

# Bridgestone-Firestone

Oswego, IL

## Investment Highlights

Long-Term Lease

Attractive Rental Increases

NN Lease

Great Location

Strong Demographics

Large Community

\$1,572,360

Purchase Price

9.50%

Cap Rate

**Download Offering  
Memorandum >>**



## Location Overview

The Village of **Oswego** is a Chicago suburb located approximately 50 miles southwest of the downtown CBD. The local area is recognized as one of the most rapidly growing regions in Illinois and the entire Midwest. In 2010, Kendall County was named the fastest growing county in the United States by CNNMoney.com. Oswego, the largest community in the county, has seen a large percentage of that growth.

The greatest growth and development expansion for Oswego took place between 2000 and 2008, when the Village's population increased by over 117%. As of 2014, the population was 33,000, and is expected to reach an estimated 40,000 by the year 2030.

The growth has brought in retailers, big box stores, and restaurants. The Village is a regional shopping and dining destination, with approximately half of all retail sales coming from consumers outside of Oswego. The Route 34 corridor is one of the largest commercial centers in the Fox Valley area, offering over 2.8 million square feet of commercial space. Anchor stores include Best Buy, Dick's Sporting Goods, Hobby Lobby, The Home Depot, Kohl's, Meijer, Target, Walmart and Sears. Many well-known chain restaurants have also located within the shopping centers.

Additionally, Oswego has four business parks providing commercial and industrial development. The 300-acre Kendall Point Business Center, the 130-acre Stonehill Business Park, the Highland Business Center, and Farmington Lakes Office Campus all provide an abundance of commercial and manufacturing businesses. Proposed industrial and office development in the Orchard Road corridor, covering more than 200 acres, will add to the already strong commercial and industrial base within the community. South Korean yogurt manufacturer Win Soon, Inc. is currently building their second U.S. location in Kendall Point Business Park.



**Gill Warner, CCIM**  
**Senior Director**

gwarner@stanjohnsonco.com  
P: +1 918.794.9512



**Sharon Jordan**  
**Senior Analyst**

sharon@stanjohnsonco.com  
P: +1 918.794.9513

---

### Stan Johnson Company

6120 South Yale Avenue | Suite 300  
Tulsa, Oklahoma 74136  
P: +1 918.494.2690

[stanjohnsonco.com](http://stanjohnsonco.com)