

#### Poised for new development ahead of mass transit

An up-and-coming commercial corridor in one of Illinois' fastest-growing communities, with access to Aurora, Naperville and Kendall County markets. Get in before the arrival of proposed commuter rail service drives prices.

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



Mill and Orchard 10 acres

**Orchard Grove** 45 acres

**Orchard Grove Outlot** 4 acres

**Orchard Woods** 1.2 acres

**Orchard Way** 25 acres

**Xander Crossing** 18 acres | Route 34 frontage

**Outlots under development** 1,000-3,500 sqft vacancies available

**Commercial vacancies available** 

# **DEVELOPMENT**









An up-and-coming commercial corridor in one of Illinois' fastest-growing communities, with access to Aurora, Naperville and Kendall County markets. Get in before the arrival of proposed commuter rail service drives prices.

Daily traffic count on Orchard Road: 22,000
Direct route from I-88
25,000 sqft available retail space
190 acres available for new development
Distance from I-88: 6 miles
Distance from I-55: 11 miles
Median household income: \$101,191
Residents within 5 miles: 115,000
Daytime employees within 5 miles: 30,393

#### #goOswego!

From festivals to outdoor recreation to shopping, our residents experience a great quality of life and love to get out and go Oswego.











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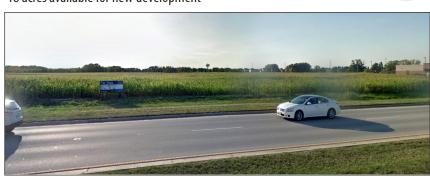
**Mill and Orchard** 

10 acres available for new development



**Orchard Grove** 

18 acres available for new development



## **Orchard Grove Outlot**

4 acres available for new development



#### **Orchard Woods**

1.2 acres available for new development



### **Orchard Way**

25 acres available for new development



## **Xander Crossing**

18 acres available for new development

14,000 average daily traffic on Route 34 in addition to Orchard Road frontage

