

OFFERING MEMORANDUM

200 S. Oak Park Avenue // Oak Park, IL 60302



OFFERED BY:

ARI TOPPER, CFA

Baum Realty Group, LLC

Managing Director / Broker

312.275.3113 // ari@baumrealty.com

OWEN WIESNER

Baum Realty Group, LLC

Senior Associate / Broker

312.275.3119 // owen@baumrealty.com

DAVID BROWN

Harrington Brown LLC

President

312.543.6782 // dbrown@harrington-brown.com

Offering Summary

Baum Realty Group, LLC has been exclusively retained to offer for sale 200 S. Oak Park Avenue, a former school property in the heart of downtown Oak Park, Illinois. Totalling an estimated 35,593 SF of building area on approximately 27,700 SF of land, the property is improved with two separate but interconnected buildings with a small courtyard in the middle. The older of the two buildings is a neo-gothic style structure at the hard corner of Oak Park Avenue and Pleasant Avenue and is estimated to contain approximately 20,801 SF of building area over three stories plus a partial basement. The newer, flat-roofed structure contains two floors of building area totaling approximately 14,792 SF.

The buildings, each of which are of concrete and masonry construction type, contain typical school layouts with high ceilings and generously sized classrooms. The older building features a clear span, high-clear gymnasium with a basketball court on the second floor.

Situated at the southeast corner of S. Oak Park Avenue and Pleasant Street, the property lies within the Village of Oak Park's Ridgeland-Oak Park Historic District. It is easily accessible via public transit, conveniently located near the Oak Park CTA (Green line) and Metra lines only a few blocks away. The property is zoned R-7 Multifamily Residential.

The property is ideally located and well-suited for an adaptive reuse / redevelopment to multifamily residential, or as an attractive owner-user property for another educational, community/non-profit, or other commercial use.

Please note that all square footages referenced herein are estimates based on available public data, satellite imagery, and information provided by ownership.

2024 Real Estate Taxes:	N/A (Exempt)
Asking Price:	Subject to Offer

PROPERTY HIGHLIGHTS

- ▶ High end urban downtown location with strong area demographics
- ▶ ±35,593 SF of total building area on ±27,700 SF of land
- ▶ Classroom conditions with high ceilings and abundant natural light
- ▶ Existing R-7 zoning allows for multi-family residential as of right
- ▶ Convenient and accessible location near public transit (CTA Green Line and Metra)



PROPERTY DESCRIPTION

Address:	200 S. Oak Park Avenue Oak Park, IL 60302
County:	Cook County
City:	Village of Oak Park
Total Building Area:	±35,593 SF
Total Land Area:	±27,700 SF
Description:	<ol style="list-style-type: none"> 1. Old School – A part 2-story and part 3-story concrete and masonry constructed school building at the SE corner of S. Oak Park Avenue and Pleasant Street 2. New School – A 2-story concrete and masonry school building adjacent to the Old School
Zoning:	R-7
PINs:	16-04-406-001-0000
2022 Taxes:	N/A (Exempt)
Frontage:	±140 feet of frontage along S. Oak Park Avenue and ±175 feet of frontage along Pleasant Street



Note: Building square footage is estimated based on available data and satellite imagery

EXTERIOR PHOTOS



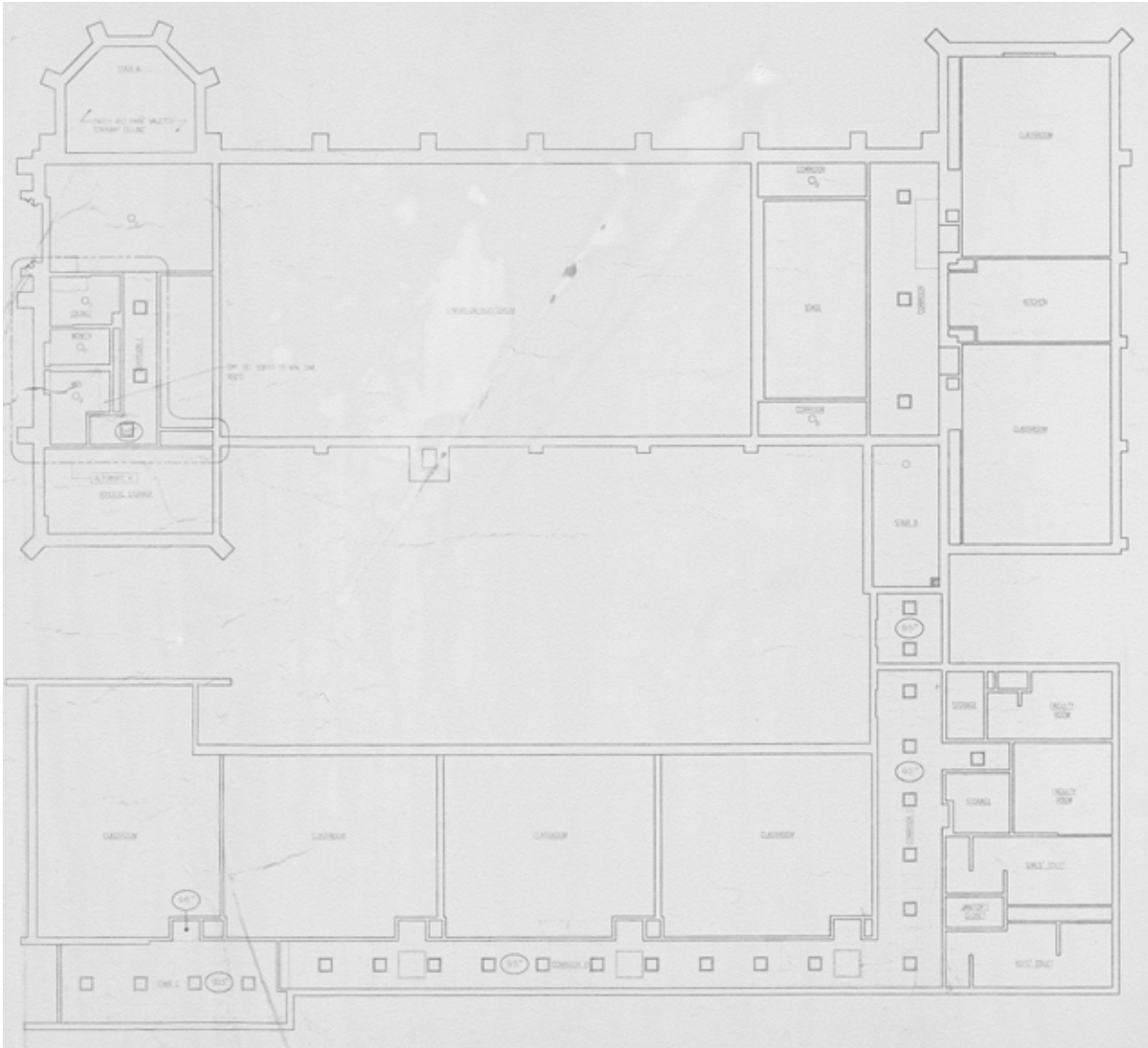
INTERIOR PHOTOS



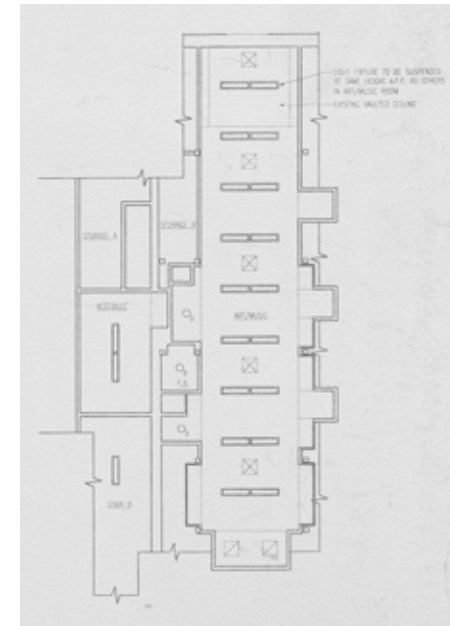




SECOND & PARTIAL THIRD FLOOR PLANS

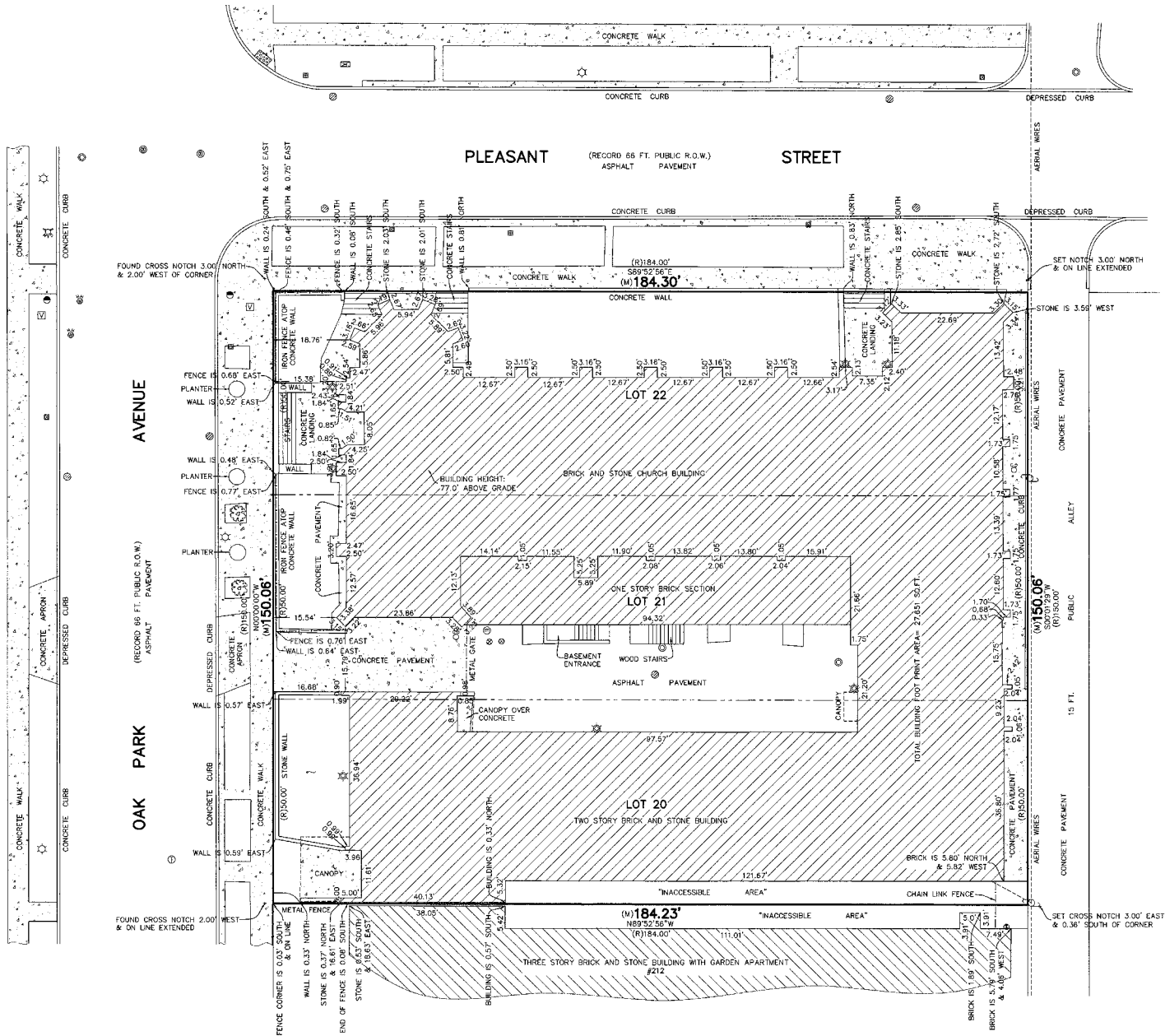


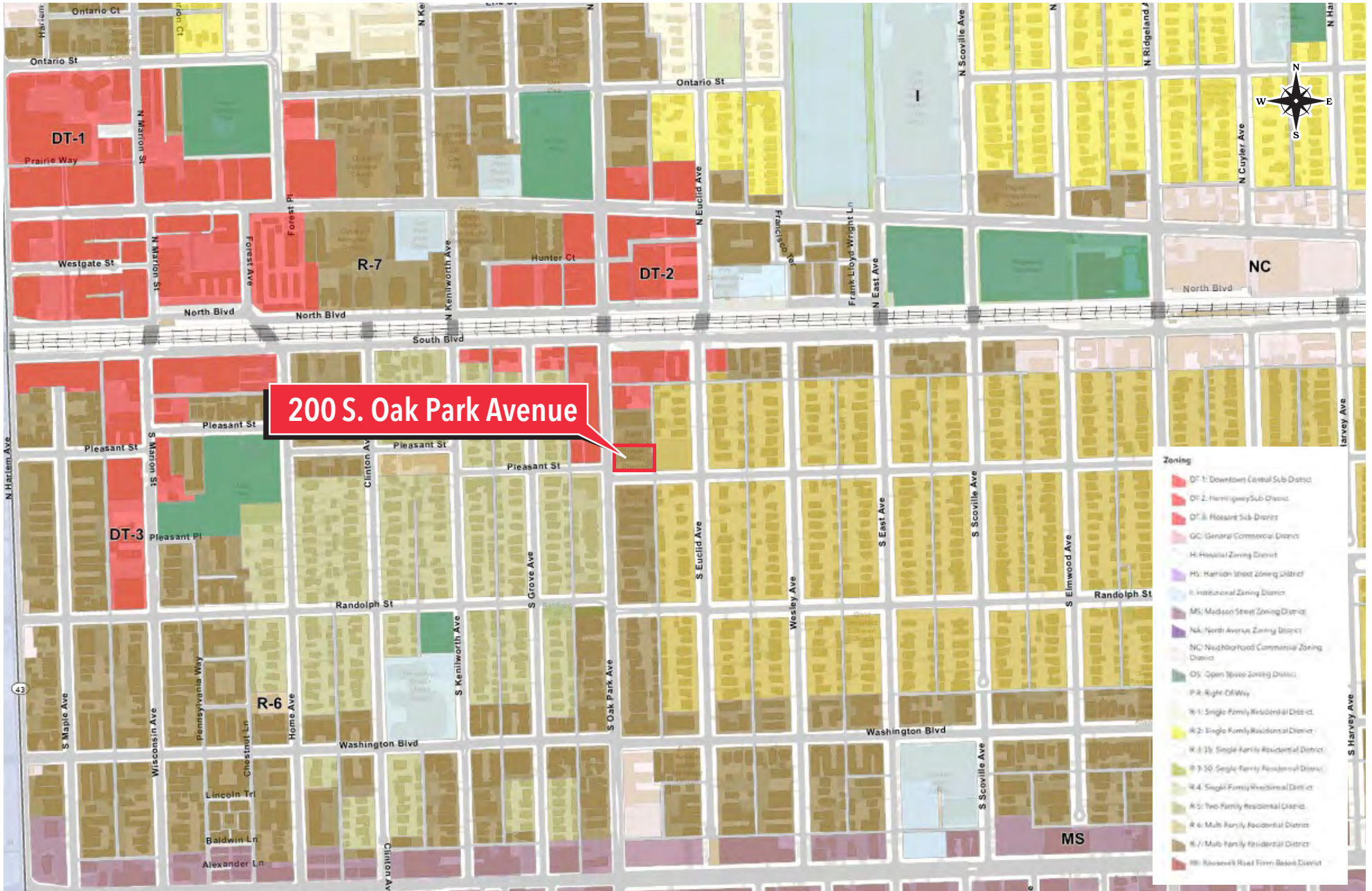
SECOND FLOOR PLAN



PARTIAL THIRD FLOOR PLAN

SURVEY

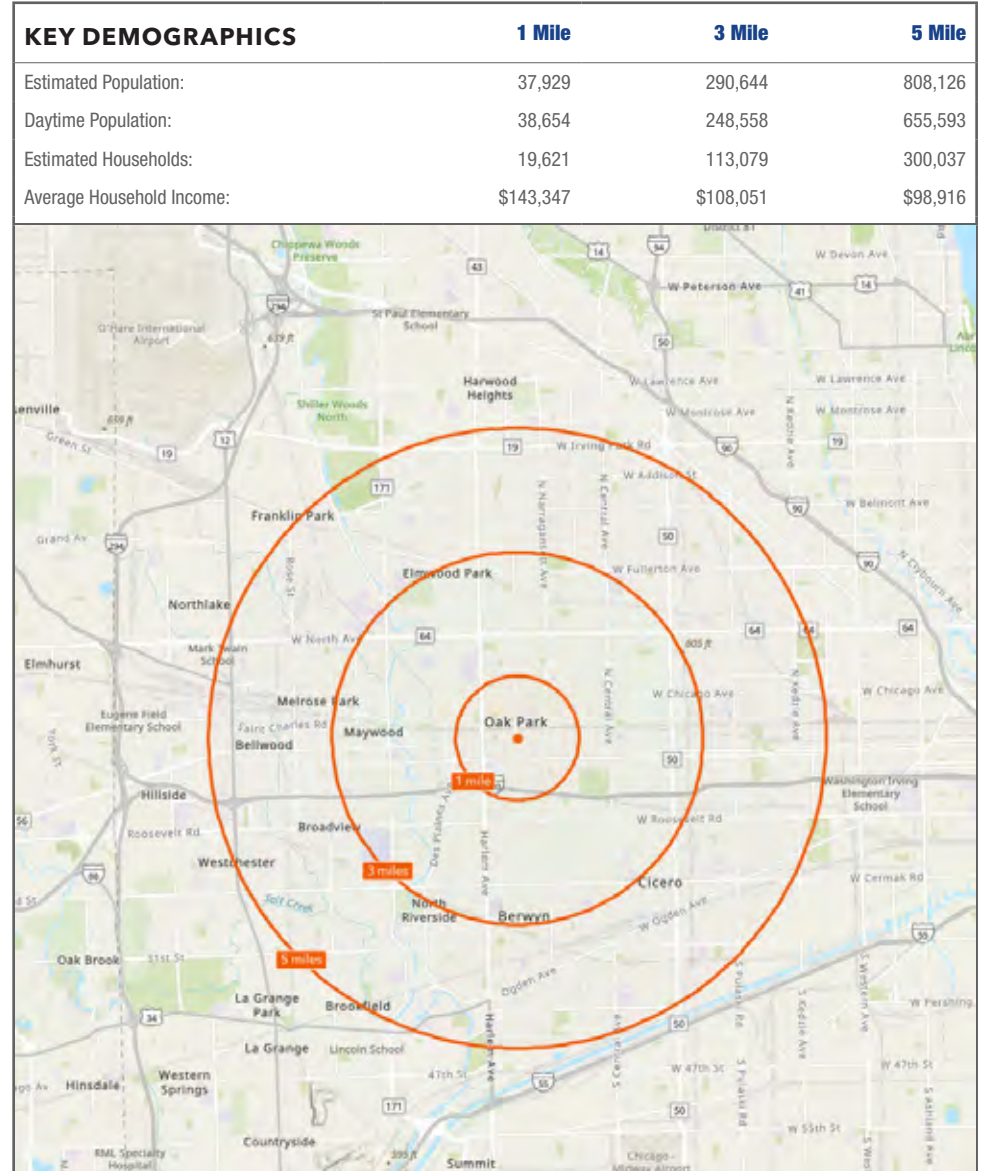


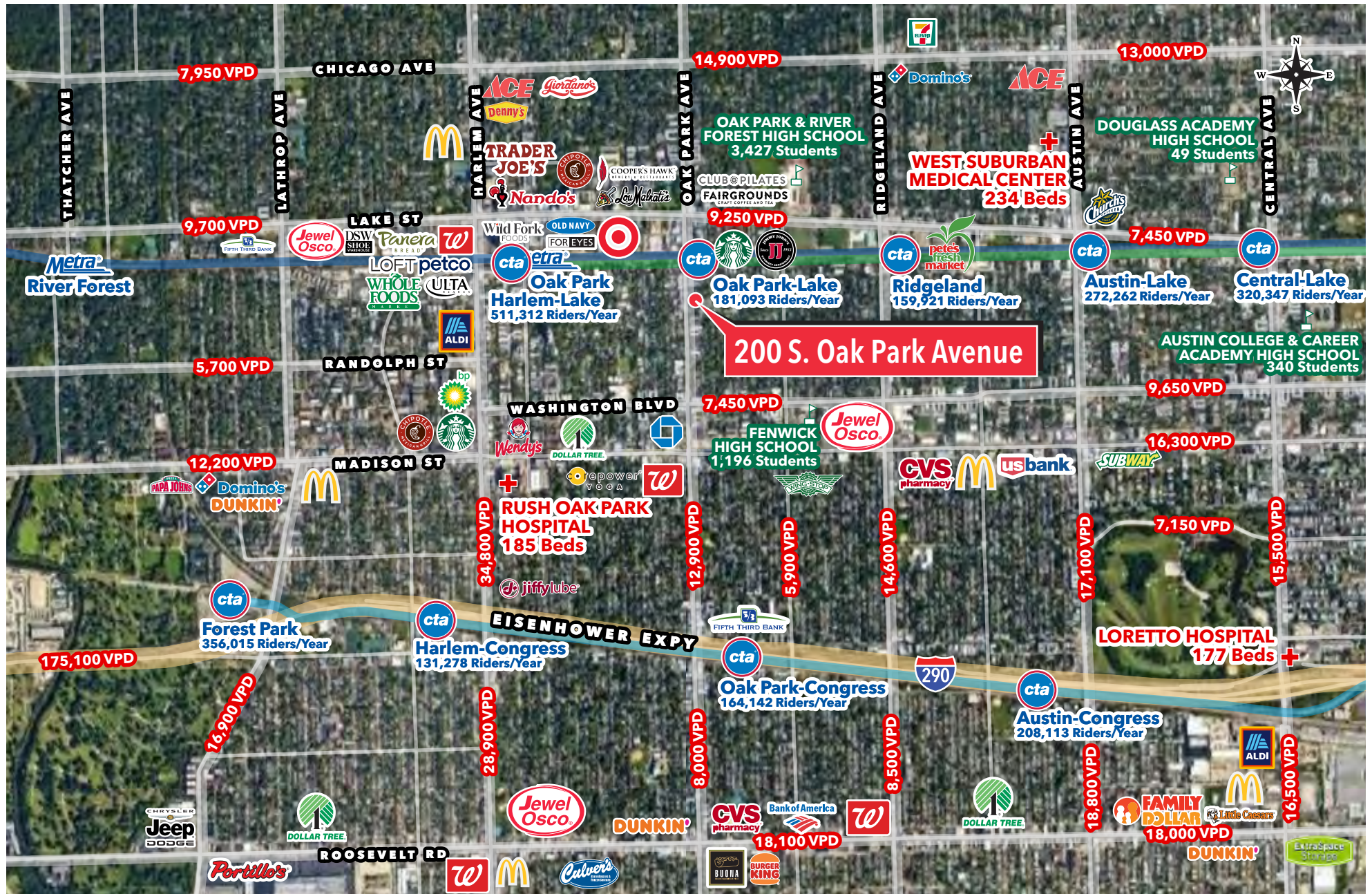


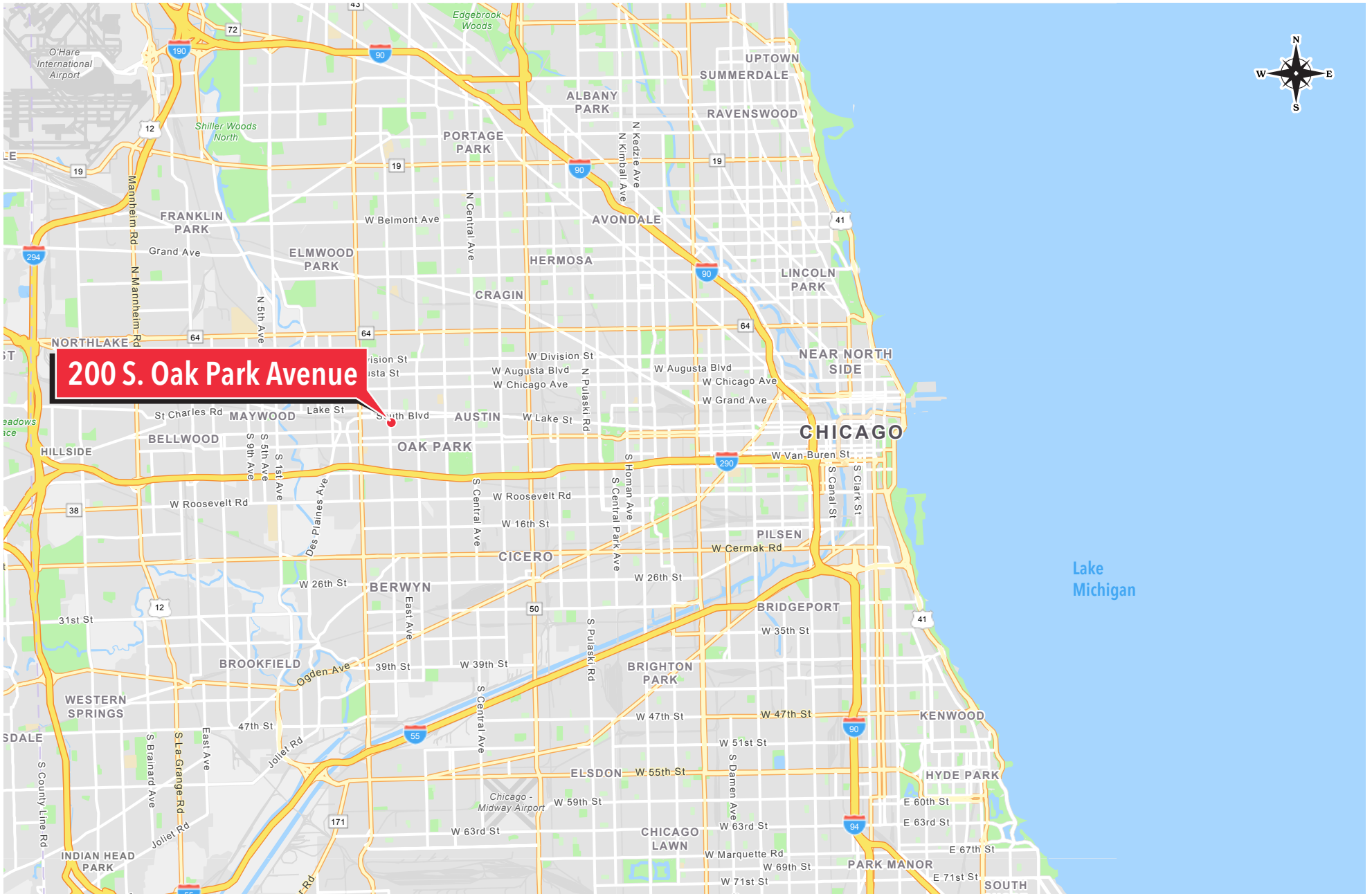
DEMOGRAPHIC SUMMARY

	1 mile	3 mile	5 mile	
Population	2024 Estimated Population	37,929	290,644	808,126
	2029 Projected Population	37,630	285,049	789,686
	2020 Total Population (U.S. Census)	39,121	307,105	857,391
	2010 Population (U.S. Census)	36,950	304,972	862,975
	% Projected Growth 2023-2028	-0.8%	-1.9%	-2.3%
	% Historical Growth 2010-2021	2.6%	-4.7%	-6.4%
	2024 Median Age	41.6	38.3	37.5
Households	2024 Estimated Households	19,621	113,079	300,037
	2029 Projected Households	19,878	113,285	299,758
	2020 Total Households (U.S. Census)	19,420	113,398	302,340
	2010 Total Households (U.S. Census)	18,094	105,823	283,917
	% HH Projected Growth 2023-2028	1.3%	0.2%	-0.1%
	% HH Historical Growth 2010-2021	8.4%	6.9%	5.7%
Income	2024 Average Household Income	\$143,347	\$108,051	\$98,916
	2024 Median Household Income	\$96,694	\$72,713	\$71,198
	2024 Per Capita Income	\$74,039	\$42,123	\$36,748
Business	2024 Total Businesses	2,129	7,683	18,608
	2024 Total Employees	20,033	87,484	223,730
	2024 Estimated Daytime Population	38,654	248,558	655,593
Education (Age 25+)	2024 Adult Population (Ages 25+)	27,942	199,492	551,462
	2024 Elementary (Level 0 to 8)	1.0%	7.4%	9.1%
	2024 Some High School (Level 9 to 11)	1.0%	6.9%	7.7%
	2024 High School Diploma	7.5%	23.9%	25.8%
	2024 Some College/No Degree	10.3%	16.3%	17.0%
	2024 Associate Degree	5.8%	7.6%	7.7%
	2024 Bachelor Degree	35.4%	17.7%	16.8%
	2024 Graduate Degree	37.7%	15.6%	11.2%
% Any College	89.1%	57.2%	52.6%	
Race & Ethnicity	2024 White Population	60.0%	27.9%	28.0%
	2024 Black/African American Population	19.4%	34.7%	25.2%
	2024 Asian Population	6.6%	2.6%	2.2%
	2024 American Indian/Alaska Native Population	0.3%	1.5%	2.0%
	2024 Pacific Islander Population	0.0%	0.0%	0.0%
	2024 Other Race	3.3%	20.3%	27.6%
	2024 Population of Two or More Races	10.4%	12.9%	15.0%
2024 Hispanic Population	19.7%	14.0%	13.7%	

Source: Esri, Esri-Data Axle, U.S. Census







Oak Park Overview

The Village of Oak Park is a thriving inner-ring suburb located approximately seven miles west of Chicago. With a population of approximately 54,500 residents across 4.7 square miles, the village is known for its blend of urban access and neighborhood character. Downtown Oak Park and the village's other commercial districts serve as active retail and service hubs. These areas offer a mix of local businesses, restaurants, boutiques, and entertainment options, including the historic Classic Cinemas Lake Theatre. Office users and service providers are also well represented, supporting a steady daytime population and consistent foot traffic throughout the week.

Housing options in Oak Park are diverse, ranging from historic single-family homes to mid-century and contemporary condominiums, as well as newer apartment developments concentrated in and around the downtown core. This mix supports a stable and often affluent population of families and professionals drawn to the village's strong public schools, community amenities, walkable streets, mature trees, and diverse architectural character, including notable Frank Lloyd Wright-designed properties.

Oak Park's local economy is supported by a strong base of small- to mid-sized businesses, healthcare and education providers, and nonprofit organizations. Notable employers include West Suburban Medical Center, Citizens Rx, and the Park District of Oak Park, along with a wide variety of independent retailers, restaurants, and professional service firms. Key educational institutions such as Oak Park and River Forest High School and Fenwick High School serve as major local employers and community anchors. The Oak Park Education Foundation and other community-focused nonprofits further enhance the area's civic infrastructure and support long-term residential stability.

PHOTOS

- 1 Lake Street, the heart of Oak Park's walkable downtown area with retail, dining, and office space.
- 2 Oak Park downtown clock tower & mixed-use buildings with residential spaces above commercial uses.
- 3 Frank Lloyd Wright Home & Studio, representing Oak Park's world-renowned residential architecture.



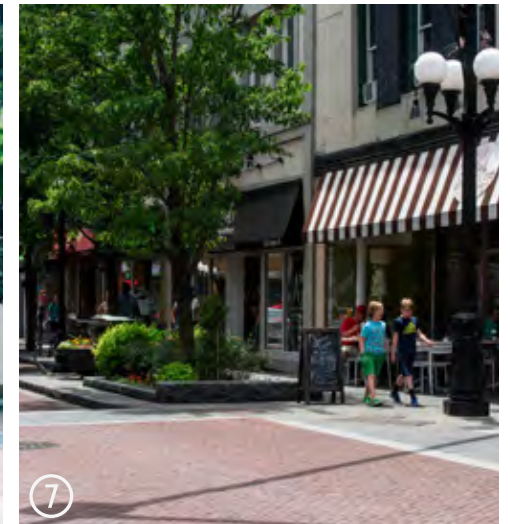
The village has exceptional access to public transportation and is connected to Chicago by both the CTA Green Line and CTA Blue Line. The Green Line runs along South Boulevard with stations at Austin, Ridgeland, and Oak Park. The Blue Line follows the Eisenhower Expressway (I-290), with stops at Austin, Oak Park, and Harlem. In addition, the Metra Union Pacific West Line offers direct commuter rail service to downtown Chicago. These transit options enable convenient commutes to the Loop in approximately 20 to 25 minutes.

Oak Park remains a highly desirable location for residents, businesses, and investors seeking close proximity to downtown Chicago, strong community fundamentals, and the long-term stability of a well-established suburban market.



PHOTOS

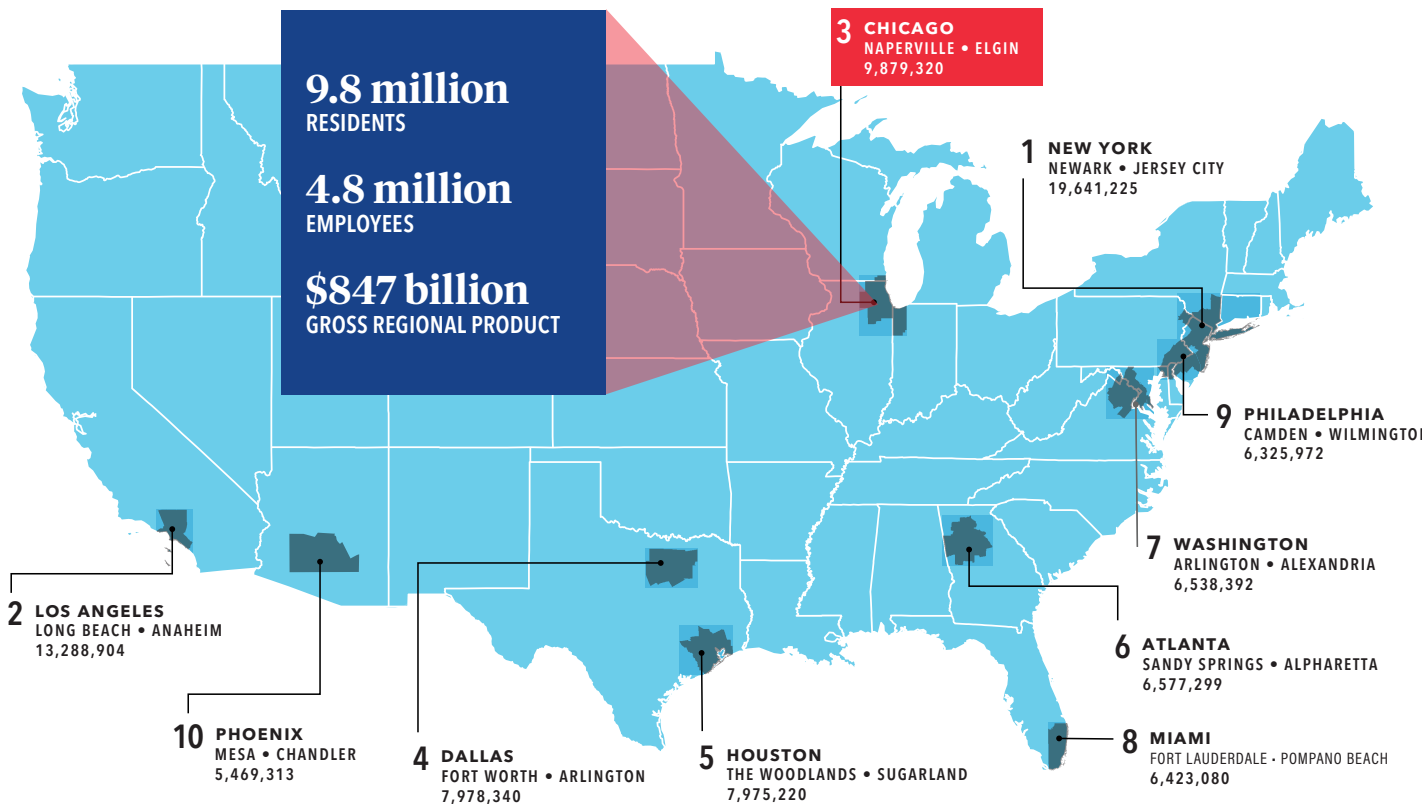
- ④ A historic home in the Frank Lloyd Wright Historic District, illustrating the graceful residential neighborhoods nearby.
- ⑤ Outdoor seating and social life along a popular café stretch.
- ⑥ Street-level view of restaurants and shops with sidewalk activity and outdoor seating.
- ⑦ Another lively streetscape in the downtown district showing cafes and local businesses.



Chicago Economic Overview

The Chicago MSA is the third most populous region in the US with approximately 9.8 million residents. The city of Chicago is the economic and cultural capital of the Midwest featuring a vibrant downtown district that is filled with world class businesses, upscale restaurants and bars, retail, luxury residences, and endless entertainment.

The strong economic base, skilled labor pool, and diverse background make this 24-hour metropolis one of the most important and influential cities in the world.



THE CHICAGO MSA IS THE MOST DIVERSIFIED ECONOMY THE U.S.

With no single industry employing more than 13% of the workforce.

Chicago's primary industries include Real Estate, Manufacturing, Business & Professional Services Finance & Insurance, Wholesale, Government, Health Care, & Retail.

Chicago's GDP of \$860 billion makes it the third largest in the U.S. and positions it among the top 25 economies globally.

Source: World Business Chicago

TOP 10 FORTUNE 500 COMPANIES WITH HEADQUARTERS IN THE CHICAGO MSA

COMPANY	RANK	REVENUES (\$M)
Walgreens Boots Alliance	27	\$133,703
Archer Daniels Midland	35	\$101,556
AbbVie	73	\$58,054
Allstate	84	\$51,412
United Airlines Holdings	96	\$44,955
Abbott Laboratories	108	\$43,653
US Foods Holding	117	\$34,057
Mondelez International	131	\$31,496
Kraft Heinz	153	\$26,485
CDW	166	\$23,749

Source: Fortune Magazine, June 2025



Chicago was named **No. 11** among the **50 Best Cities in the World for 2025** by Time Out and ranks among the **top 10 most popular travel destinations** in the U.S.

Chicago has been voted the **Best Large City in the U.S.** for nine straight years in Condé Nast Traveler's Readers' Choice Awards.

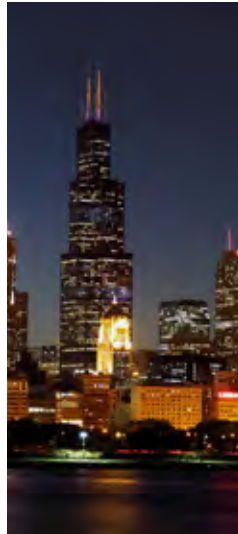


“Dual-hub” airport system of O’Hare International Airport and Midway International Airport welcomed a combined estimated **101.5 million passengers** in 2024.

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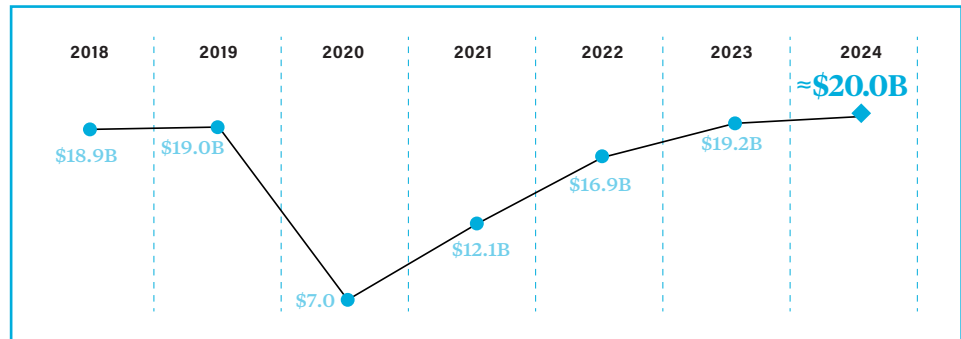
Awards & Accolades

- Top US Transportation, Distribution and Logistics Hub
BUSINESS FACILITIES MAGAZINE
- Chicago Ranked Among Top 10 Walkable US Cities
USA TODAY'S TOBEST READER'S CHOICE AWARDS / FORTLISST
- Named Innovation Technology Hub for Quantum Tech
NATIONAL SCIENCE FOUNDATION
- Best Airport in North America (O'Hare Int. Airport)
GLOBAL TRAVELER MAGAZINE
- #1 US Metro for Corporate Relocation & Site Selection
SITE SELECTION MAGAZINE
- Best US Big City for Creatives
BUSINESS NAME GENERATOR
- 15 Chicago Area Companies in the Fortune 500
FORTUNE MAGAZINE (JUNE 2024)
- ✿ 20 Chicago Restaurants Awarded Michelin Stars



The Chicago MSA is home to several world-class higher education institutions that provide the area with a constant supply of top job talent & disposable income.

CHICAGO MSA LARGEST CAMPUSES <small>4-YEAR INSTITUTIONS BY ENROLLMENT</small>	
 UIC	33K STUDENTS
 NORTHWESTERN UNIVERSITY	22K STUDENTS
 DEPAUL UNIVERSITY	21K STUDENTS
 THE UNIVERSITY OF CHICAGO	19K STUDENTS



In 2024, direct tourism spending in Chicago reached approximately \$20 billion, surpassing pre-pandemic levels and setting a new record for the city. Chicago welcomed 55.3 million visitors, marking a 6.5% increase in domestic and international travel compared to 2023.



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