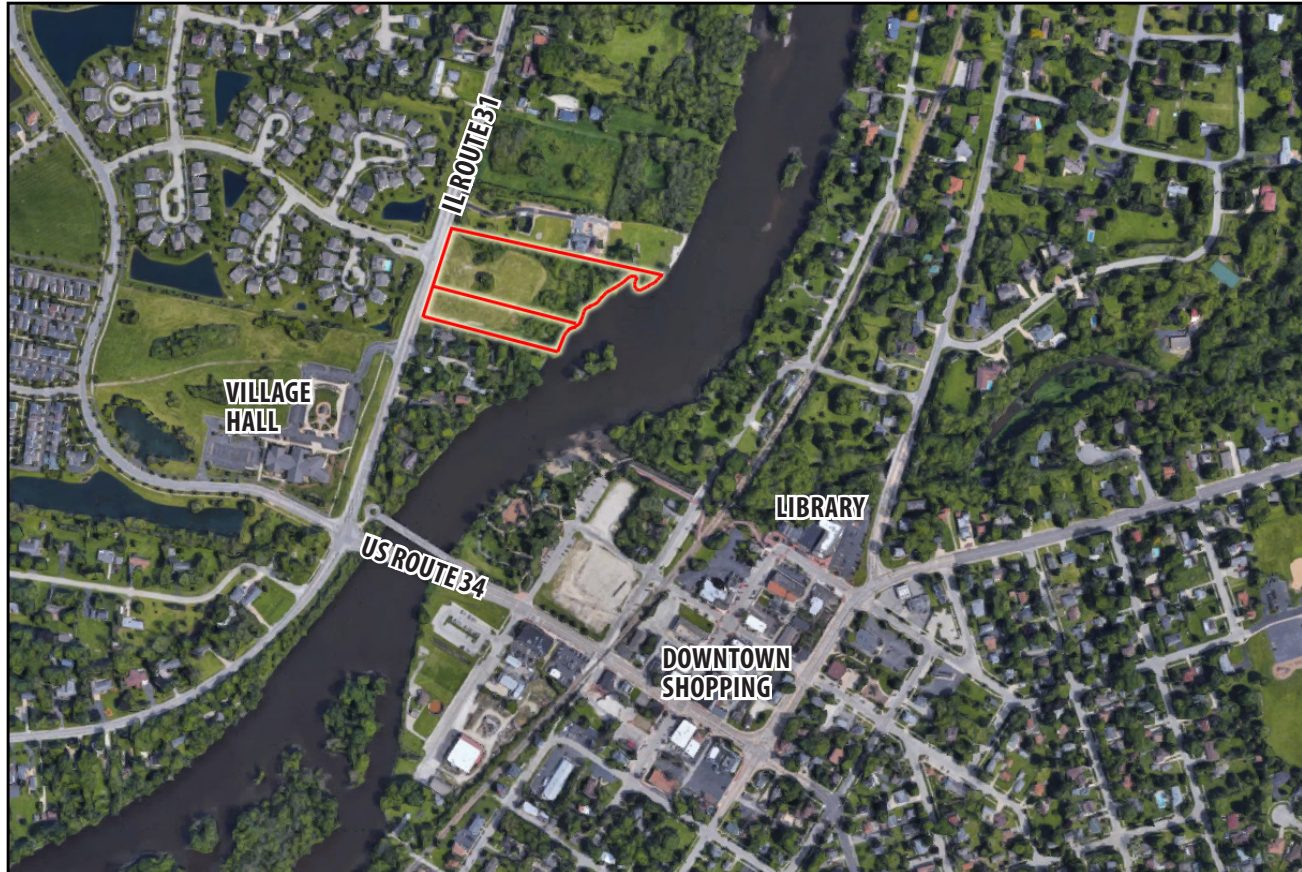


COMMERCIAL DEVELOPMENT OPPORTUNITY

RIVER WEST 2340 Route 31, Downtown Oswego, Illinois

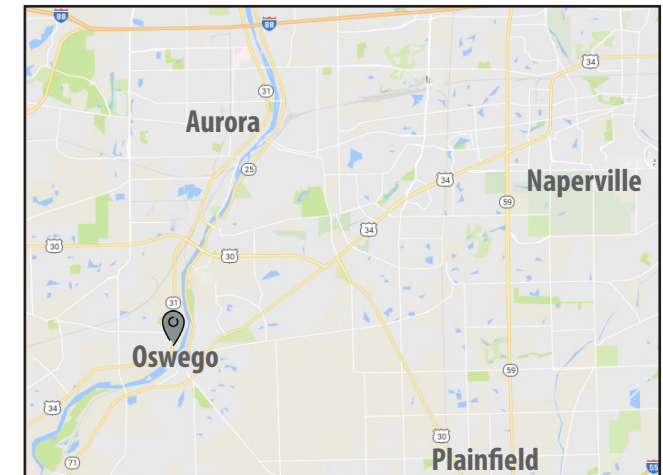
PROPERTY MAP



PROPERTY HIGHLIGHTS

- 5.42 acres available for hotel, restaurant, banquet, or retail use
- Beautiful riverfront location, panoramic views near downtown independent retailers and recreational river
- 10,000 average vehicles per day on Route 31
- Recently approved TIF

AREA MAP



CONTACT US

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COMMERCIAL DEVELOPMENT OPPORTUNITY

RIVER WEST 2340 Route 31, Downtown Oswego, Illinois

PROPERTY AREA



SITE



RIVERSIDE VIEW



STATISTICS

- Median Household Income: \$114,437
- Residents within 5 miles: 115,000
- Daytime employees within 5 miles: 30,393
- Retail demand projections, based on population growth: \$340-\$430 million

