

Shadow Anchored By
Walmart 
 Supercenter

**IN-LINE AND OUTLOTS
 AVAILABLE**



LEASE WITH HIGHWAY PYLON SIGNAGE

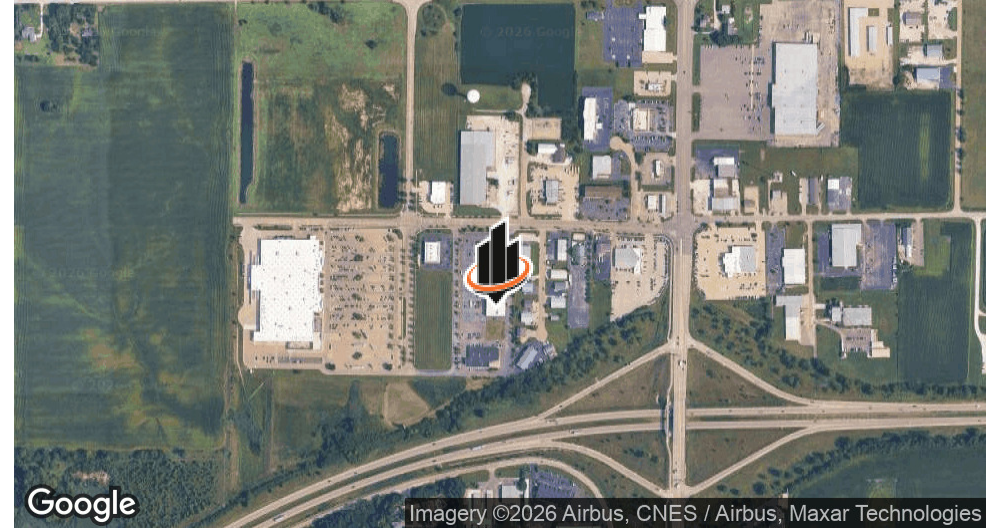
Ottawa Centre
333 W STEVENSON RD
 Ottawa, IL 61350



PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE, RETAIL UNITS:	\$15.00 SF / NNN
NUMBER OF UNITS:	17
AVAILABLE SF:	1,000 to 4,500
BUILDING TOTAL SF:	51,446 SF
OUTLOTS AC:	1.28 AC each
PAD SITE SF:	12,000 SF
LEASE RATE OUTLOT & PAD SITE:	Contact Broker

PROPERTY DESCRIPTION

Shadow anchored by Walmart Supercenter, Ottawa Centre is strategically located directly off of I-80 in LaSalle County. Ottawa Centre is an exceptional leasing opportunity offering versatile space ideal for various retail uses. With a prime location and high visibility, the site provides excellent opportunities for businesses looking to establish or expand their presence. The property features ample parking. The well-maintained exterior and professional landscaping enhance the overall appeal.

Two outlots (1.28 AC) fronting Walmart and one pad site (12,000 SF) adjacent to Goodwill are available for ground lease and ready for retail development. Don't miss out on this prime leasing opportunity in Ottawa, IL. Unlock the potential for your business at Ottawa Centre, 333 - 389 West Stevenson Road, and 4030 - 4038 Veterans Drive! All retail strip center spaces are divisible.

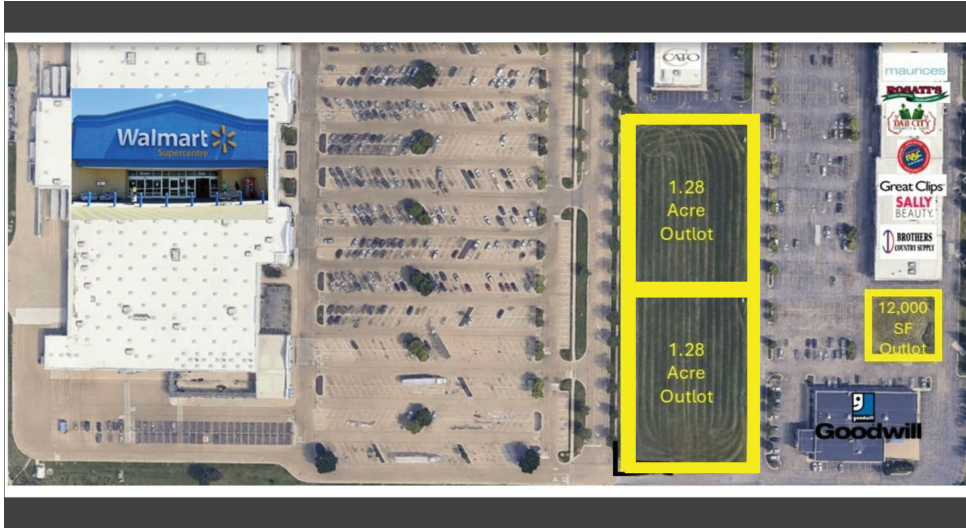
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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Shadow Anchored by Walmart Supercenter
- Just off I-80 at Exit 90
- 1,000 to 4,500 SF Inline Spaces
- Highway Pylon Signs on I-80 and IL-23/Columbus Street
- 2 Outlots (1.28 AC) & 1 Pad Site (12,000 SF) are available
- Join Rosati's Pizza, AT&T, Cato Fashions, Shoe Dept., Sally Beauty, Maurices, and more...



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SITE PLAN



333	Mediacom (Fall 2026)	2,000
335	AVAILABLE	1,500
337	Illinois Department of Transportation	1,500
339	Brother's Country Supply	6,500
349	Nail Salon	1,700
351-57	Fondita Mexican Grill	3,800
359	Sally Beauty	1,500
361	Great Clips	1,500
363	Rent-A-Center	4,452
369	AVAILABLE	2,500
373	AVAILABLE	2,000
375	Rosati's Pizza	3,800
381	Maurice's	5,034
389	Shoe Show	4,700
4038	AT&T	2,400
4036	Cato	4,160
4030	Bubble Pup Grooming	2,002
PAD	AVAILABLE	12,000 SF
Lot 7	AVAILABLE New	1.28 AC
Lot 8	AVAILABLE New	1.28 AC

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RETAILER MAP



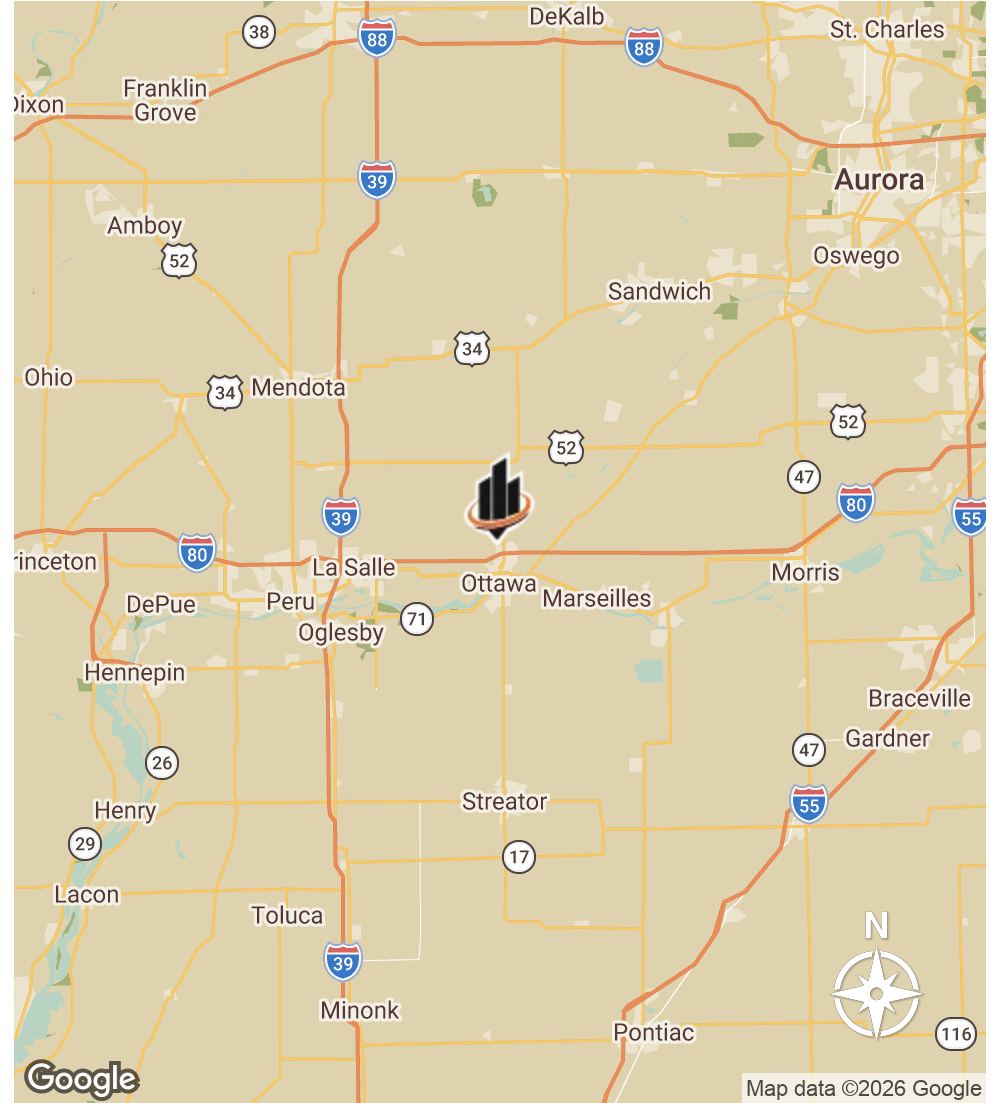
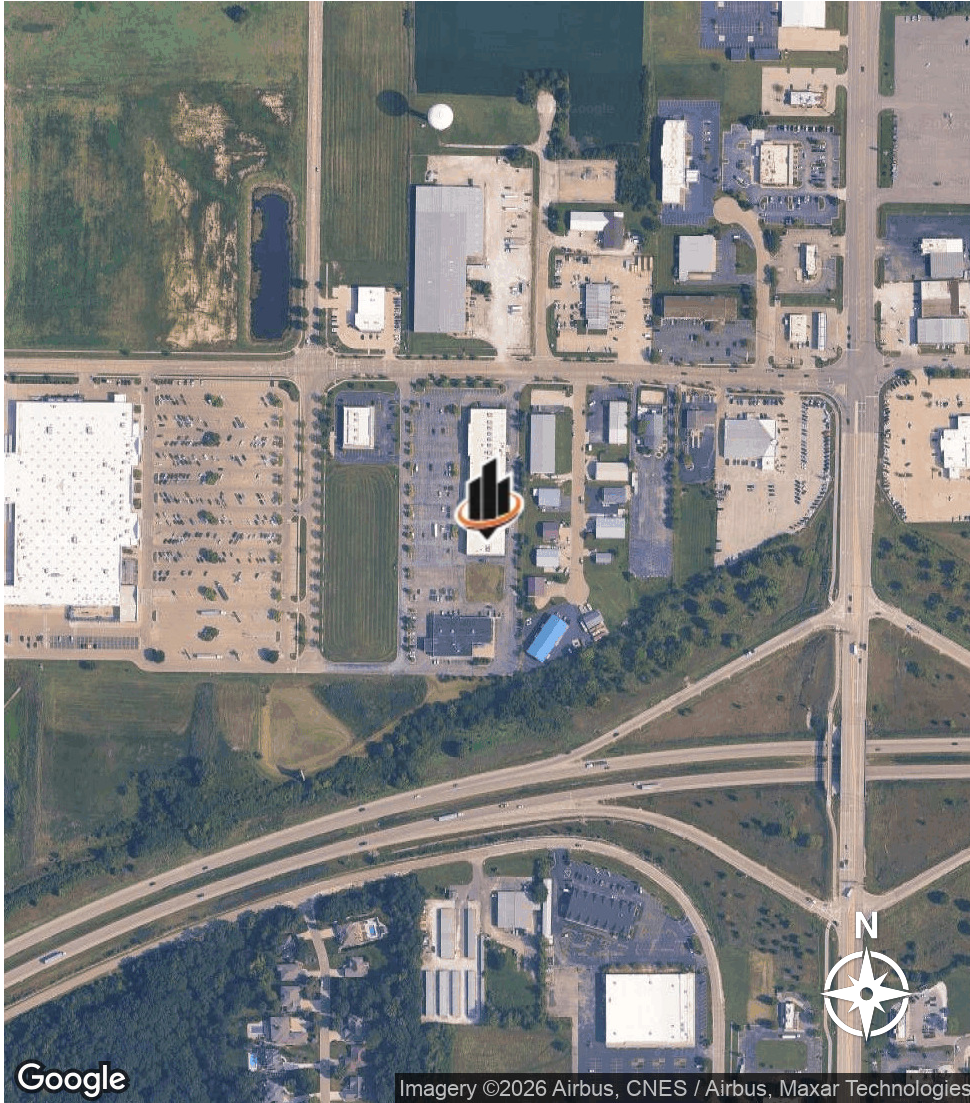
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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT

POPULATION

5 MILES 10 MILES 15 MILES

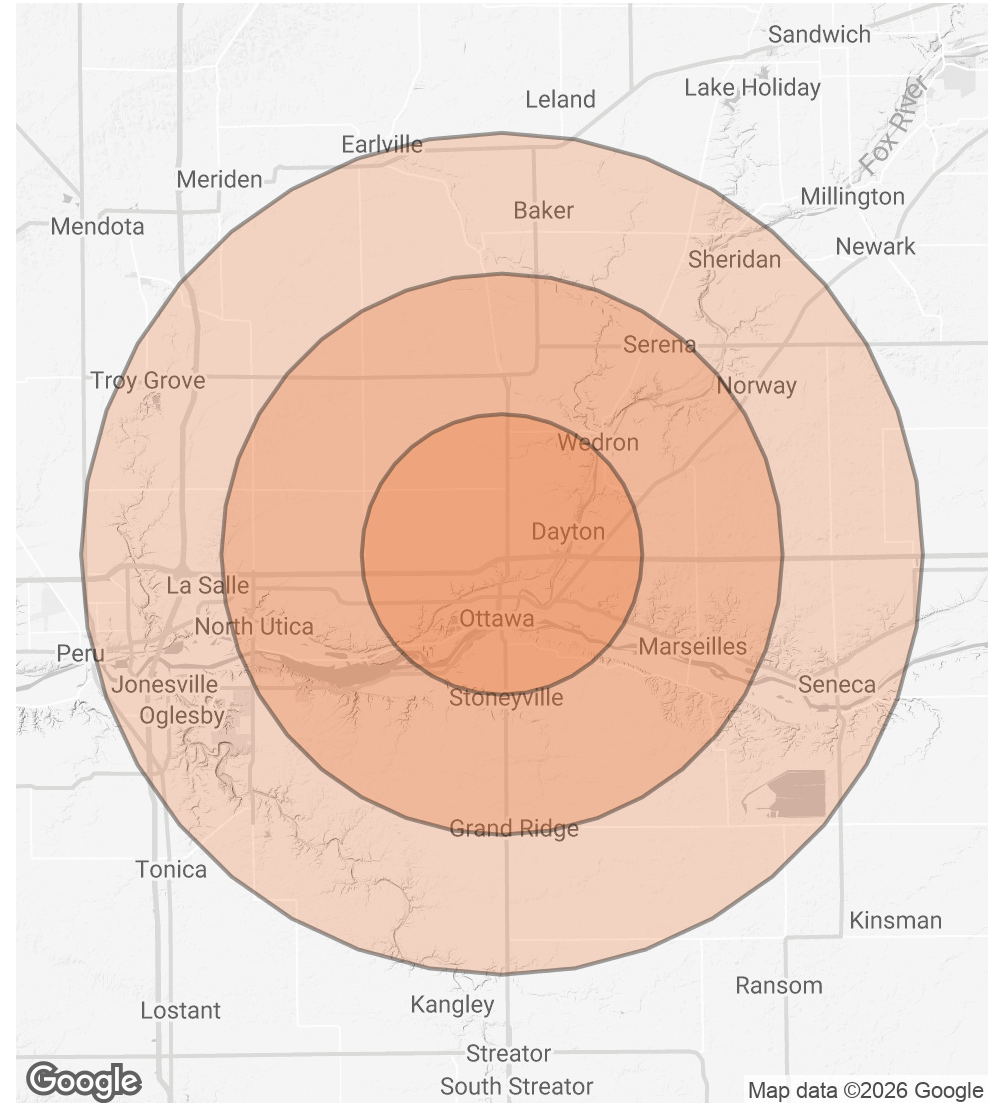
	5 MILES	10 MILES	15 MILES
TOTAL POPULATION	22,409	34,323	55,058
AVERAGE AGE	43	43	43
AVERAGE AGE (MALE)	42	42	42
AVERAGE AGE (FEMALE)	44	44	44

HOUSEHOLDS & INCOME

5 MILES 10 MILES 15 MILES

	5 MILES	10 MILES	15 MILES
TOTAL HOUSEHOLDS	9,757	14,625	22,501
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$90,311	\$92,927	\$93,410
AVERAGE HOUSE VALUE	\$198,678	\$211,096	\$218,898

2020 American Community Survey (ACS)



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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