

316 Lake Street | Oak Park , IL 60302

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Introducing 316 Lake Street, Oak Park, IL - an exceptional leasing opportunity! This second-generation dental/medical space is situated on bustling Lake Street, offering high visibility in a dense market. With ample parking and limited retail space available to dentists in this sought-after location, it's the perfect opportunity to step into practice ownership with minimal investment. The landlord will contribute to the Tenant Improvement (TI) allowance, making it an ideal choice for dentists, urgent care facilities, and general physicians. Take advantage of the existing dental buildout and position your practice for immediate success in this dense trade area.

OFFERING SUMMARY

Lease Rate:	\$38.00 SF/yr (NNN)
Available SF:	2,482 SF
Building Size:	14,200 SF

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	19,707	58,763	119,737
Total Population	43,505	144,209	326,419
Average HH Income	\$117,295	\$109,220	\$96,937



REAL ESTATE &
PRACTICE ADVISORY

DOUG PAULY
630.353.1190
doug@jrossiandassociates.com

316 Lake Street | Oak Park , IL 60302

DENTAL SPACE PHOTOS

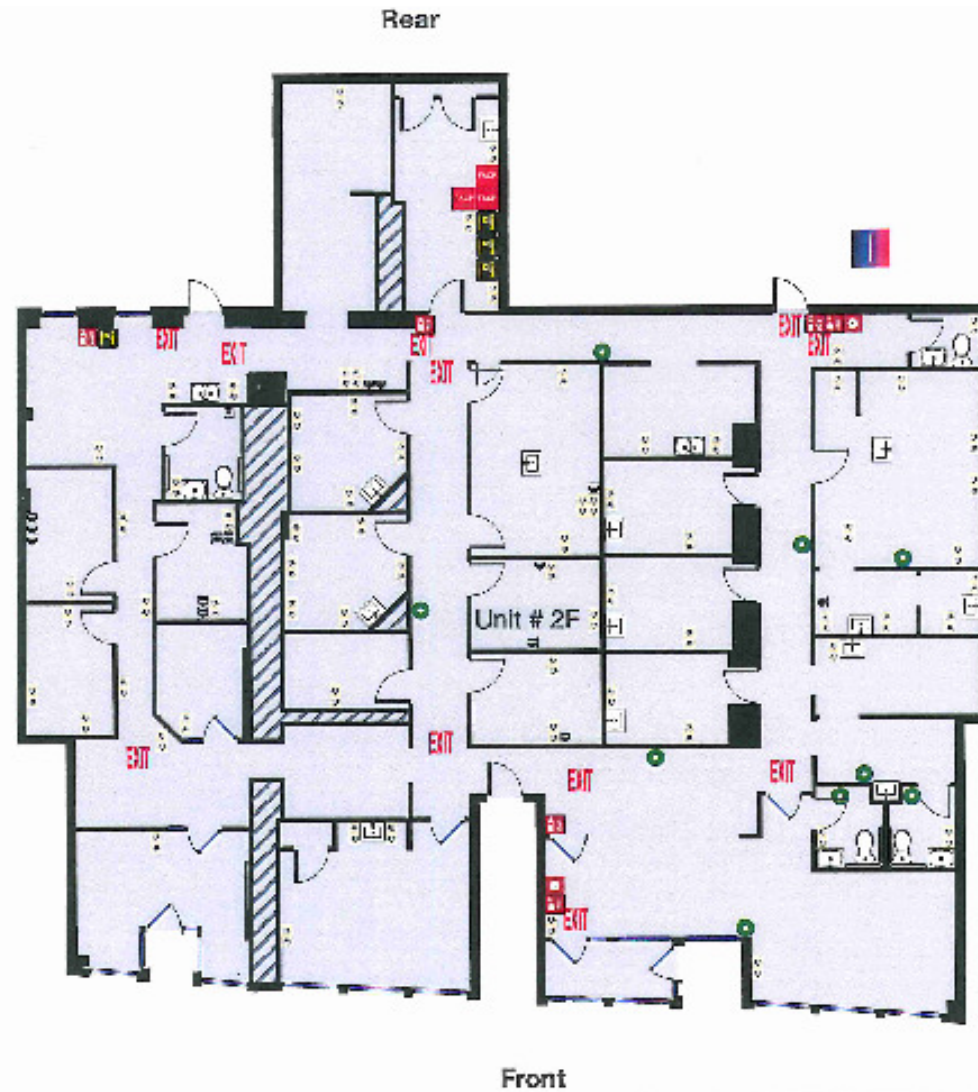


REAL ESTATE &
PRACTICE ADVISORY

DOUG PAULY
630.353.1190
doug@jrossiandassociates.com

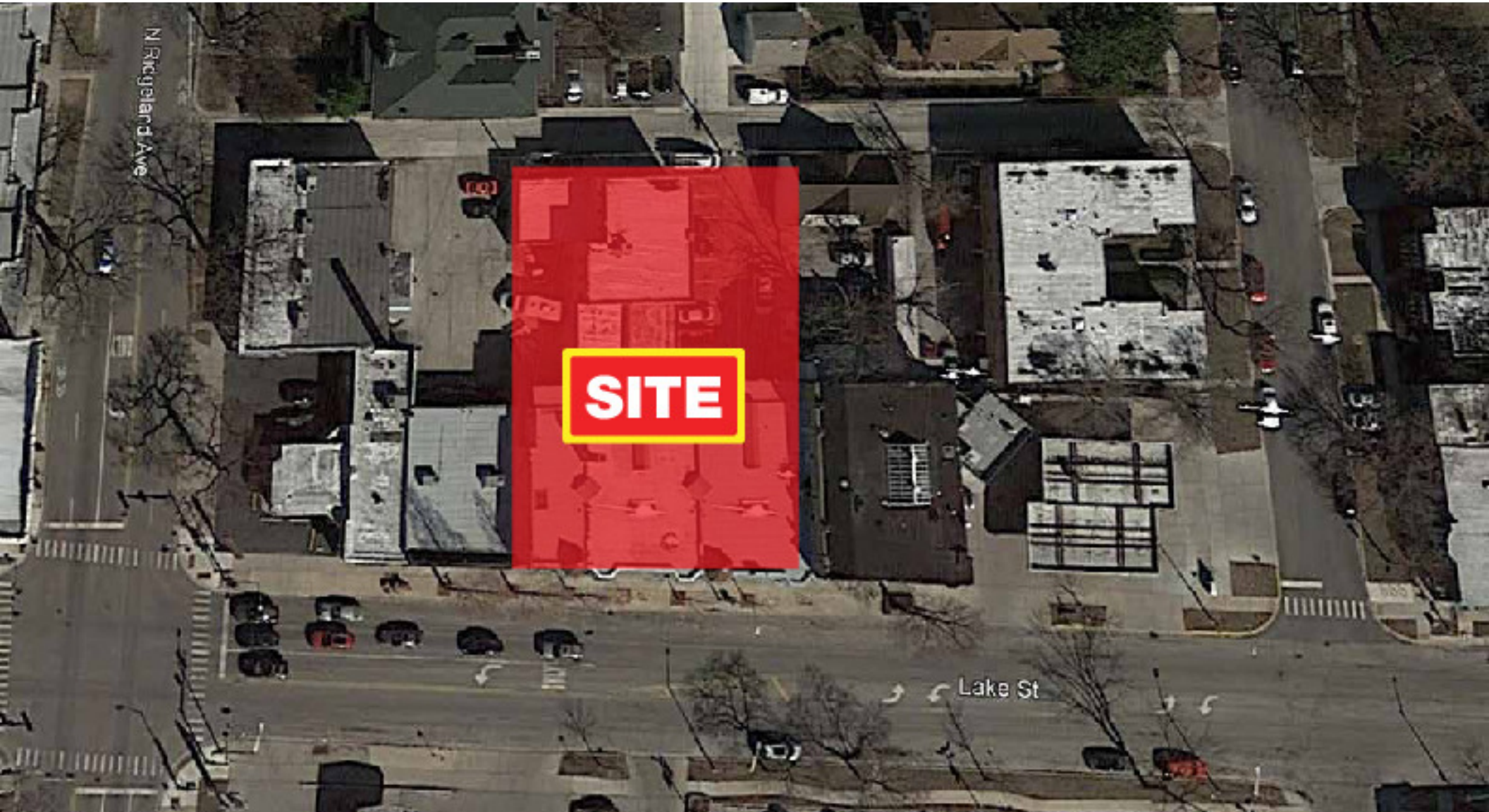
316 Lake Street | Oak Park , IL 60302

FLOOR PLANS



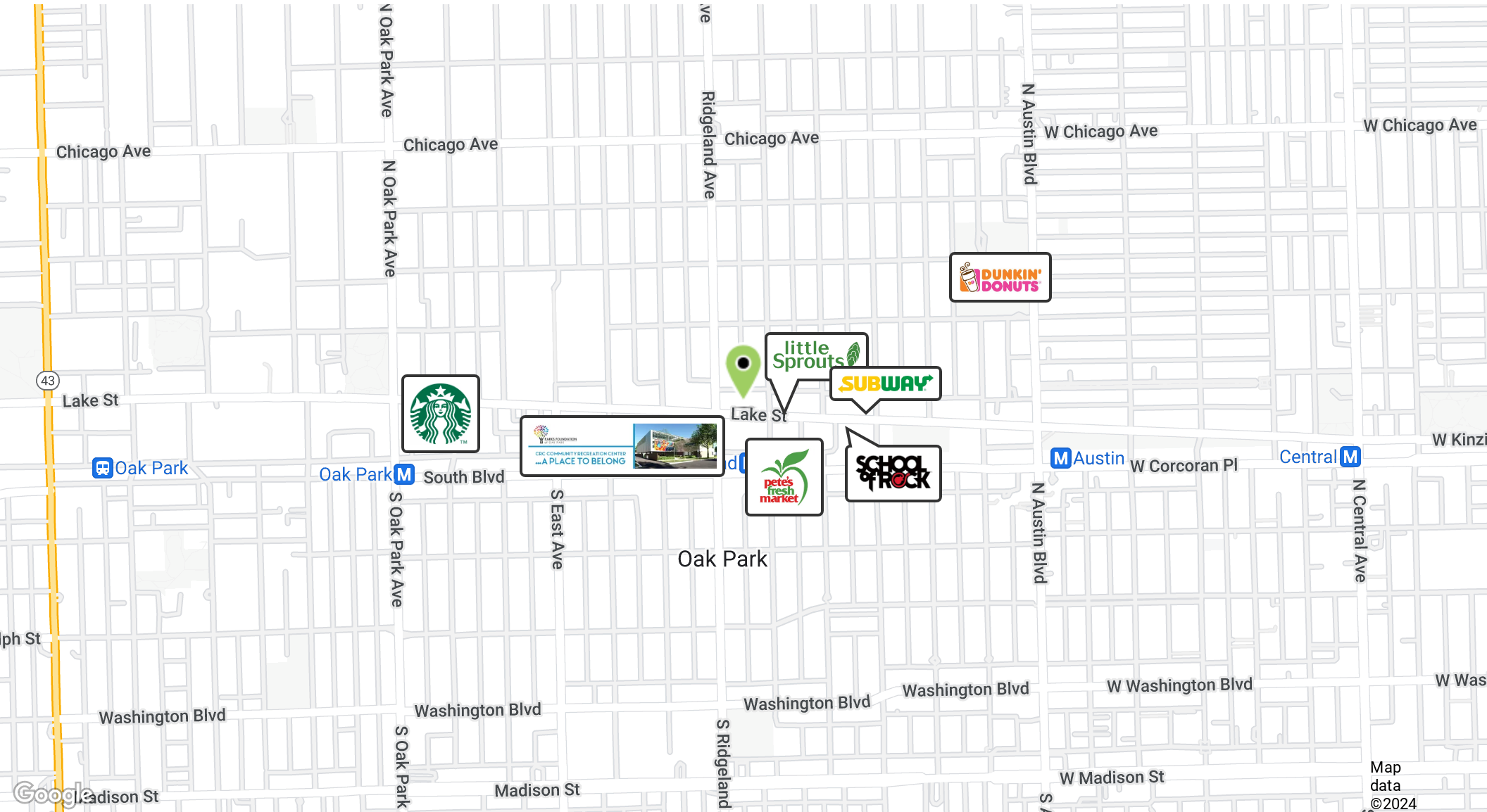
316 Lake Street | Oak Park , IL 60302

SITE PLANS



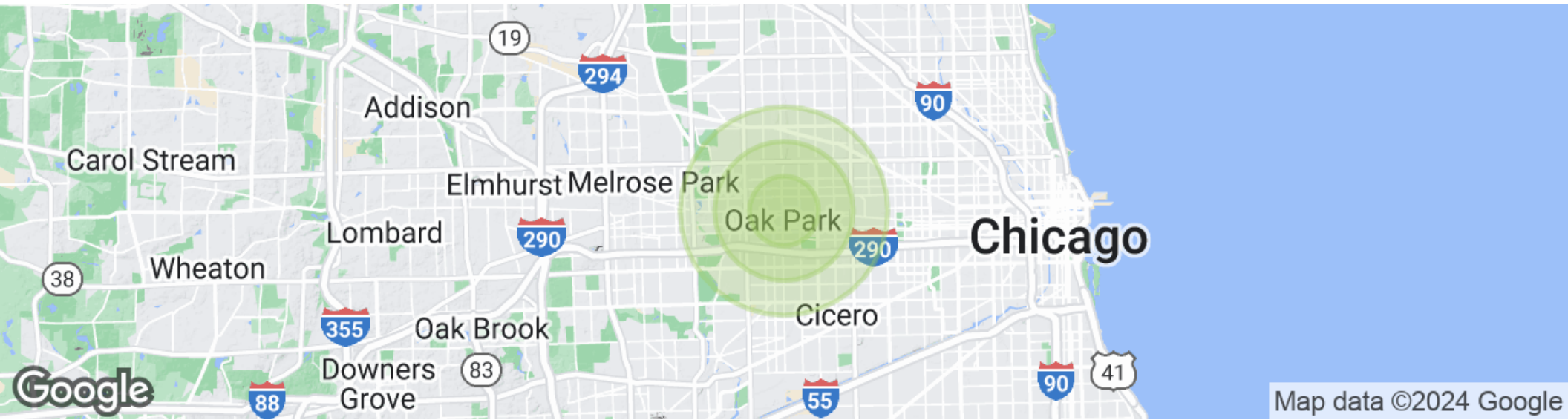
316 Lake Street | Oak Park , IL 60302

RETAILER MAP



316 Lake Street | Oak Park , IL 60302

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	43,505	144,209	326,419
Average Age	41	40	39
Average Age (Male)	39	39	38
Average Age (Female)	42	41	40

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	19,707	58,763	119,737
# of Persons per HH	2.2	2.5	2.7
Average HH Income	\$117,295	\$109,220	\$96,937
Average House Value	\$491,153	\$429,373	\$369,464

* Demographic data derived from 2020 ACS - US Census



REAL ESTATE &
PRACTICE ADVISORY

DOUG PAULY
630.353.1190
doug@jrossiandassociates.com