



# FOR LEASE

120 West Washington St,  
Oswego, IL

## \$28/SQ FT NNN

EXQUISITE LOCATION IN  
DOWNTOWN OSWEGO

A unique opportunity awaits with this open floorplan studio located in the heart of Downtown Oswego at Hudson Crossing. Featuring a distinctive glass garage door, this brand-new space is filled with natural light and offers a modern vibe. The layout provides endless possibilities, and with its attached parking garage, it's perfectly positioned for high foot traffic. Ideal for entrepreneurs, this space can easily be converted into a small restaurant or other commercial ventures. Don't miss the chance to make this dynamic space your own in a thriving downtown location.

### JASON PESOLA

Cell: 630-486-7321  
jason@thepesolagroup.com

**INTEGRA**  
**COMMERCIAL**  
THE PESOLA GROUP

1960 Springbrook Square Dr #100  
Naperville, IL 60564



120 West Washington St,  
Oswego, IL

# PROPERTY HIGHLIGHTS

AMPLE  
PARKING

LOCATED IN  
DOWNTOWN  
OSWEGO

IMMEDIATELY  
AVAILABLE

**PARKING**  
GARAGE

**2,373+/-**  
TOTAL SF

**EXCELLENT**  
CONDITION

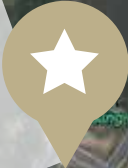
PART OF THE NEW HUDSON CROSSING RESIDENTIAL DEVELOPMENT

**JASON PESOLA**  
Cell: 630-486-7321  
jason@thepesolagroup.com

**INTEGRA**  
**COMMERCIAL**  
THE PESOLA GROUP

1960 Springbrook Square Dr #100  
Naperville, IL 60564

120 West Washington St,  
Oswego, IL



**JASON PESOLA**

Cell: 630-486-7321  
jason@thepesolagroup.com

**INTEGRA**  
**COMMERCIAL**  
THE PESOLA GROUP

# OSWEGO ILLINOIS DEMOGRAPHICS

120 West Washington St,  
Oswego, IL

<https://www.census.gov/quickfacts/fact/table/oswegovillageillinois/PST045222>

2022 EST. POPULATION

**35,850**

MEDIAN PROPERTY VALUE

**\$239,800**

2018-2022 HOUSEHOLDS

**12,203**

TOTAL RETAIL SALES

**\$14,904**

PER CAPITA

MEDIAN HOUSEHOLD INCOME

**\$112,109**

2018 - 2022



**JASON PESOLA**

Cell: 630-486-7321  
jason@thepesolagroup.com

**INTEGRA**  
**COMMERCIAL**  
THE PESOLA GROUP

1960 Springbrook Square Dr #100  
Naperville, IL 60564