

Prime Retail Space For Lease



# MEIJER OUTLOT - RETAIL SPACE

2730-2734 ROUTE 34 , OSWEGO, IL 60543

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### OFFERING SUMMARY

Available SF:	2,502 SF
Lease Rate:	\$29.00 SF/yr (NNN)
Pass-Thrus:	\$10.32/SF
Lot Size:	0.92 Acres
Building Size:	5,588 SF
Zoning:	B3

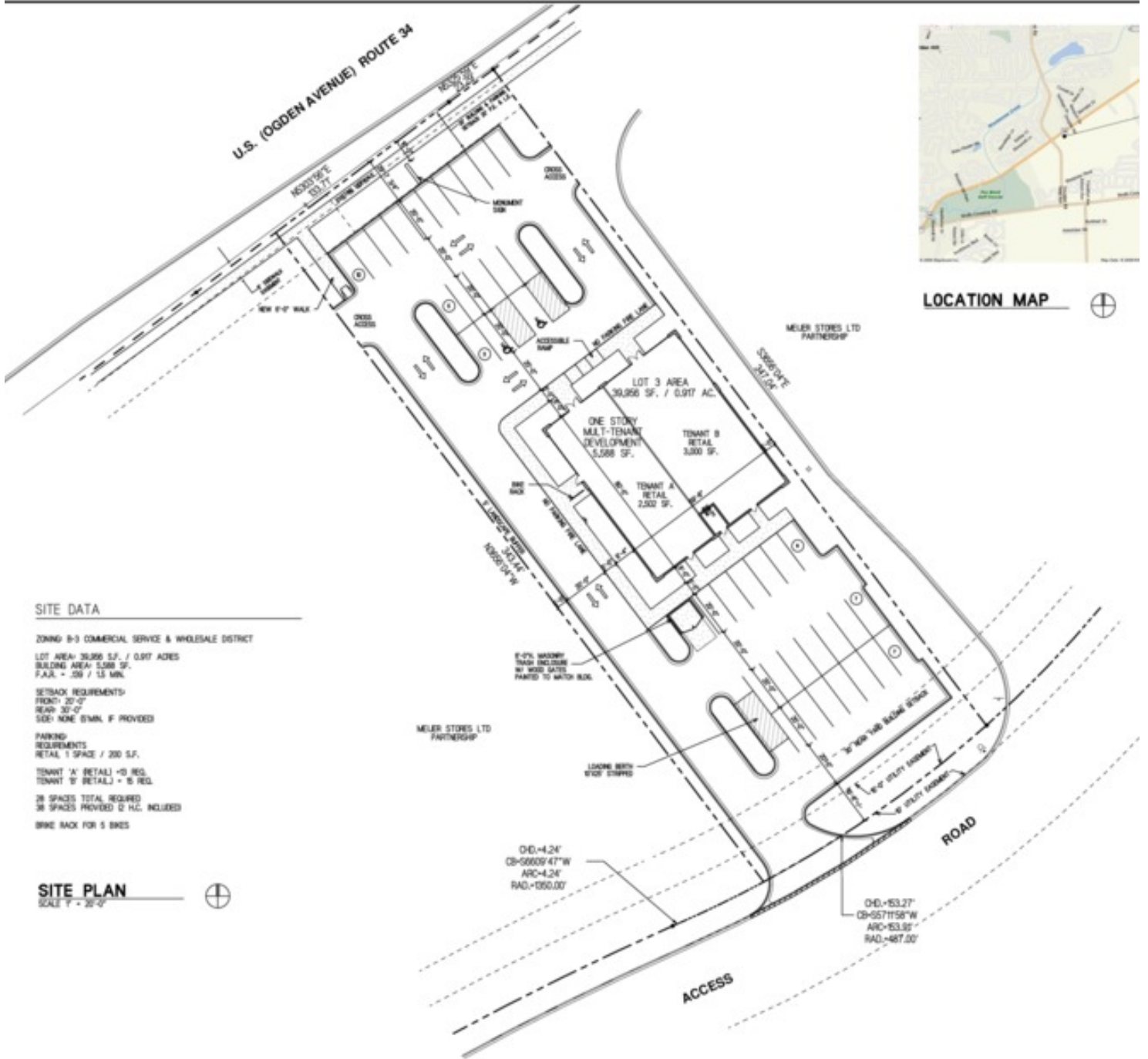
### PROPERTY HIGHLIGHTS

- Prime 2,502 SF retail space available
- New lower lease rate
- Tenant improvement allowance
- Discounted rent in first year
- Join co-tenant Verizon Wireless
- 23,200 vehicles per day on Route 34
- Highly visible location on Route 34 in Oswego

### LOCATION OVERVIEW

Major retail corridor in Oswego. Surrounded by national retailers Meijer, Ross, Old Navy, Chick-Fil-A, Starbucks, Best Buy and many more. Located off the signalized intersection Route 34 and Douglas Rd with just over 40,000 vehicles per day.

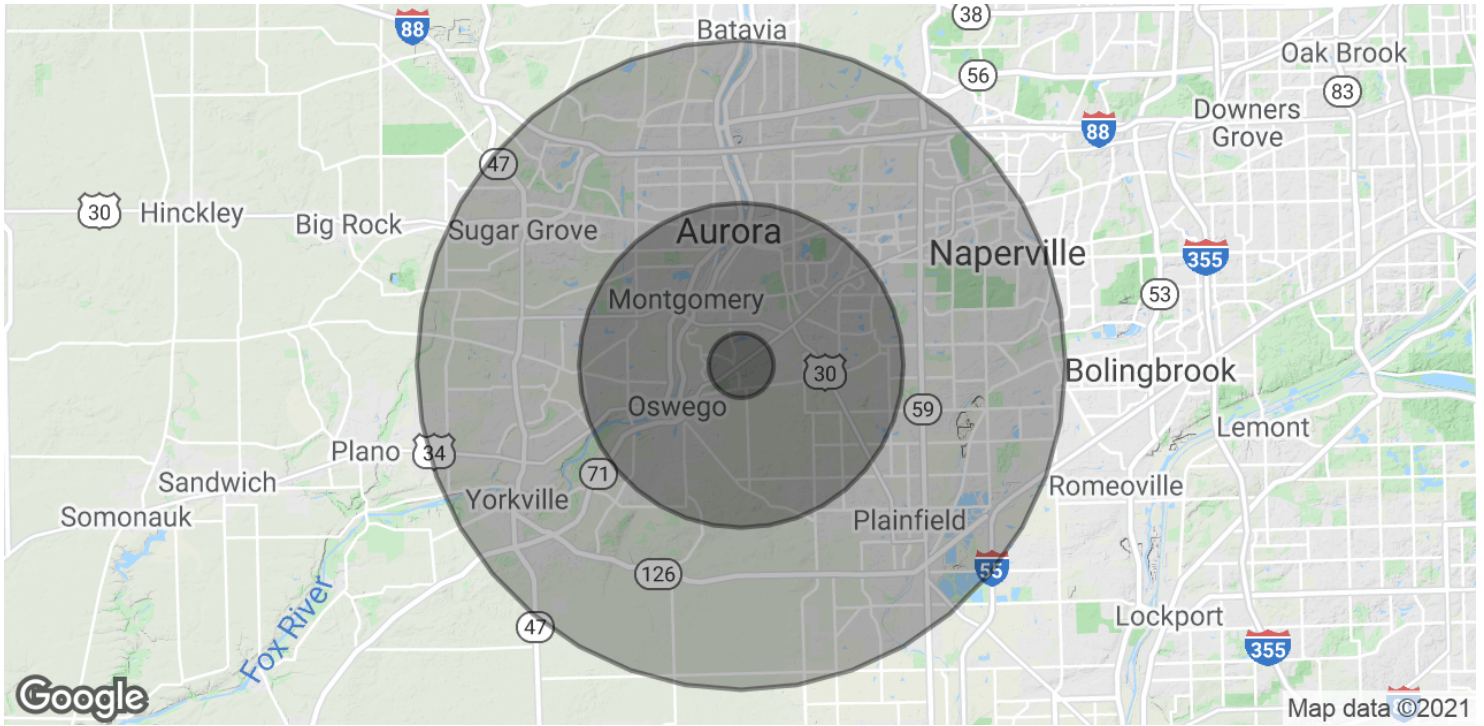
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### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,748	194,914	514,471
Average age	32.6	30.7	32.6
Average age (Male)	31.9	29.8	32.0
Average age (Female)	33.1	31.6	33.2

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,245	61,254	168,647
# of persons per HH	3.0	3.2	3.1
Average HH income	\$95,650	\$73,419	\$90,711
Average house value	\$274,188	\$236,439	\$316,491

\* Demographic data derived from 2010 US Census