



FOR LEASE

160 West Washington St,
Oswego, IL

\$28/SQ FT NNN
EXQUISITE LOCATION IN
DOWNTOWN OSWEGO

Discover the perfect setting for your next event venue, retail or restaurant located in the heart of Downtown Oswego! Situated within the new Hudson Crossing Residential Development, this space offers a unique blend of modern design and strategic location. This corner end-cap space features large windows and an overhead glass door that present views of the Fox River and the beautiful Hudson Crossing Park. The potential for a large elevated patio overlooking the park and river further enhances the allure, providing guests with a downtown vibe. The property includes exposed ceilings, a second-level area and a large garage door that opens to create an indoor-outdoor space, perfect for warm summer evenings.

This space is a blank canvas, awaiting your personal touch to bring it to life.

JASON PESOLA

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

INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564



160 West Washington St,
Oswego, IL

PROPERTY HIGHLIGHTS

AMPLE
PARKING

3,389+/- SF FIRST FLOOR
977+/- SF MEZZANINE
AVAILABLE

GREAT
LOCATION

Ample parking is conveniently available with a parking garage immediately adjacent to the property, ensuring easy access for both patrons and staff. The location also benefits from built-in clientele from the surrounding residential units and consistent foot traffic from multiple events held across the street at the riverfront park, including Wine on the Fox and similar festivities.

Additional features include high ceilings up to 25 feet, central air conditioning, and secure storage, making it a practical choice for business operations. This space is ready for your vision to come to life.

PART OF THE NEW HUDSON CROSSING RESIDENTIAL DEVELOPMENT

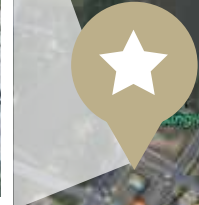
JASON PESOLA

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

INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564

160 West Washington St,
Oswego, IL

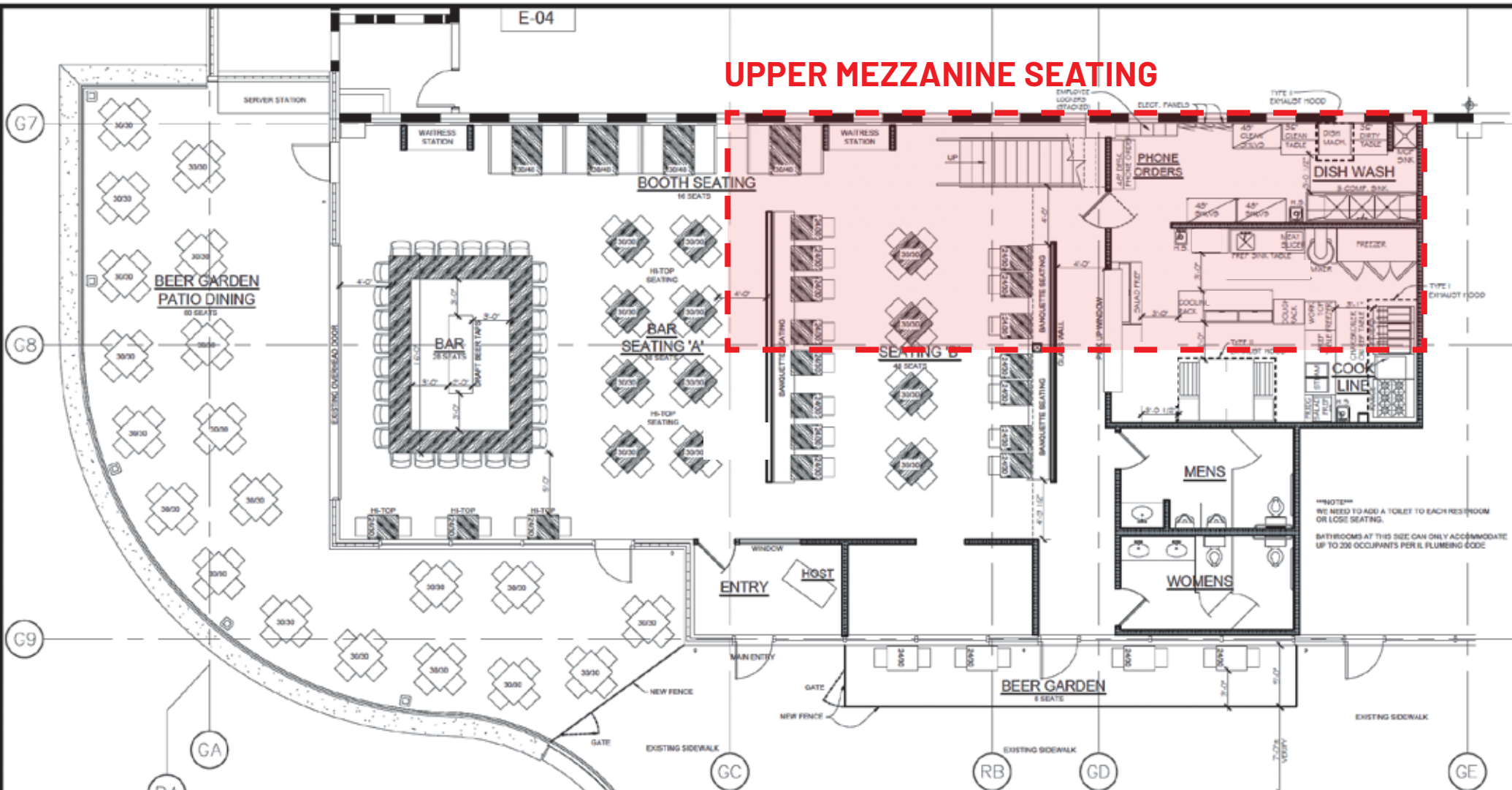


JASON PESOLA

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

INTEGRA
COMMERCIAL
THE PESOLA GROUP

SAMPLE RESTAURANT LAYOUT



Option #1
PROPOSED FLOOR PLAN 3,389 sq.ft.
 SCALE: 1/8" = 1'-0" 207 Seats + 88 Patio Seats

NEW RESTAURANT
 The Reserve at Hudson Crossing
 Oswego, Illinois 60543

ROBERT M. AKERS
ARCHITECTURE LLC
 ARCHITECT / DESIGNER / RESIDENTIAL / COMMERCIAL
 202 Campbell Street, Geneva, IL 60134
 (815) 233-6172 • rakers@rma-llc.com
 www.rma-llc.com

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

INTEGRA
COMMERCIAL
 THE PESOLA GROUP

1960 Springbrook Square Dr #100
 Naperville, IL 60564

OSWEGO ILLINOIS DEMOGRAPHICS

160 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



JASON PESOLA

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

INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564