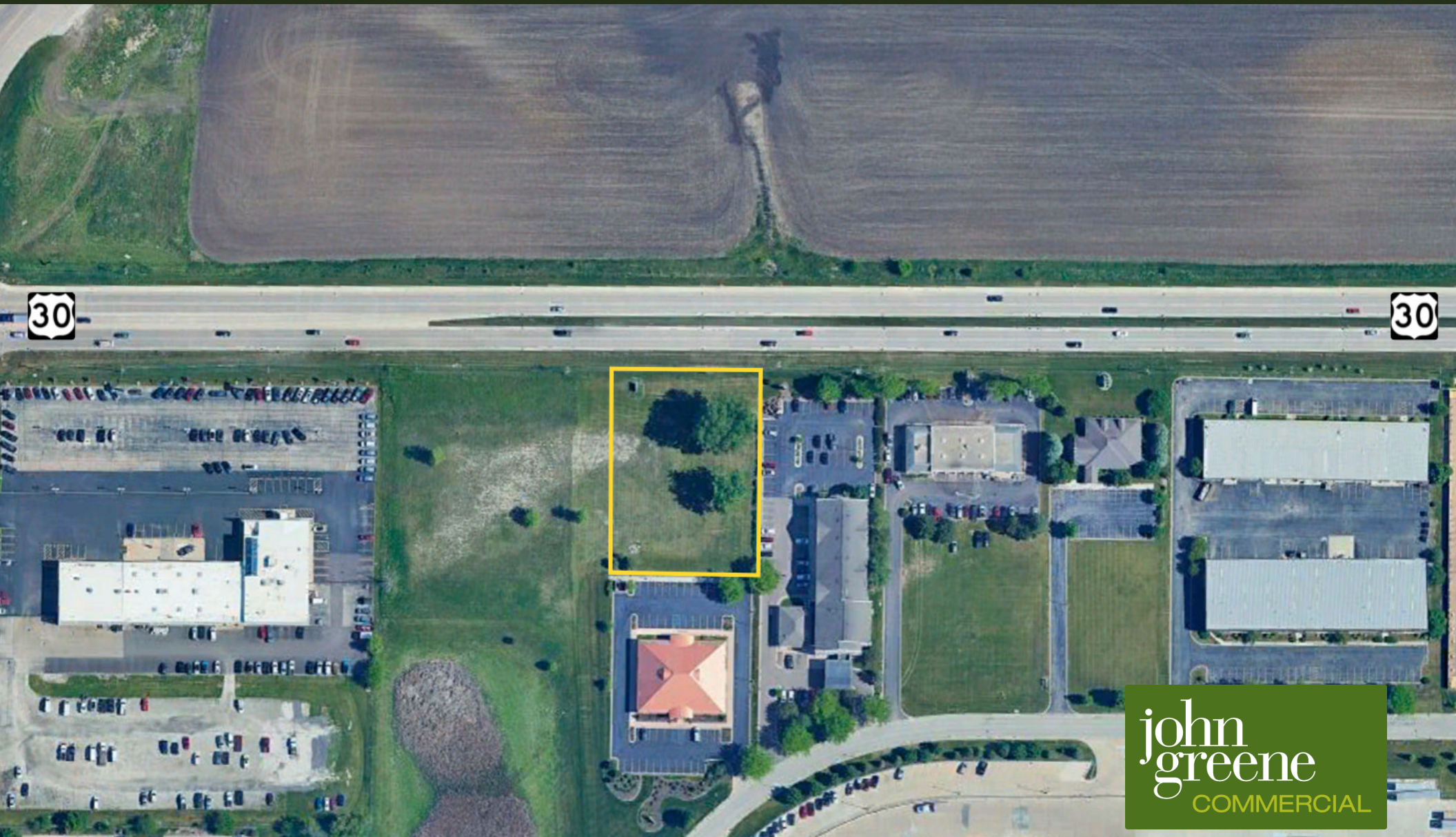


2071 Wiesbrook Drive

Oswego, IL 60543

LAND - RETAIL FOR SALE

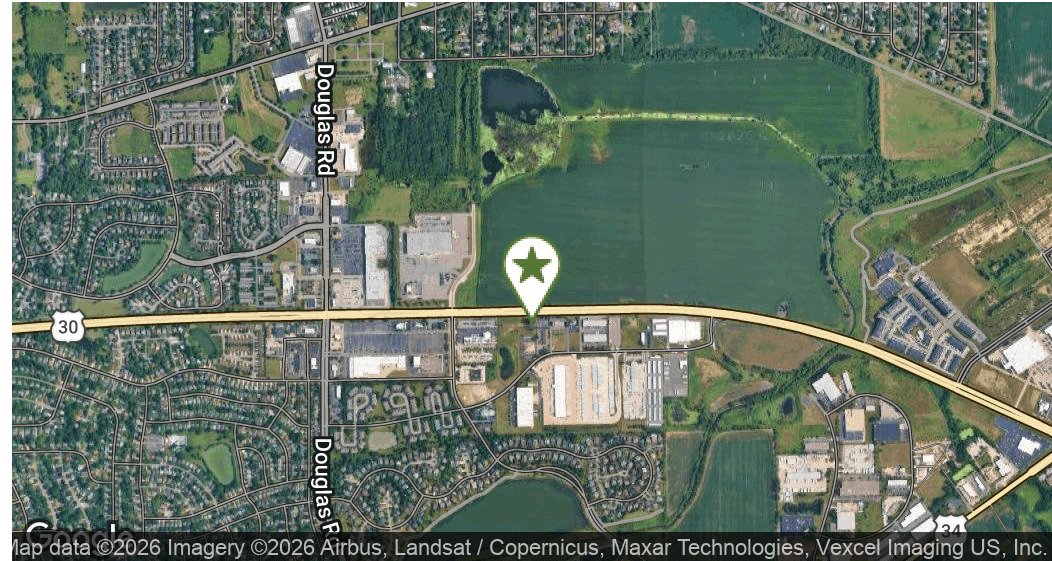


john
greene
COMMERCIAL

2071 Wiesbrook Drive | Oswego, IL 60543

LAND - RETAIL FOR SALE

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



OFFERING SUMMARY

Sale Price:	\$215,000
Lot Size:	1.03 Acres
Zoning:	B-1
Traffic Count:	25,600 (Route 30)
2025 Taxes:	\$3,627

PROPERTY OVERVIEW

Great visibility from US Route 30 for 1± Acre commercial lot zoned B-1 Commercial Service Wholesale District. Ideal for wide range of office or retail uses. Adjacent to the Best Western Hotel and Scott Eye Care. Property could accommodate a single or multi-tenant usage building up to 9,000 ± building. Strong area demographics. Located near the newly approved “DeVill Manor” independent senior living apartments. Rapidly developing commercial corridor, buy your business location while you still can. Monument signage available on both Wiesbrook and Rt 30.

PROPERTY HIGHLIGHTS

- 1± Acre commercial lot zoned B-1
- Property could accommodate a single or multi-tenant usage building
- Adjacent to the Best Western Hotel and Scott Eye Care
- Monument signage available on both Wiesbrook and Rt 30

Mike Waseen

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Terry Anderson

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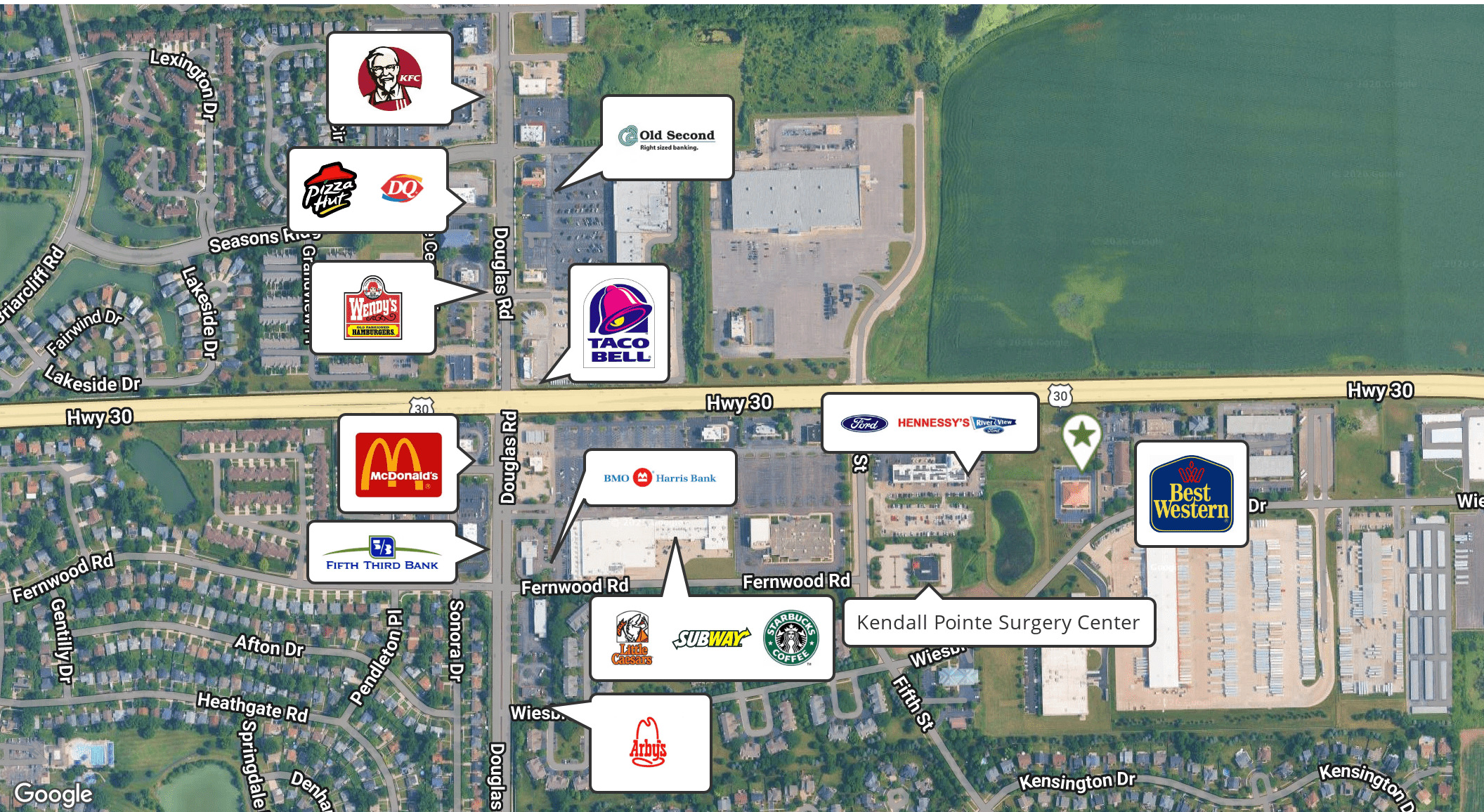
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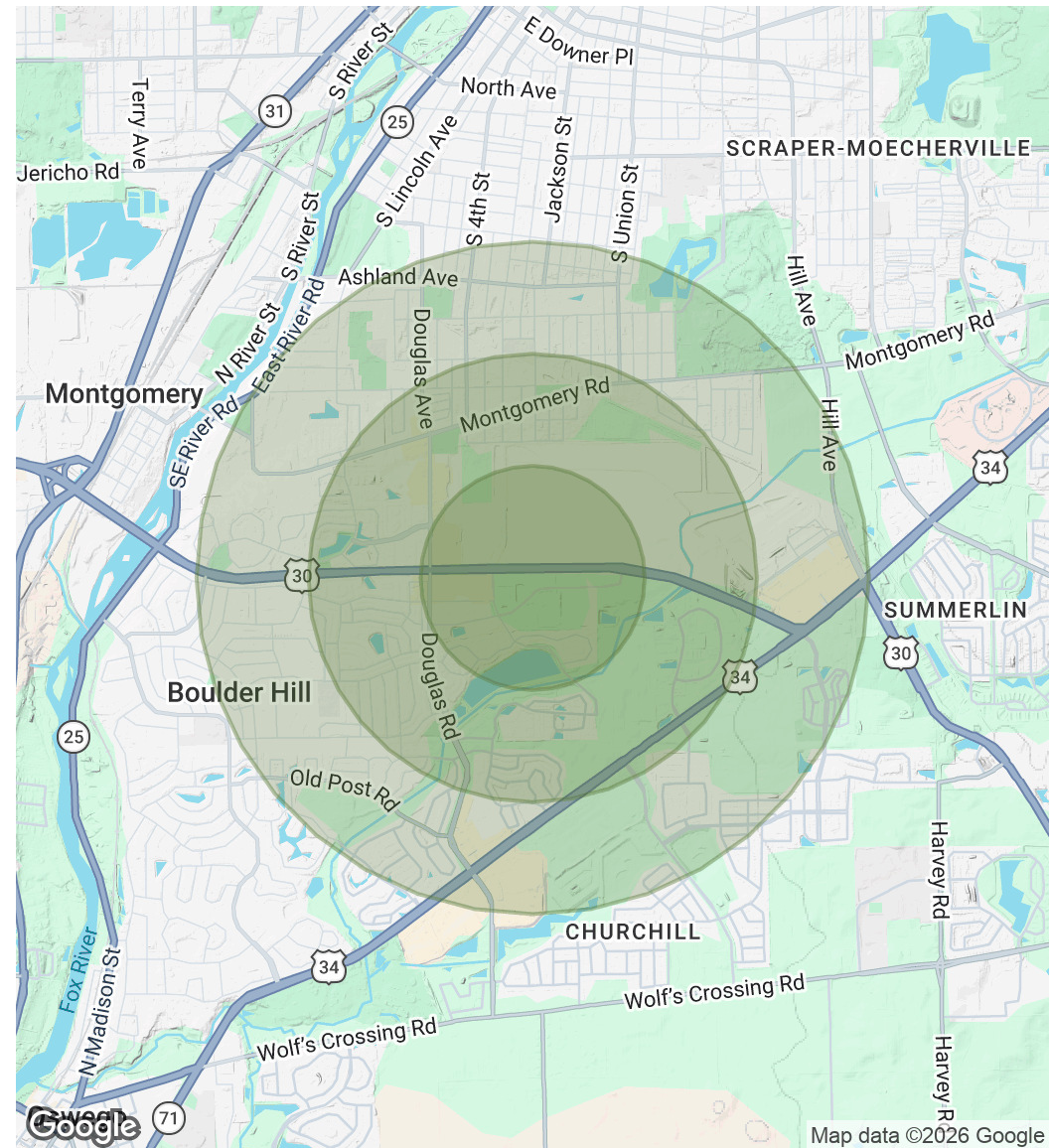
POPULATION

	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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