

AVAILABLE



220 E Norris Dr,
Ottawa, IL 61350

Noah Ruggieri

**CCIM, CIPS, MBA
Advisor/Counselor**

217.367.1700

noahruggieri@svn.com

1801 Woodfield Dr

Savoy, Illinois 61874

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PROPERTY INFORMATION

220 E NORRIS DRIVE, OTTAWA, ILLINOIS

Former Advance Auto Parts | 6,024 SF Retail Building

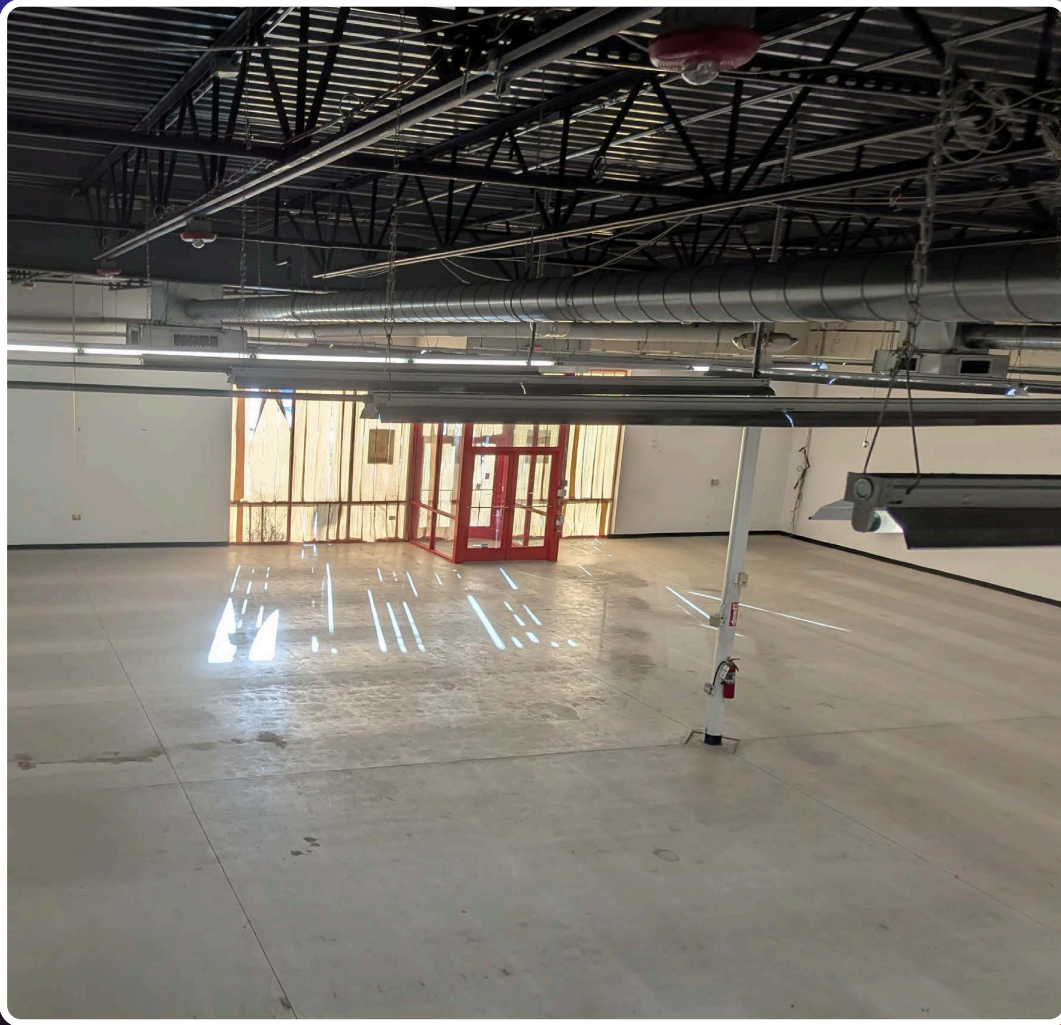
Freestanding single-tenant retail building positioned on East Norris Drive in Ottawa's established commercial corridor. This former Advance Auto Parts location offers 6,024 square feet of vanilla box space, delivered clean and ready for tenant improvements.

The building provides frontage along a well-trafficked commercial route with neighboring national retailers and local businesses creating consistent daily traffic patterns. On-site parking accommodates customer convenience, while the location's proximity to residential neighborhoods ensures strong local visibility.

Available for lease, this turnkey retail space suits operators seeking established market presence without construction delays. The open floor plan allows flexible configuration for automotive service, retail, office, or specialty use concepts.



PROPERTY HIGHLIGHTS



6,024 SF single-tenant building

Vanilla box condition, move-in ready

Established commercial corridor location

Ample on-site parking

Strong visibility along East Norris Drive

For Lease opportunity

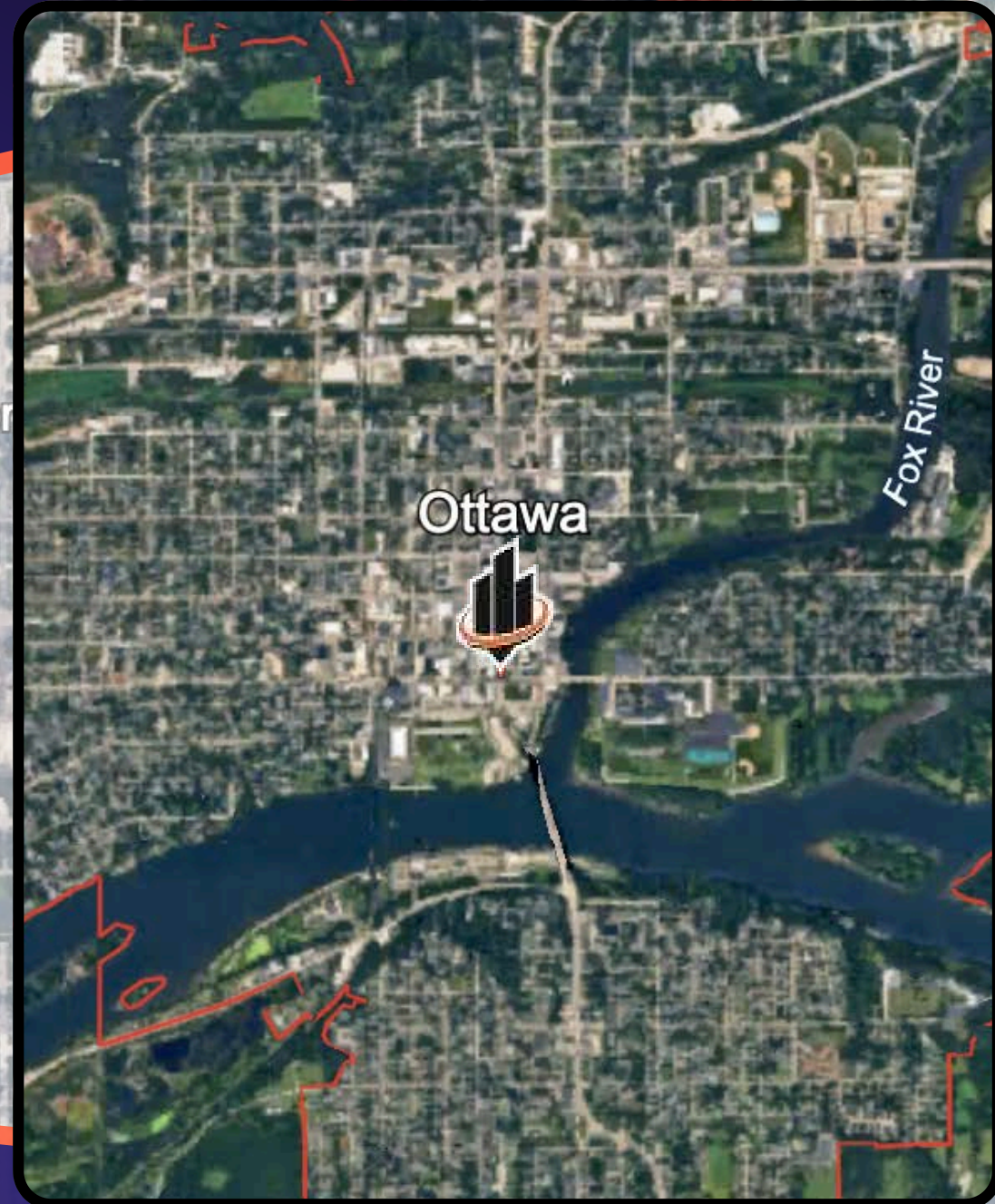
LOCATION DESCRIPTION

OTTAWA, ILLINOIS

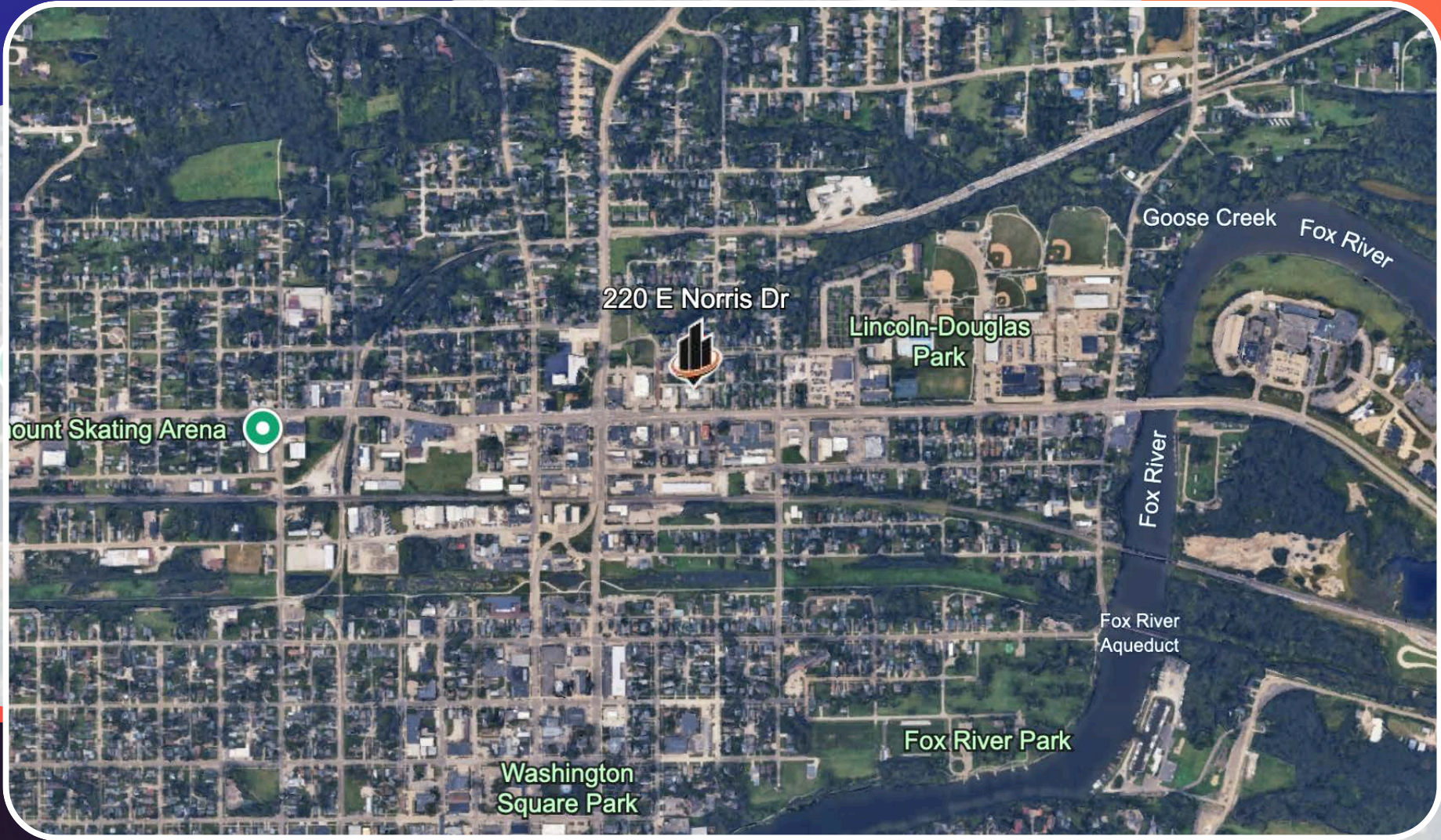
Situated along Interstate 80 in the heart of Illinois' historic river valley, Ottawa combines small-town stability with strategic commercial access. This LaSalle County community of 18,700 residents maintains the genuine relationships and loyal customer base that define successful neighborhood retail, while I-80 provides seamless connection to Chicago's western suburbs just 80 miles east.

The community's \$73,000 median household income supports a diverse mix of local businesses, from daily services to destination retailers. With nearly 70% homeownership and a balanced economy anchored by healthcare, manufacturing, and retail, Ottawa delivers the consistent spending patterns that sustain long-term business success.

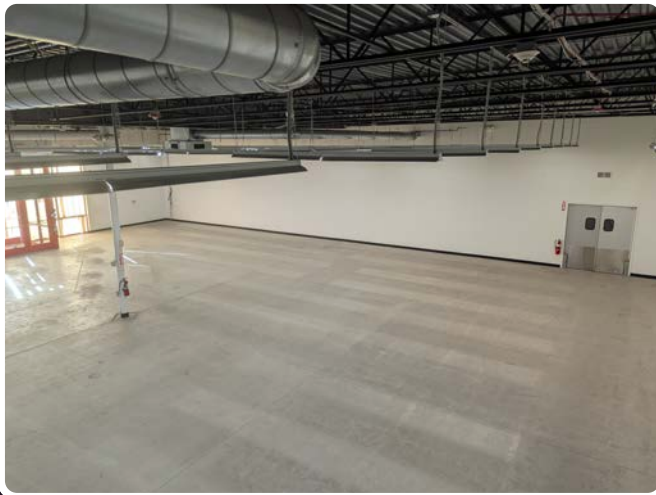
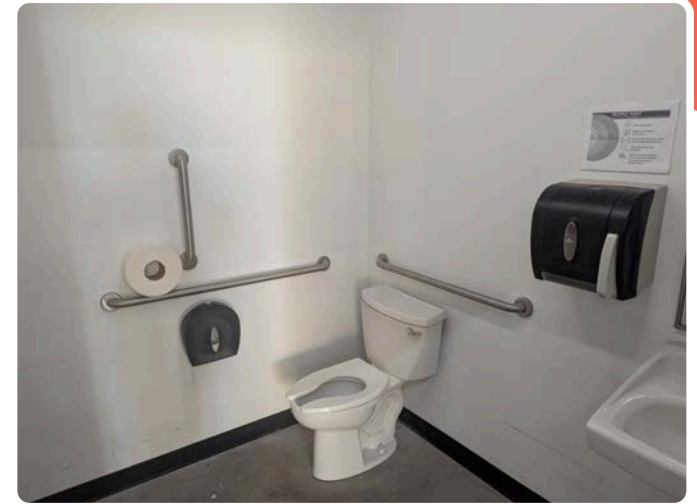
Ottawa offers proven customer loyalty, manageable operating costs, and Interstate visibility that brings both local residents and corridor traffic through your doors.



AERIAL MAP



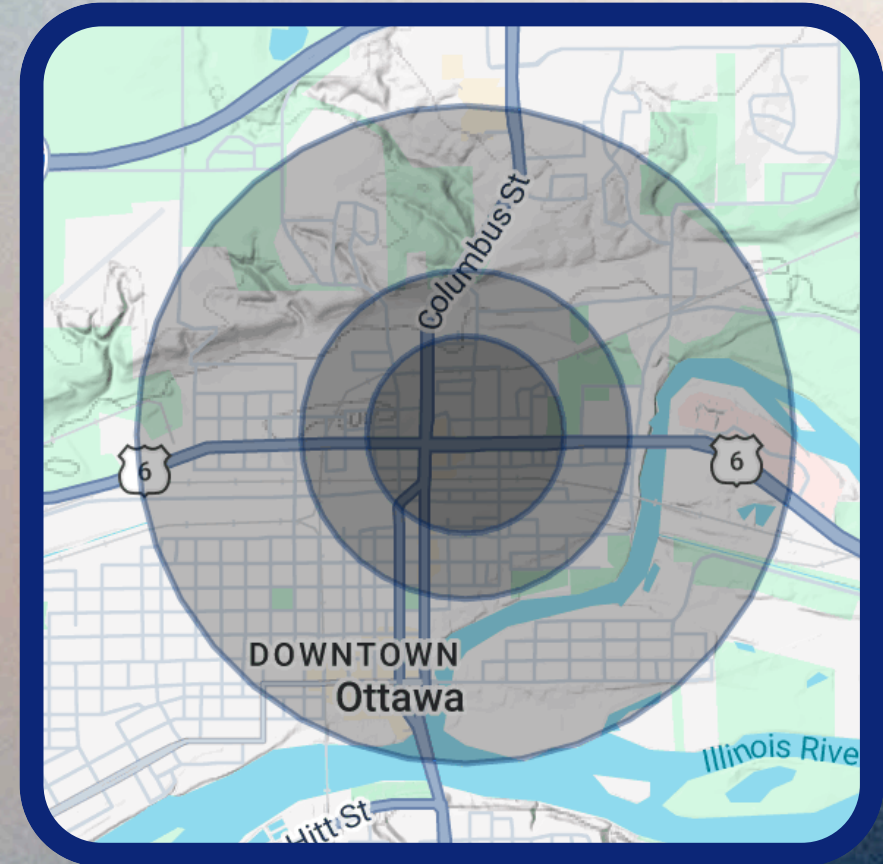
ADDITIONAL PHOTOS



DEMOGRAPHIC MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	571	2,368	6,639
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	42	43	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	256	1,113	3,000
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$82,593	\$78,461	\$85,292
Average House Value	\$171,992	\$166,829	\$184,838

Demographics data derived from AlphaMap



ADVISOR BIO



NOAH RUGGIERI, CCIM, SEC, CIPS, MBA

Managing Director

Cell: 217.367.1700

Noahruggieri@svn.com

Noah Ruggieri has his CCIM and CIPS designations along with an MBA with a minor in corporate governance and international business from the University of Illinois.

As a commercial real estate broker with North Star Equities, he specializes in assisting clients to find business locations and to help develop their companies' vision successfully through real estate. With national clients and global consulting experience, he is uniquely qualified to help clients from all avenues.

Attending Commercial Real Estate marketing conferences across the United States every eight weeks has given him a unique perspective on the market, as well as connections with National Investors from all four corners of the county. He was self-employed for ten years and having worked in the financial sector for a national institution has only added to the knowledge base used for being a commercial real estate counselor.

Noah has given back to the community over the years through volunteer work with a local BSA scouting group as well as mentoring in the CU 1to1 Program for the last seven years to date. His additional time is spent with his wife and three children.