



## SOUTH TOWNE SHOPPING CENTER

**1150-1590 FIRST AVE. OTTAWA, IL**

AQRE Advisors is pleased to present the opportunity to acquire South Towne Mall located at 1550-1590 First Ave, Ottawa Illinois, 61350 ("Property"). The 116,795 SF multi-tenant shopping center situated on approximately 6 acres of land is partially occupied by La Salle County Human Services Department, Illinois Department of Employment Security, and Children Service Department ("Tenant").

### PROPERTY PHOTOS



**PRICE**

**\$4,000,000**



**PRICE/SF**

**\$34.25**



**GLA**

**116,795 SF**



**LAND SIZE**

**9.15 AC**



**OCCUPANCY**

**22%**



# DEMOGRAPHICS

	2 mile radius	5 mile radius	10 mile radius
2022 Population	11,091	21,983	33,321
Population Median Age	42.5	42.5	42.9
2022 Households	4,553	9,038	13,431
Average Household Income	\$74,918	\$71,976	\$74,473
Total Specified Consumer Spending	\$129,594,280	\$252,264,737	\$388,998,486

## KEY FACTS

\*Data provided by CoStar 2021  
Based on 10 mile radius



33,321  
POPULATION



MEDIAN  
AGE



13,431  
NUMBER OF  
HOUSEHOLDS

\$74,473  
AVERAGE HH  
INCOME

\$388.9M  
TOTAL SPECIFIED  
CONSUMER SPENDING

## CONTACT

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