



# 1210 ROUTE 34 OSWEGO

**RETAIL/FLEX DEVELOPMENT OPPORTUNITY FOR SALE**

WESTERN SUBURBS

# PROPERTY DETAILS

## SIZE

- ▶ Lot: Approximately 60,112 SF/1.38 Acres
- ▶ Building: Approximately 13,892 SF

## PRICE

- ▶ Undisclosed

## HIGHLIGHTS

- ▶ Prime flex property consisting of retail, industrial and office space. Perfect site for big box, multiple mid-box and outlot opportunities
- ▶ Site has high traffic counts at approximately 46,300 AADT
- ▶ Zoning: B2/General Business (Village of Oswego open to annexation and rezoning to B3)
- ▶ 2020 Taxes: \$8,278
- ▶ Site has lots of space, well & septic, 8 surface parking spaces, office on site, warehouse space and outdoor storage and parking
- ▶ Traffic signal located in front of property and can be configured for signalized access point
- ▶ Located at the busy intersection of Route 34 and Route 30, this property has great business exposure and is perfect to run/develop your business
- ▶ Major retailers located directly across the street: Menards, JCPenney, Sam's Club, Walgreens, Buona Beef, and Sonic
- ▶ Other national retailers on Ogeden Avenue/Route 34 include Target, Walmart, Home Depot, Meijer, Buffalo Wild Wings, Dominicks

## DEMOGRAPHICS

	1 MI	3 MI
POPULATION	7,596	102,338
HOUSEHOLDS	2,639	31,727
MEDIAN HH INCOME	\$89,816	\$73,513
DAYTIME EMPLOYEES	2,066	21,329







# AREA MAP



*No representation or warranty is made to the accuracy herein.  
All broker opinions are subject to market conditions.*



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## EXCLUSIVE AGENTS

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