

Building Type:	Commercial, Retail
Available SF:	3,300
Total SF:	3,300
Number of Stories:	1
Expandable:	No
Zoning:	Business District
Site Size:	0.182071 Acres
Year Built:	1970
Former Use:	Restaurant
Specialty Features:	TIF District
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Brick
Sale Price:	\$150,000
Last Updated:	Dec 10, 2024

### Property and Area Description


This 3,300 square foot commercial building offers outstanding visibility and versatility, perfect for a wide range of businesses. Located in a highly trafficked area, it boasts on-site parking, ensuring convenience for both customers and employees.

### Population

	<b>23,289</b> 10 Mile Radius	<b>109,132</b> 20 Mile Radius	<b>454,510</b> 30 Mile Radius
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Source: ESRI®, 2024

### Households

	<b>9,829</b> 10 Mile Radius	<b>43,715</b> 20 Mile Radius	<b>187,224</b> 30 Mile Radius
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Source: ESRI®, 2024

### Transportation

**Nearest Highway:** Rt. 64 (0.0 mi.)  
**Nearest Interstate:** I-39 (16 mi.)  
**Ingress/Egress Notes:** Full ingress/egress onto Rt. 64  
**Nearest Airport:** Chicago Rockford International Airport (20 mi.)  
**Nearest Commercial Airport:** Chicago Rockford International Airport (20 mi.)  
**Distance to Mass Transit:** 0.0  
**Rail Served:** No  
**Rail Served By:** Unknown  
**Rail Accessible:** Unknown  
**Rail Infrastructure in Place:** Unknown

### Utilities

**Natural Gas:** Nicor  
**Water:** City of Oregon  
**Sewer:** City of Oregon  
**Telecommunications:** Comcast

## **Economic Development Contact**

**Darin DeHaan**

City of Oregon

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## **Realtor/Owner Contact**

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