

FOR LEASE

# 11-23 W. MERCHANTS DR.

Oswego, IL 60543

**5M REAL ESTATE, INC.**

1016 W. Jackson Blvd | Chicago, IL 60607  
312.324.3557 | 5mgroup.com

**MARK J. REITER** FR

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## Lease Brochure



# FOR LEASE

### INTERIOR



### HIGHLIGHTS

- Lot Size: 0.54 AC
- Building Size: 6,560 SF
- Available Spaces: 570 - 4,000 SF
- Building Class: B
- Zoning: B-3
- PIN: 03-04-276-005
- Taxes (2017): \$16,782.42
- 3 miles to Aurora Station Commuter Rail
- Easy access to Chicago's Loop via I-88 E & I-290 E

### PROPERTY INFORMATION

The subject property is a multi unit office building located in Oswego, IL. The brick, masonry constructed building was constructed in 1990, and has three available units ranging from 570 SF - 4,000 SF and includes on-site parking for its tenants. The property is situated in a business park with these anchor tenants: McDonald's, Fifth/Third Bank, and Farmers Insurance Group. Close in proximity to US-30, the property is located on a major E/W thoroughfare that receives over 20,000 vehicles in daily traffic volume.

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## Additional Photos



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## Available Spaces

LEASE TYPE | NNN

TOTAL SPACE | 570 - 4,000 SF

LEASE TERM | Negotiable

LEASE RATE | \$13.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
21 W. Merchants Drive	Available	570 SF	NNN	\$800 per month
22 W. Merchants Drive	Available	3,000 SF	NNN	\$13.00 SF/yr
11 W. Merchants Drive	Available	4,000 SF	NNN	\$13.00 SF/yr

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## Retailer Map



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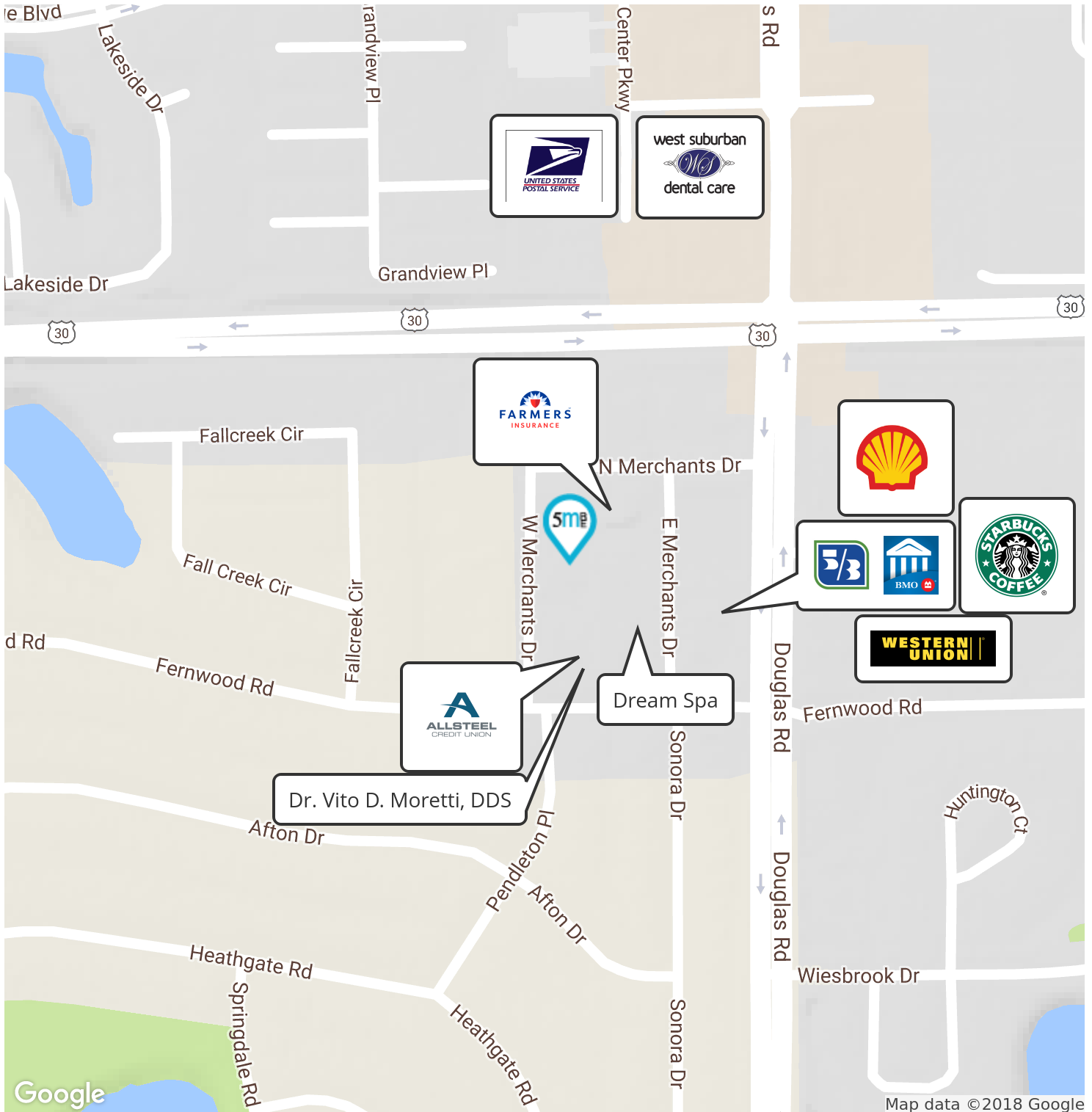
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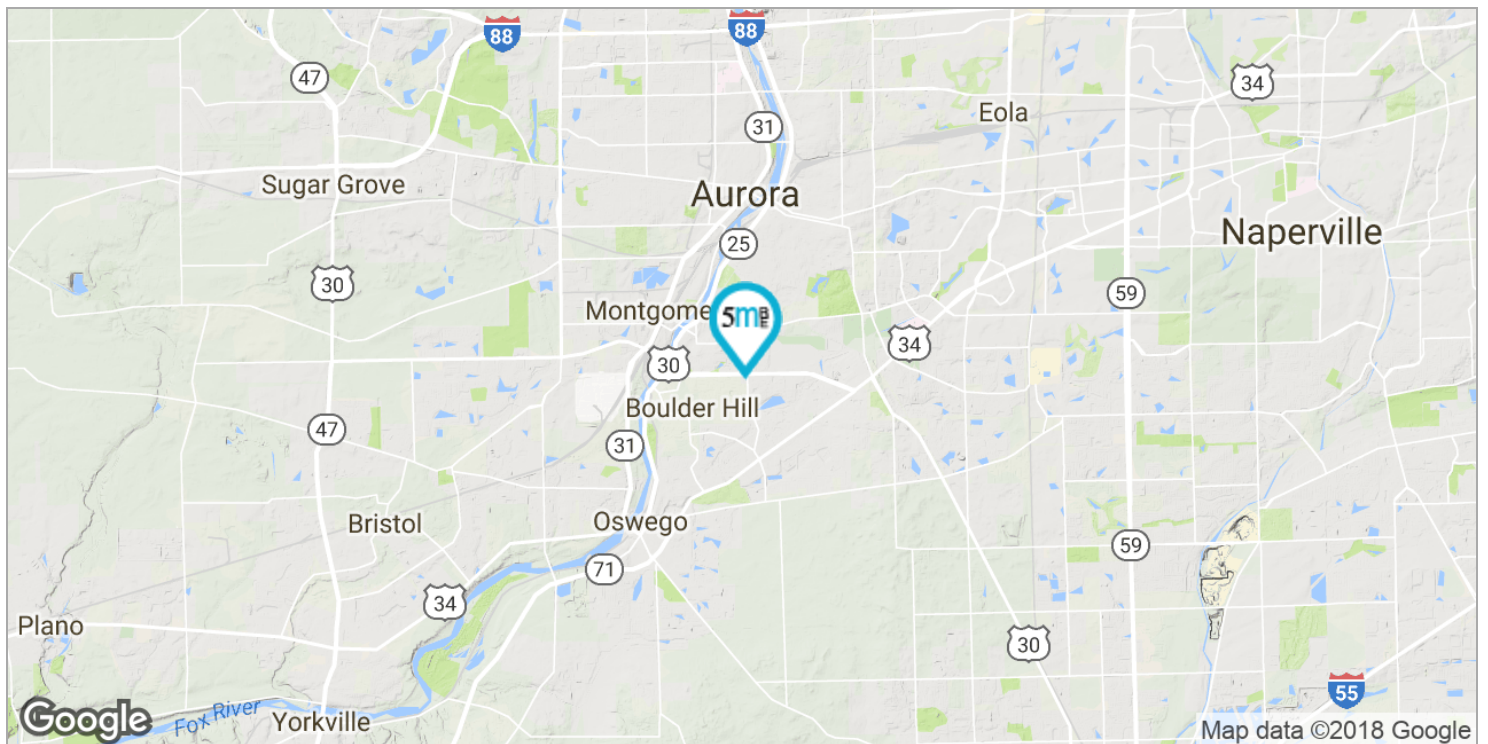
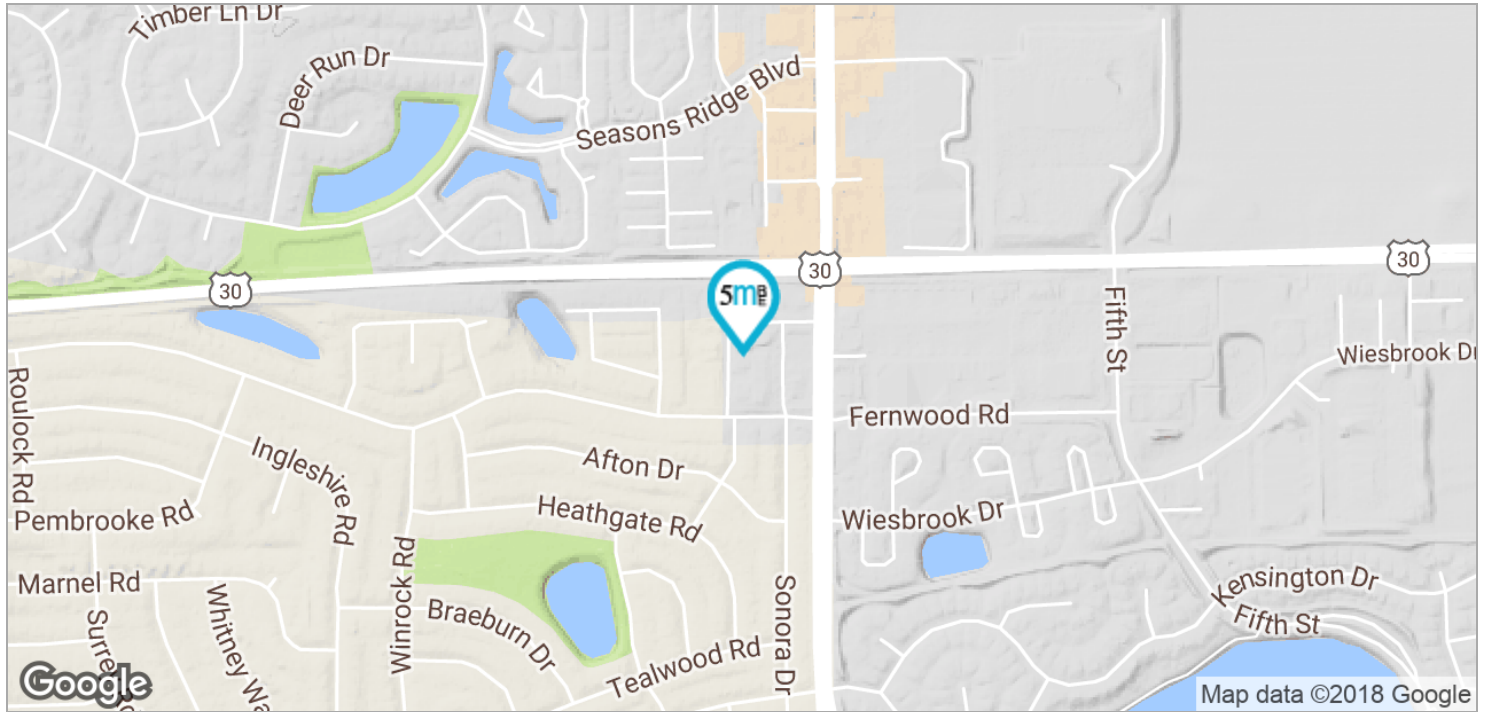
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## Location Maps



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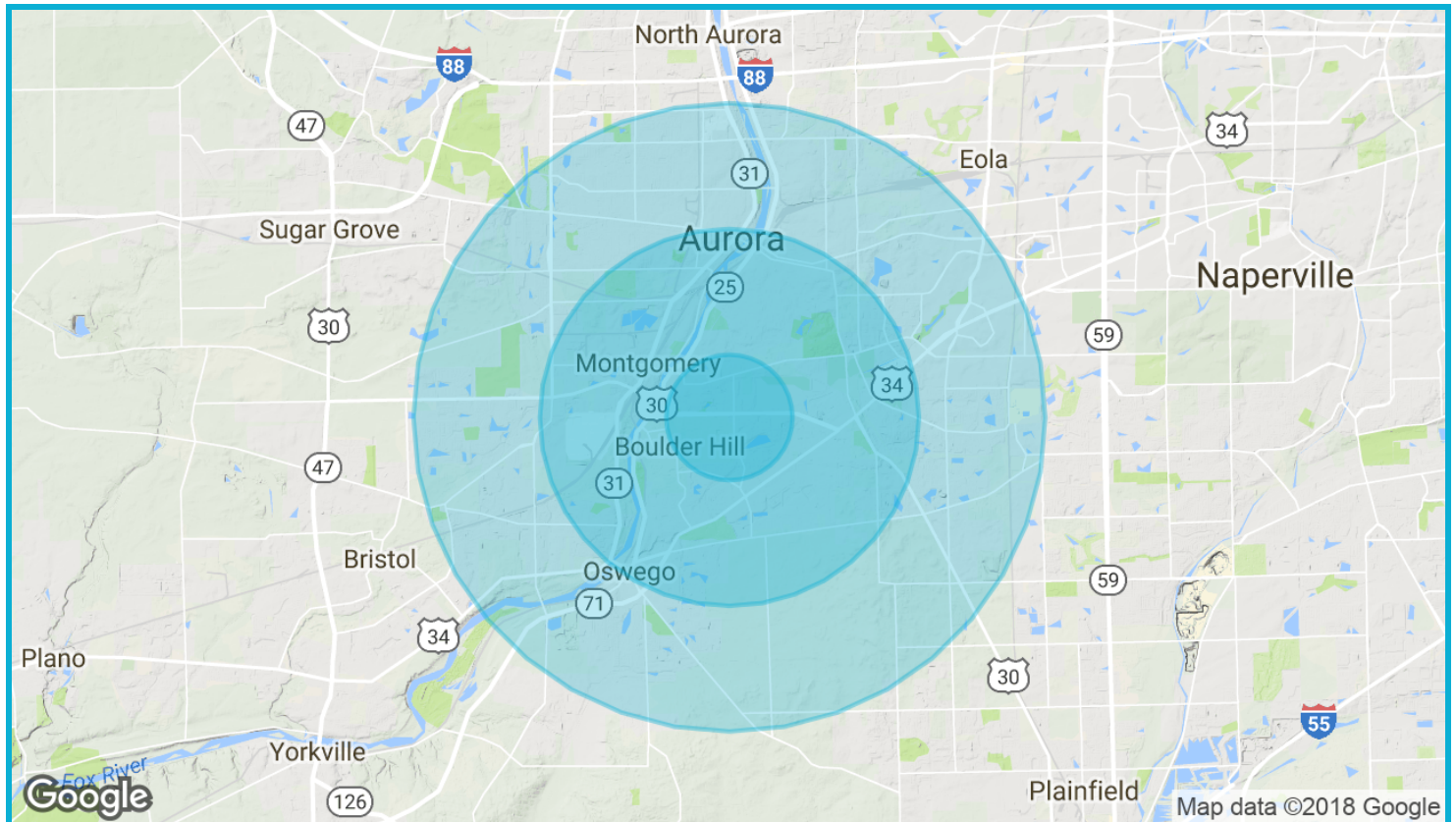
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## Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,625	87,240	228,827
MEDIAN AGE	32.4	31.0	31.1
MEDIAN AGE (MALE)	32.2	29.7	30.3
MEDIAN AGE (FEMALE)	32.9	32.4	31.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,291	27,802	72,900
# OF PERSONS PER HH	2.9	3.1	3.1
AVERAGE HH INCOME	\$75,822	\$68,270	\$69,185
AVERAGE HOUSE VALUE	\$208,720	\$201,984	\$215,935

\* Demographic data derived from 2010 US Census