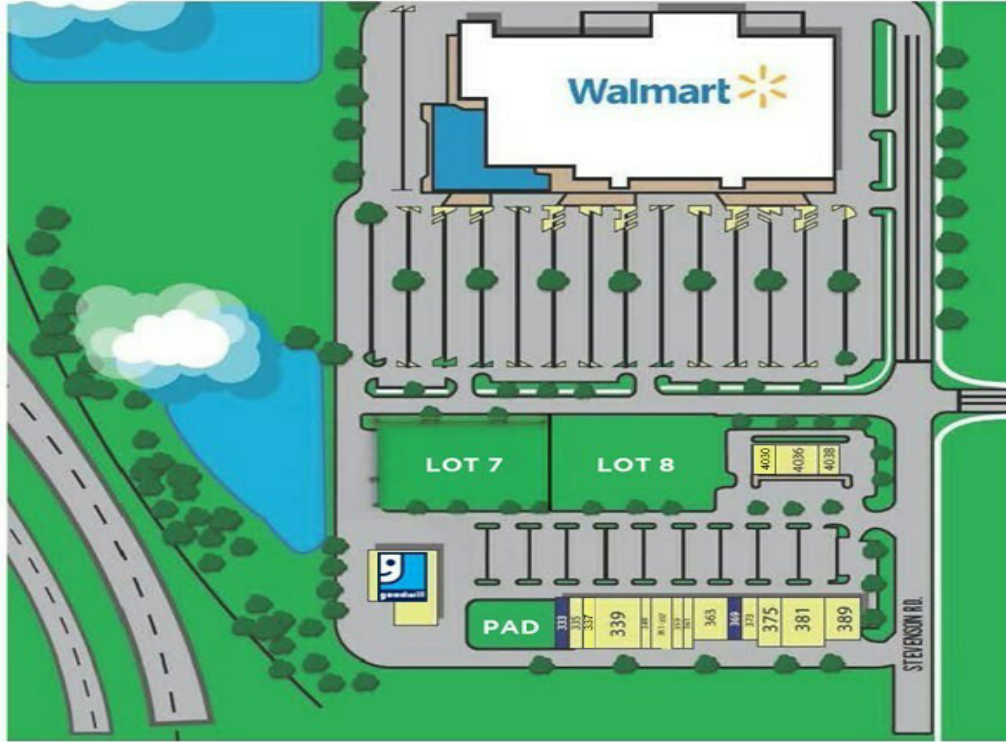
9-23-14  
PROJECT: 120104  
DRAWN: DWM  
CHECKED: R. MAXWELL

THIS SURVEY AND ALL DOCUMENTS INCLUDING THIS SURVEY, AS INSTRUMENTED OR RECORDED, SHALL BE VOID AND OF NO EFFECT UNLESS THE NECESSARY APPROPRIATIONS ARE MADE AT THE TIME OF RECORDATION OR THE NECESSARY APPROPRIATIONS ARE MADE AT THE TIME OF RECORDATION AND THE NECESSARY APPROPRIATIONS ARE MADE AT THE TIME OF RECORDATION.

**PROFESSIONAL SEAL**  
STATE OF ILLINOIS  
JULIE M. HARRIS  
REGISTERED PROFESSIONAL SURVEYOR  
NO. 025  
EXPIRES 12/31/2017

<b>JOE GRODY</b> O: 312.348.1000 j.grody@svn.com	<b>LINA ADAMIS</b> O: 224.723.2528 evangelina.adamis@svn.com	<b>SPERO ADAMIS</b> O: 312.348.1000 s.adamis@svn.com IL #471 005909	<b>DANIEL DORCHAK</b> O: 954.465.4652 daniel.dorchak@svn.com FL #3493346
--	--	--	---

# 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
<b>PAD</b>	<b>AVAILABLE</b>	12,000 SF
<b>Lot 7</b>	<b>AVAILABLE</b> <i>New</i>	1.28 AC
<b>Lot 8</b>	<b>AVAILABLE</b> <i>New</i>	1.28 AC

**JOE GRODY**  
O: 312.348.1000  
j.grody@svn.com

**LINA ADAMIS**  
O: 224.723.2528  
evangelina.adamis@svn.com

**SPERO ADAMIS**  
O: 312.348.1000  
s.adamis@svn.com  
IL #471 005909

**DANIEL DORCHAK**  
O: 954.465.4652  
daniel.dorchak@svn.com  
FL #3493346

# DEMOGRAPHICS MAP & REPORT

## POPULATION

### 10 MILES 15 MILES 20 MILES

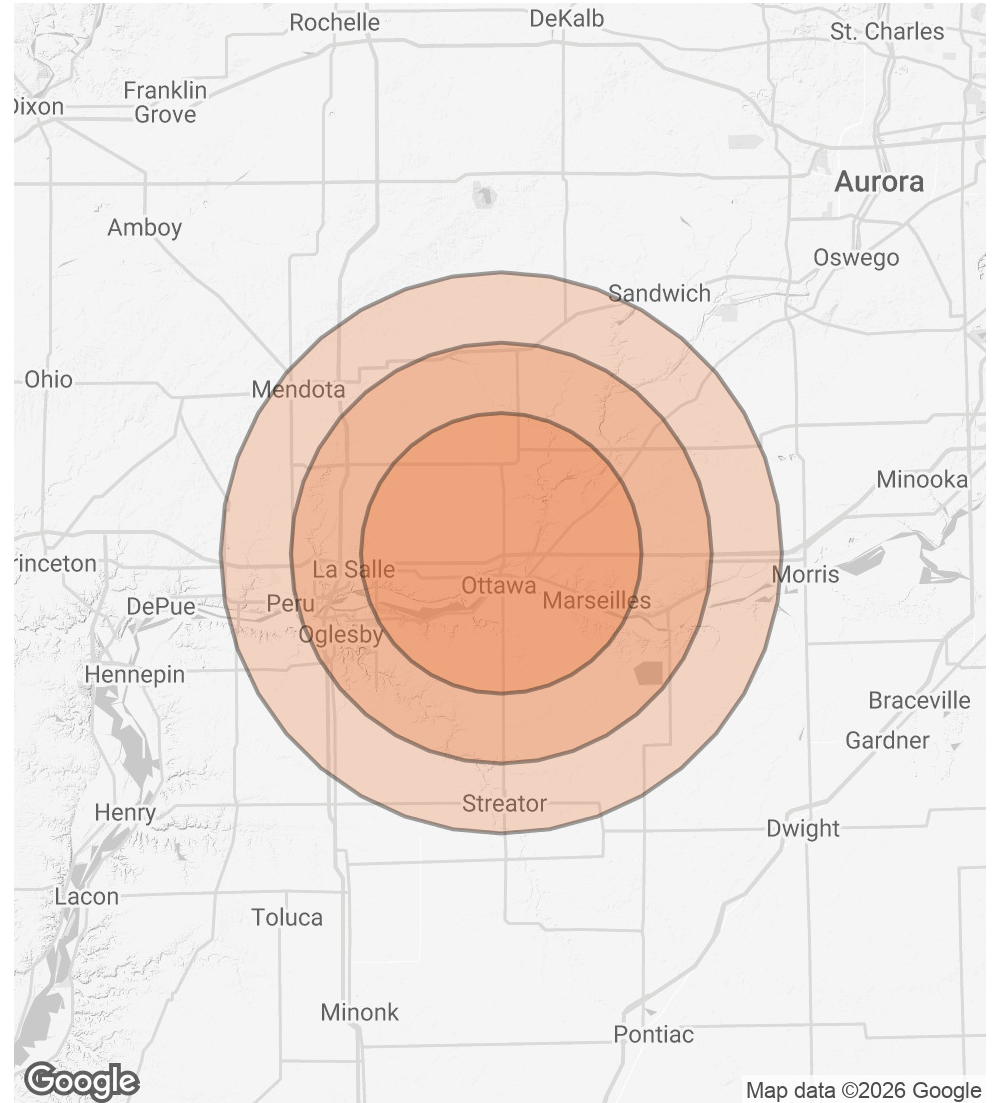
	10 MILES	15 MILES	20 MILES
<b>TOTAL POPULATION</b>	34,323	55,058	121,203
<b>AVERAGE AGE</b>	43	43	43
<b>AVERAGE AGE (MALE)</b>	42	42	42
<b>AVERAGE AGE (FEMALE)</b>	44	44	44

## 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)



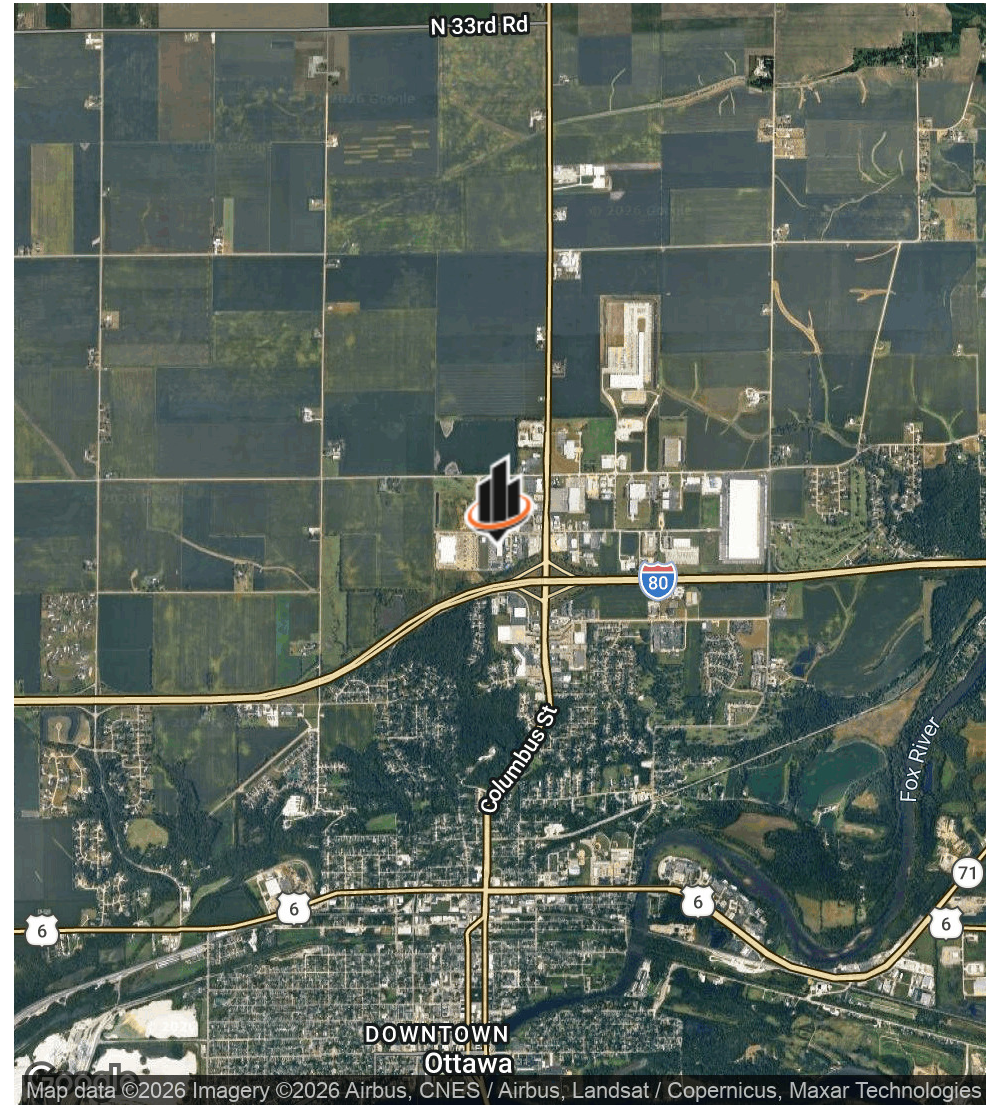
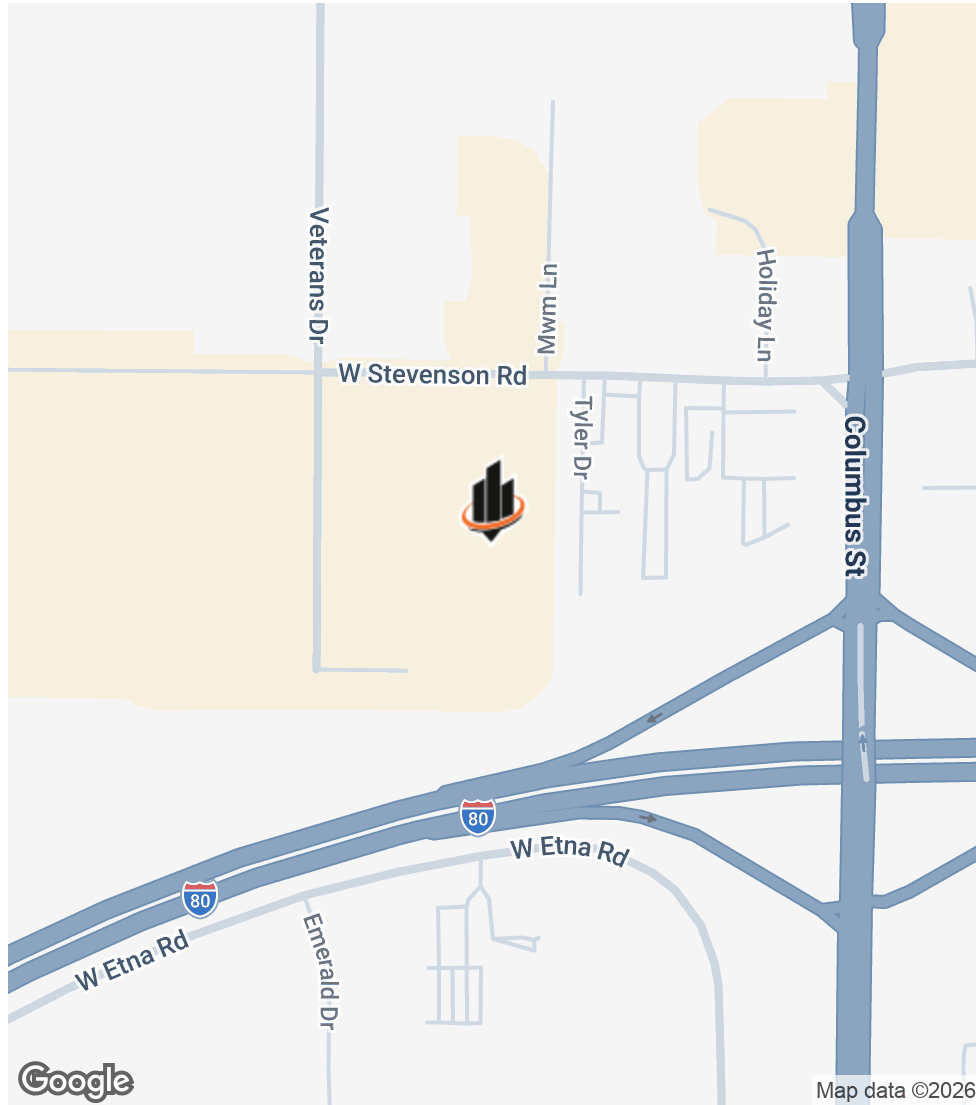
**JOE GRODY**  
O: 312.348.1000  
j.grody@svn.com

**LINA ADAMIS**  
O: 224.723.2528  
evangelina.adamis@svn.com

**SPERO ADAMIS**  
O: 312.348.1000  
s.adamis@svn.com  
IL #471 005909

**DANIEL DORCHAK**  
O: 954.465.4652  
daniel.dorchak@svn.com  
FL #3493346

# LOCATION MAPS



**JOE GRODY**  
 O: 312.348.1000  
 j.grody@svn.com

**LINA ADAMIS**  
 O: 224.723.2528  
 evangelina.adamis@svn.com

**SPERO ADAMIS**  
 O: 312.348.1000  
 s.adamis@svn.com  
 IL #471 005909

**DANIEL DORCHAK**  
 O: 954.465.4652  
 daniel.dorchak@svn.com  
 FL #3493346



**JOE GRODY**  
 O: 312.348.1000  
 j.grody@svn.com

**LINA ADAMIS**  
 O: 224.723.2528  
 evangelina.adamis@svn.com

**SPERO ADAMIS**  
 O: 312.348.1000  
 s.adamis@svn.com  
 IL #471 005909

**DANIEL DORCHAK**  
 O: 954.465.4652  
 daniel.dorchak@svn.com  
 FL #3493346

## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.

**JOE GRODY**

O: 312.348.1000

j.grody@svn.com

**LINA ADAMIS**

O: 224.723.2528

evangelina.adamis@svn.com

**SPERO ADAMIS**

O: 312.348.1000

s.adamis@svn.com

IL #471 005909

**DANIEL DORCHAK**

O: 954.465.4652

daniel.dorchak@svn.com

FL #3493346