

2073 Wiesbrook Drive

Oswego, IL 60543

OFFICE SUITE FOR LEASE

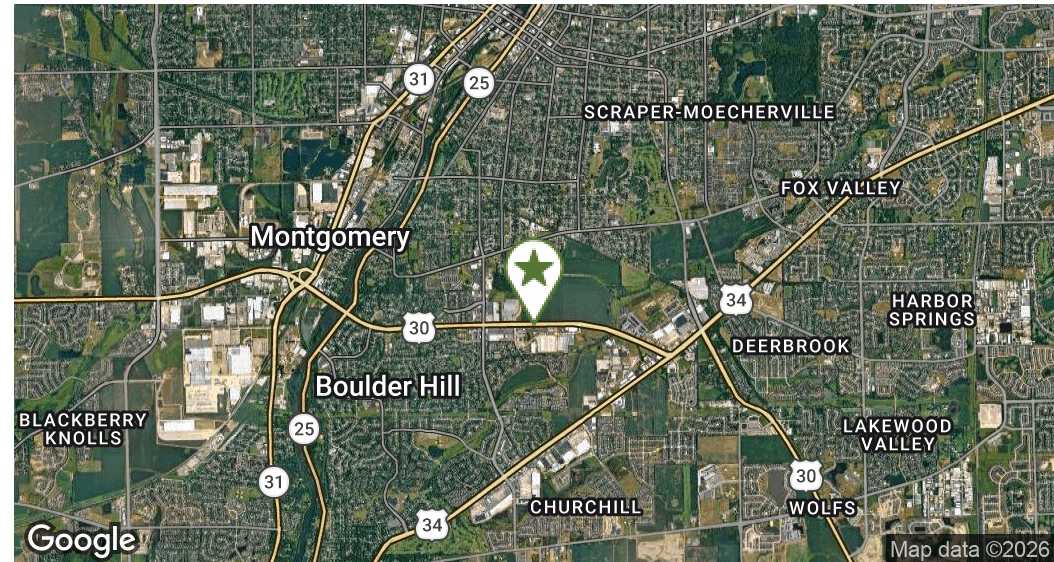


john
greene
COMMERCIAL

2073 Wiesbrook Drive | Oswego, IL 60543

OFFICE SUITE FOR LEASE

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



OFFERING SUMMARY

Lease Rate:	\$16psf NNN
Available for Lease:	4,000 SF (divisible)
Lot Size:	1.23 Acres
Year Built:	2007
Zoning:	B-3 (Commercial Service Wholesale District - Oswego)
Traffic Count:	25,600 APD (Route 30)

PROPERTY OVERVIEW

Prime 4,000± SF medical/office suite located just off Rt 30 and along Wiesbrook Rd in Oswego. Unit is zoned B-3 Commercial Service Wholesale District permitting a wide range of office, medical, and retail uses. The neighboring unit in the building is a long established Optometrist and immediately adjacent to the east is the Best Western of Oswego. Strong area demographics. Located one lot away from the newly approved “DeVile Manor” independent senior living apartments. Unit is equipped with geothermal heating and cooling, drastically reducing utility costs. Monument signage available on both Wiesbrook and Rt 30. Rental abatement is negotiable for qualified tenant.

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The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019



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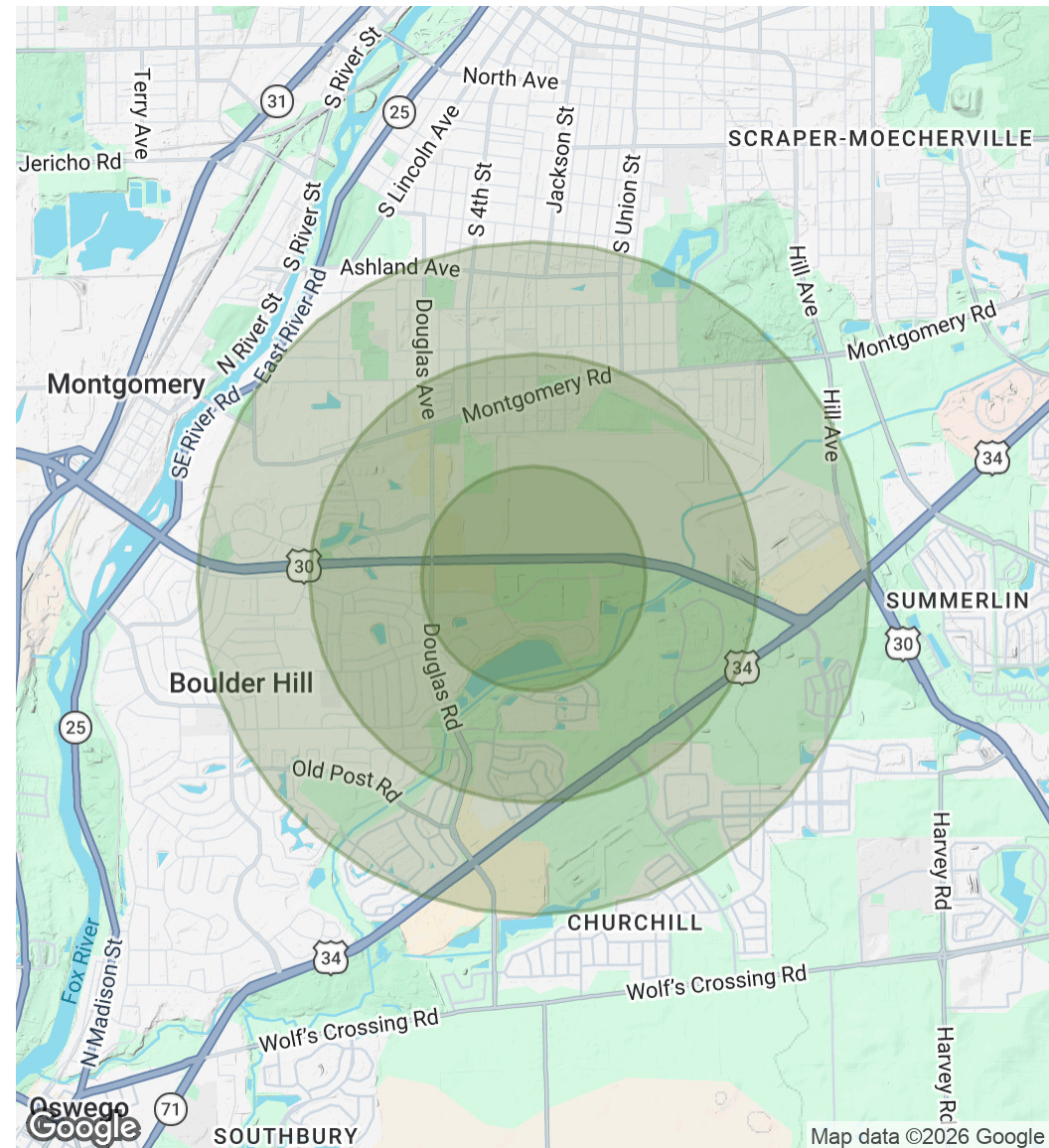
POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,624	8,548	23,589
Average Age	30.6	31.6	32.7
Average Age (Male)	33.1	33.4	34.2
Average Age (Female)	29.3	30.9	31.8

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	715	3,331	8,220
# of Persons per HH	2.3	2.6	2.9
Average HH Income	\$76,443	\$75,311	\$77,865
Average House Value	\$175,921	\$183,167	\$186,813

2020 American Community Survey (ACS)



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