

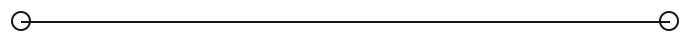


LEASE

Madison Franklin Retail Plaza

7756 MADISON ST

River Forest, IL 60305



PRESENTED BY:

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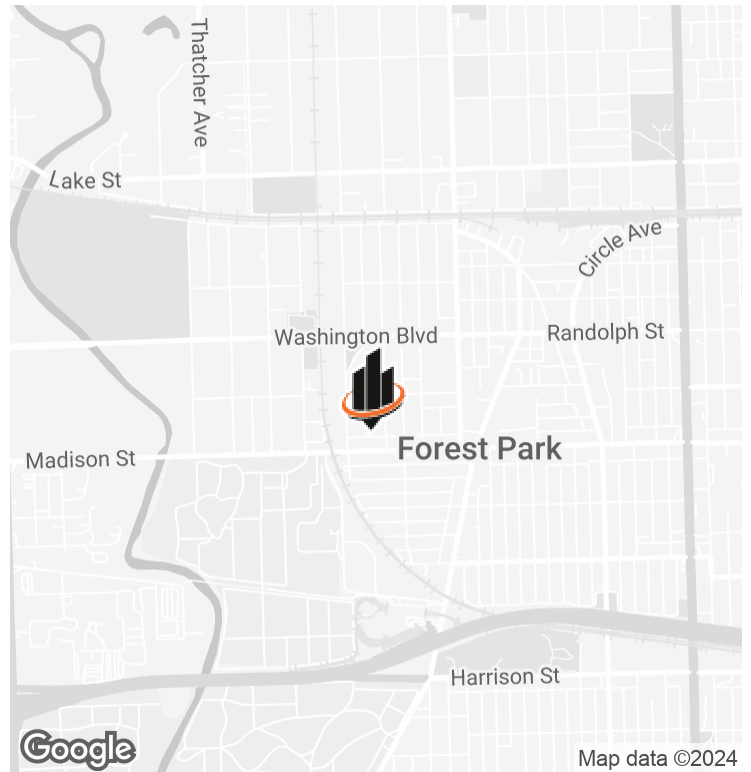
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$22.00 SF/yr (NNN) NNN/SF \$9.75 (2024)
NUMBER OF UNITS TOTAL:	9
AVAILABLE SF:	+/- 1,000 SF
LOT SIZE:	0.48 Acres
BUILDING SIZE:	8,640 SF

PROPERTY DESCRIPTION

SVN is pleased to present 7756 Madison, a highly visible retail location on the border of River Forest and Forest Park. The property is within walking distance of the Forest Park Blue Line and River Forest Metra stations, and near I-290 via Des Plaines Avenue. Join Destination retailers such as Diamond in the Ruff, Synergy Salon Suites, and Puffs Cigarettes.

PROPERTY HIGHLIGHTS

- 3 Units Available | Former Salon Suites
- Monument signage available
- 29 on-site parking spaces | High Visibility
- 2 points of egress on Madison and Franklin
- Proximity to CTA, Metra, and I-290

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	500 - 1,000 SF	LEASE RATE:	\$22.00 SF/yr

AVAILABLE SPACES

SUITE SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

SUITE SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 2 1,000 SF	NNN	\$22.00 SF/yr	Available in 90-120 days. Existing conditions and square footage TBD.
Suite 3 1,000 SF	NNN	\$22.00 SF/yr	Available in 90-120 days. Existing conditions and square footage TBD.
Suite 4 500 SF	NNN	\$22.00 SF/yr	Available in 90-120 days. Existing conditions and square footage TBD.

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ADDITIONAL PHOTOS



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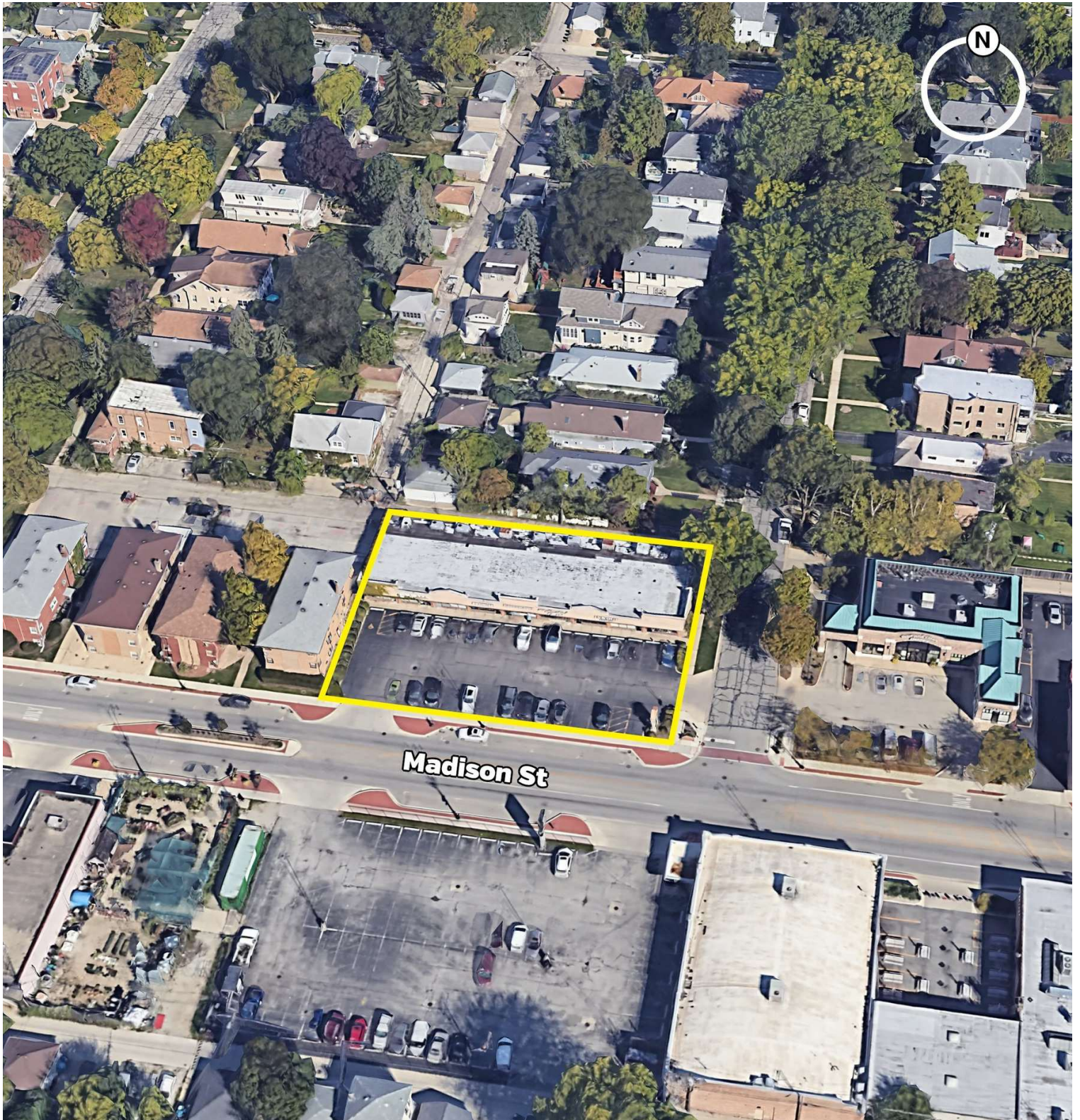
RETAILER MAP



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AERIAL



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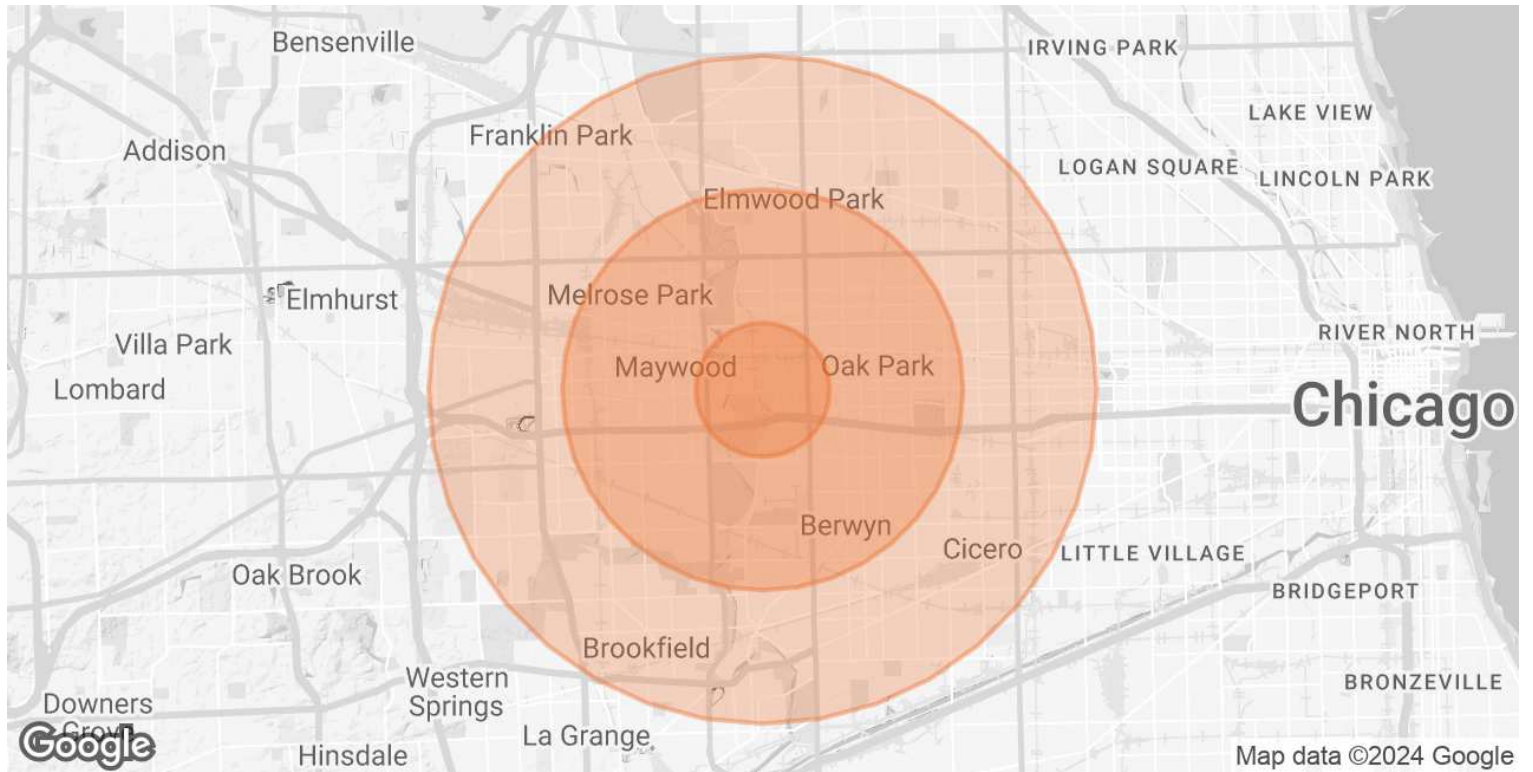
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	22,970	237,248	631,082
AVERAGE AGE	43	40	39
AVERAGE AGE (MALE)	42	39	38
AVERAGE AGE (FEMALE)	45	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	11,612	91,843	225,896
# OF PERSONS PER HH	2	2.6	2.8
AVERAGE HH INCOME	\$130,942	\$110,528	\$96,547
AVERAGE HOUSE VALUE	\$454,094	\$390,609	\$339,885

Demographics data derived from AlphaMap

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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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