

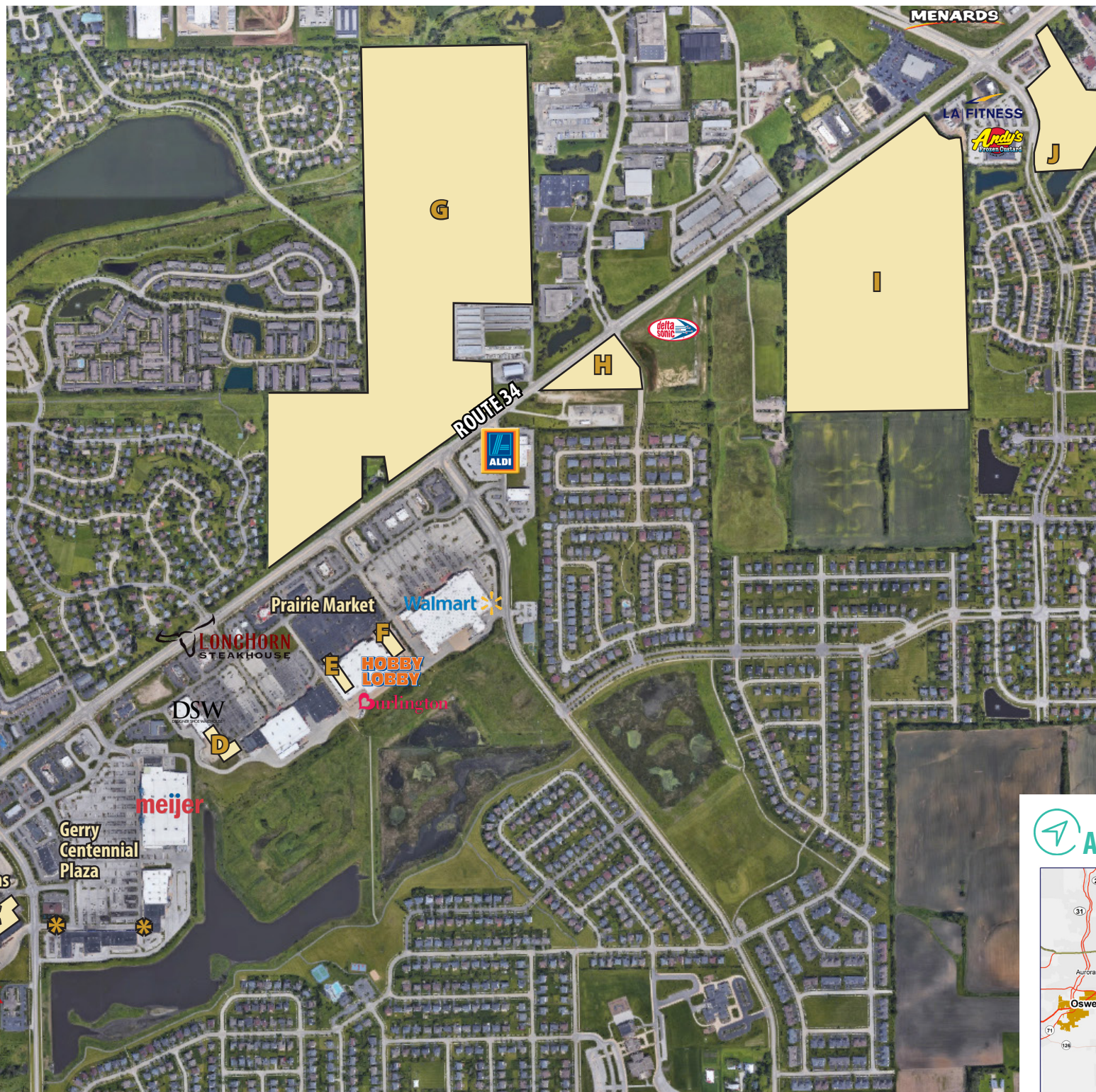
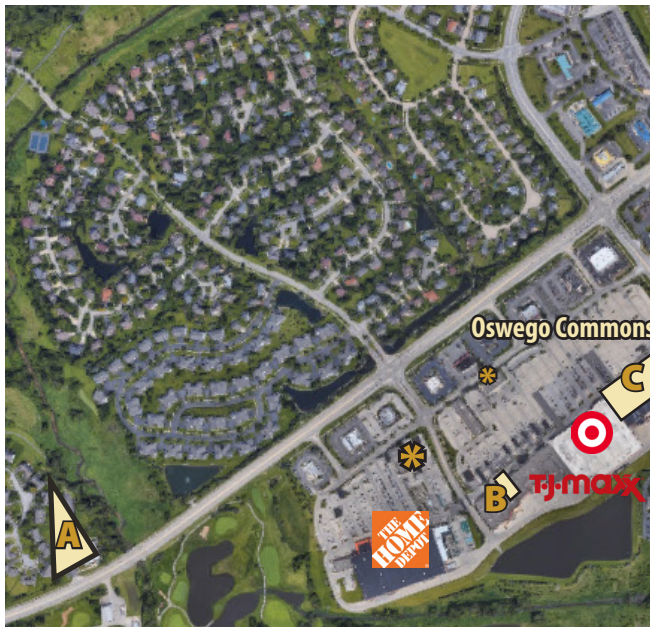


Route 34 Commercial Corridor Oswego, Illinois

Kendall County's largest shopping center.

Join major retailers on the largest commercial corridor in one of Illinois' fastest-growing communities, with access to Aurora, Naperville and Kendall County markets.

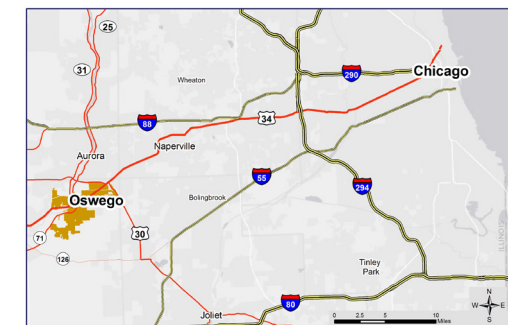
- Daily traffic count: 45,700
- Median household income: \$101,191
- Residents within 5 miles: 115,000
- Daytime employees within 5 miles: 30,393
- Retail demand projections: \$340-\$430 million
- Estimated retail leakage: \$596 million
- Distance from I-88: 7 miles
- Distance from I-55: 10 miles



DEVELOPMENT OPPORTUNITIES

- A** Former police station
23,328 sqft | 3.55 acres
2 stories | Village-owned
- B** Oswego Commons
13,788 sqft | 1 story
- C** Oswego Commons
65,636 sqft | 1 story
- D** Prairie Market
25,905 sqft | pad ready
- E** Prairie Market
30,000 sqft | 1 story
- F** Prairie Market
24,000 sqft | 1 story
- G** Kendall Point North
90 acres | greenfield
- H** Kendall Point South
3 acres | greenfield
- I** Ogden Falls Southwest
58 acres | greenfield
- J** Ogden Falls Southeast
14 acres | greenfield
- * Commercial vacancies available

AREA MAP





Route 34

Commercial Corridor Oswego, Illinois

Kendall County's largest shopping center.

Join major retailers on the largest commercial corridor in one of Illinois' fastest-growing communities, with access to Aurora, Naperville and Kendall County markets.

Properties in this corridor benefit from:

- Route 34 frontage
- Daily traffic count: 45,700
- 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



Former Police Station

23,328 sqft | 2 stories | 3.55 acres | Village-owned | Retail or office | Mature oaks and trailhead | www.3525-route34.com

A



Prairie Market

30,000 sqft | 1 story | outdoor retail | Oswego's largest power center | former Lowe's garden center | join Kohl's, Dick's, and Hobby Lobby

E



Ogden Falls Southwest

58 acres | greenfield | Route 34 frontage for retail/entertainment use | residential or mixed-use opportunities in rear

I



Oswego Commons

13,788 sqft | 1 story | Anchored by Home Depot and Target

B



Prairie Market

24,000 sqft | 1 story | Oswego's largest power center | portion of former Lowe's | anchored by Walmart

F



Ogden Falls Southeast

14 acres | greenfield | access to U.S. Route 30 | mixed-use and residential

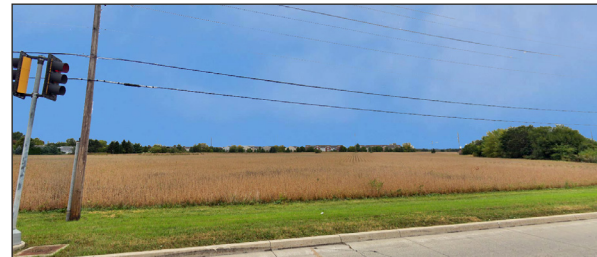
J



Oswego Commons

65,636 sqft | 1 story | anchored by Target | former grocery

C



Kendall Point North

90 acres | greenfield | commercial frontage on Route 34 rear of property zoned for residential or industrial use

G



Prairie Market

25,905 sqft | pad-ready | Oswego's largest power center

D



Kendall Point South

3 acres | greenfield | retail/entertainment/mixed-use frontage on Route 34

H



CONTACT US

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