



## Downtown Oswego

### Oswego, Illinois

Riverfront charm in a newly established TIF District.

One of Illinois' fastest-growing communities, Oswego's visionary leadership is redeveloping its downtown. Join new high-end mixed use developments and independent restaurants in this up-and-coming space. Incentives may be available for your project.

Median household income: \$101,191  
Residents within 5 miles: 115,000  
Daytime employees within 5 miles: 30,393  
Distance from I-88: 7 miles  
Distance from I-55: 10 miles

#### DEVELOPMENT OPPORTUNITIES

- A** Village Square  
10.38 acres | greenfield
- B** River West  
5.42 acres | greenfield
- C** River South  
infill
- D** Oswego 308 Center  
93,274 sqft | 12.5 acres
- E** Block 11  
infill | under development



#### AREA MAP





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### Riverfront charm in a newly established TIF District.

One of Illinois' fastest-growing communities, Oswego's visionary leadership is redeveloping its downtown. Join new high-end mixed use developments and independent restaurants in this up-and-coming space on a scenic recreational river. Incentives may be available for your project.

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### River West

5.42 acres | hotel, restaurant, banquet, or retail use | 11,000 vehicles daily on Route 31 | TIF District | Beautiful riverfront location, near downtown independent retailers and recreational river



### River South

Mixed-use and residential opportunity | Anchored by a new three-story mixed-use building including a popular restaurant and other retail | TIF District | 18,000 vehicles daily on Route 34



### Block 11

2 acres | infill | Zoned B-2 downtown shopping | 18,000 vehicles daily on Route 34 | TIF District | Under redevelopment - new restaurants/retail coming soon



### Village Square

10.38 acres | Zoned R-4 residential | Walking distance to downtown independent shopping and dining | approved for retail and townhomes



### Oswego 308 Center

12.5 acres | 93,274 sqft building | two stories | TIF District | 20,000 daily traffic count on Route 71 | adjacent to a new 7-11



### There's so many ways to #goOswego!

Festivals bring thousands to downtown Oswego all year long. Miles of bike trails wind from the riverfront throughout the community. Kayakers, anglers and more spend hours on the scenic Fox River. Independent shops offer unique finds for all kinds of shoppers.



### CONTACT US

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