

SALE

Downtown Oak Park Value-add Investment Opportunity

113-115 N. MARION STREET

Oak Park, IL 60301

PRESENTED BY:

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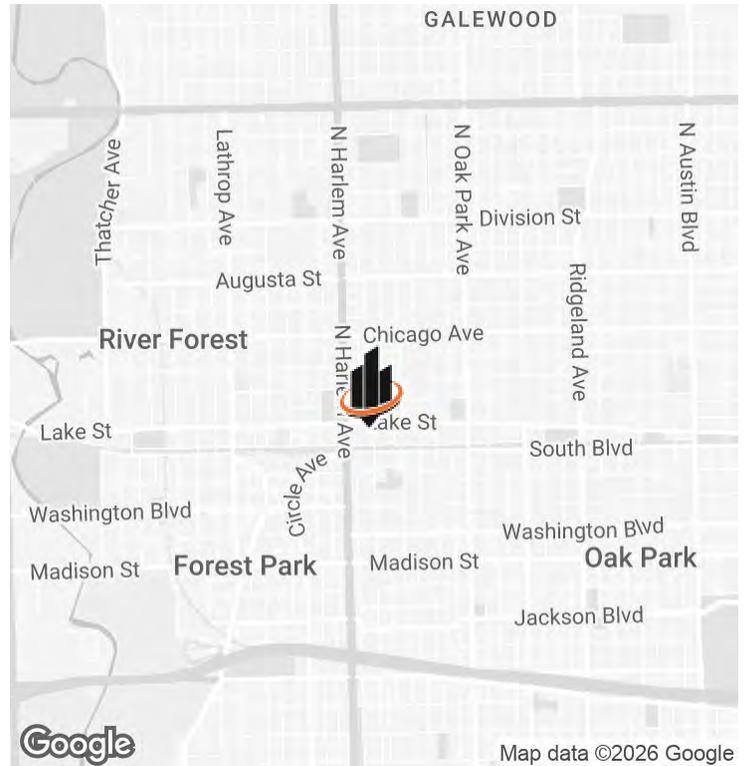
IL #475.161032



Oak Park Green Line & Metra



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,350,000
NUMBER OF UNITS:	16
NOI:	\$165,957.77
CAP RATE:	7.06%
OCCUPANCY:	97%
LOT SIZE:	0.14 Acres
BUILDING SIZE:	9,737 SF
SUBMARKET:	Near West
APN:	16-07-125-016-0000

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present this unique Value-Add investment opportunity in the heart of downtown Oak Park. 113-115 N. Marion Street includes 43' of retail frontage on Marion and has 2 Retail Units and 14 Office Suites on the 2nd floor. This location has achieved a Walker's Paradise Walk Score, and with nearby access to I-290, I-294, the Oak Park Metra Station the CTA Green Line and multiple bus routes, the property enjoys seamless connections to the broader Chicago metropolitan area.

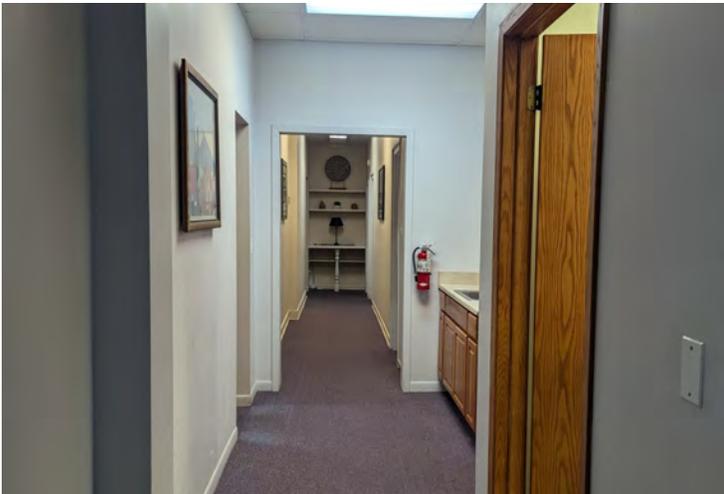
PROPERTY HIGHLIGHTS

- ±9,737 SF Retail and Office on 0.14 AC
- Steps to the Metra | Signalized Intersection
- Heart of downtown Oak Park | Walker's Paradise
- High visibility | Frontage on N. Marion Street
- 2 Retail Units | 14 Office Units | 97% Leased
- Surrounded by diverse retail & dining options

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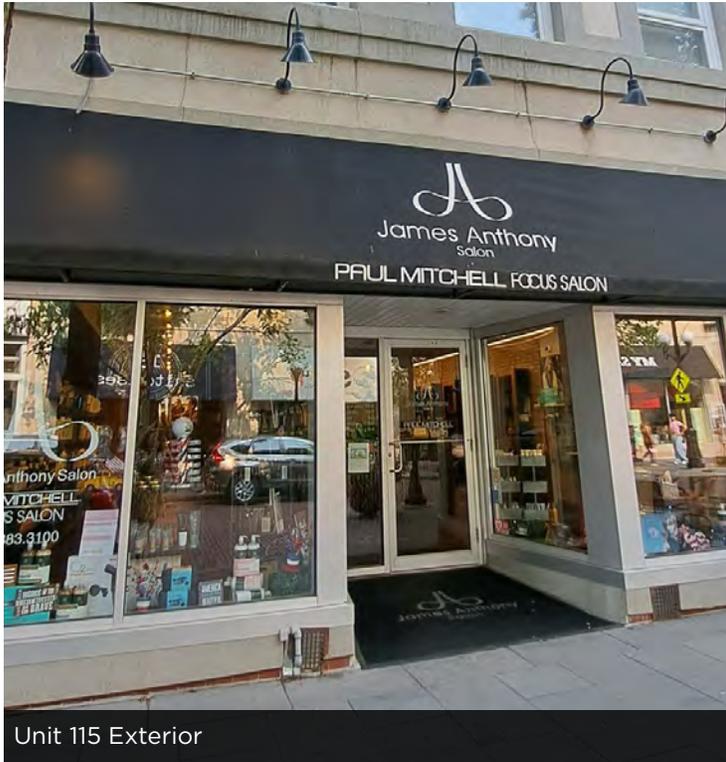
UNIT 113 RETAIL (RESTAURANT) AND 2ND FLOOR OFFICE SUITES



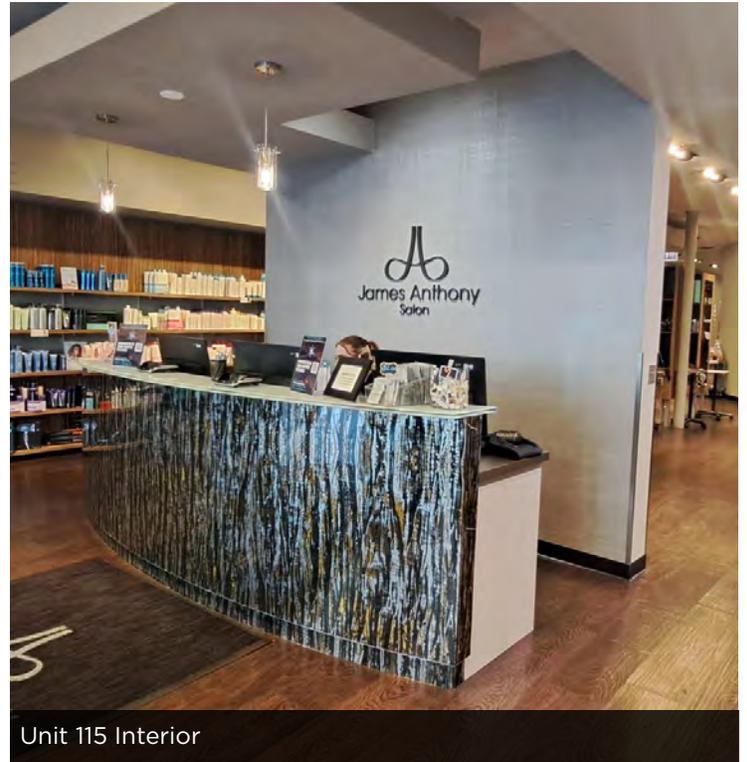
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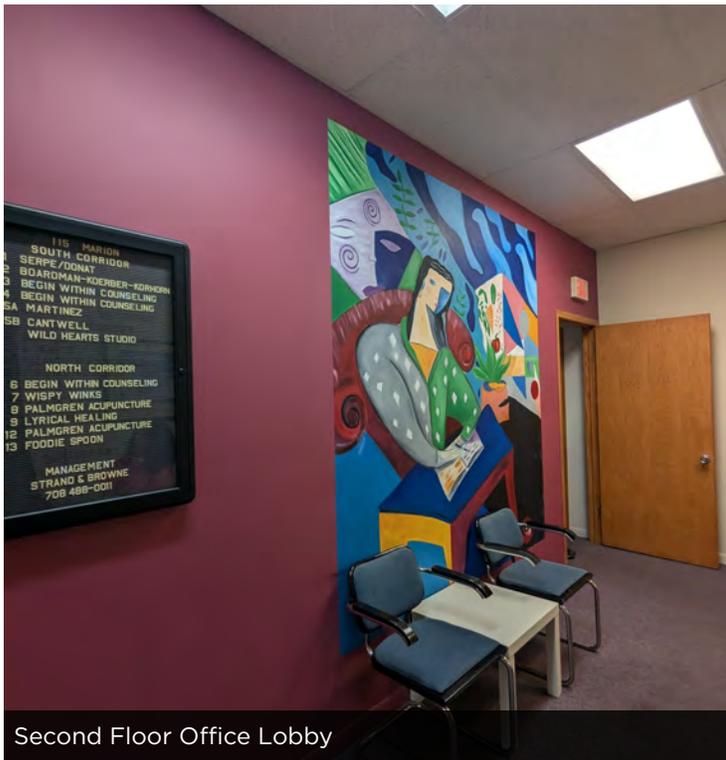
ADDITIONAL PHOTOS



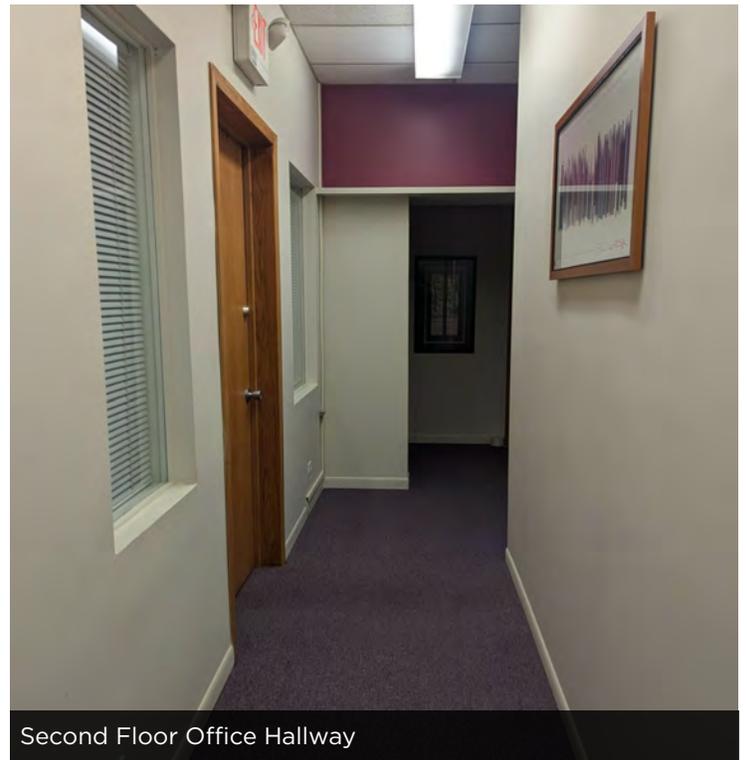
Unit 115 Exterior



Unit 115 Interior



Second Floor Office Lobby

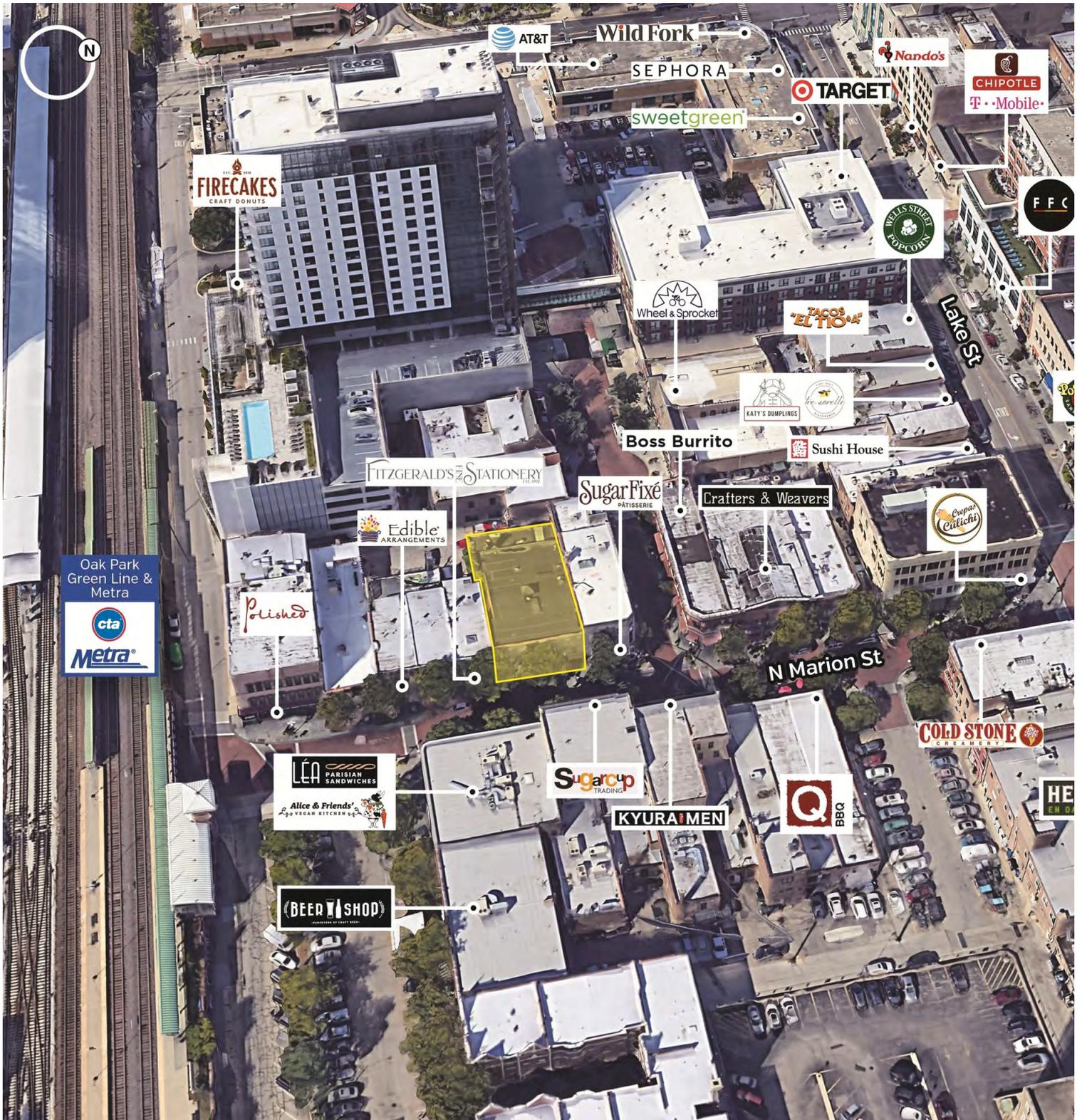


Second Floor Office Hallway

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PROPERTY AERIAL



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RETAILER MAP

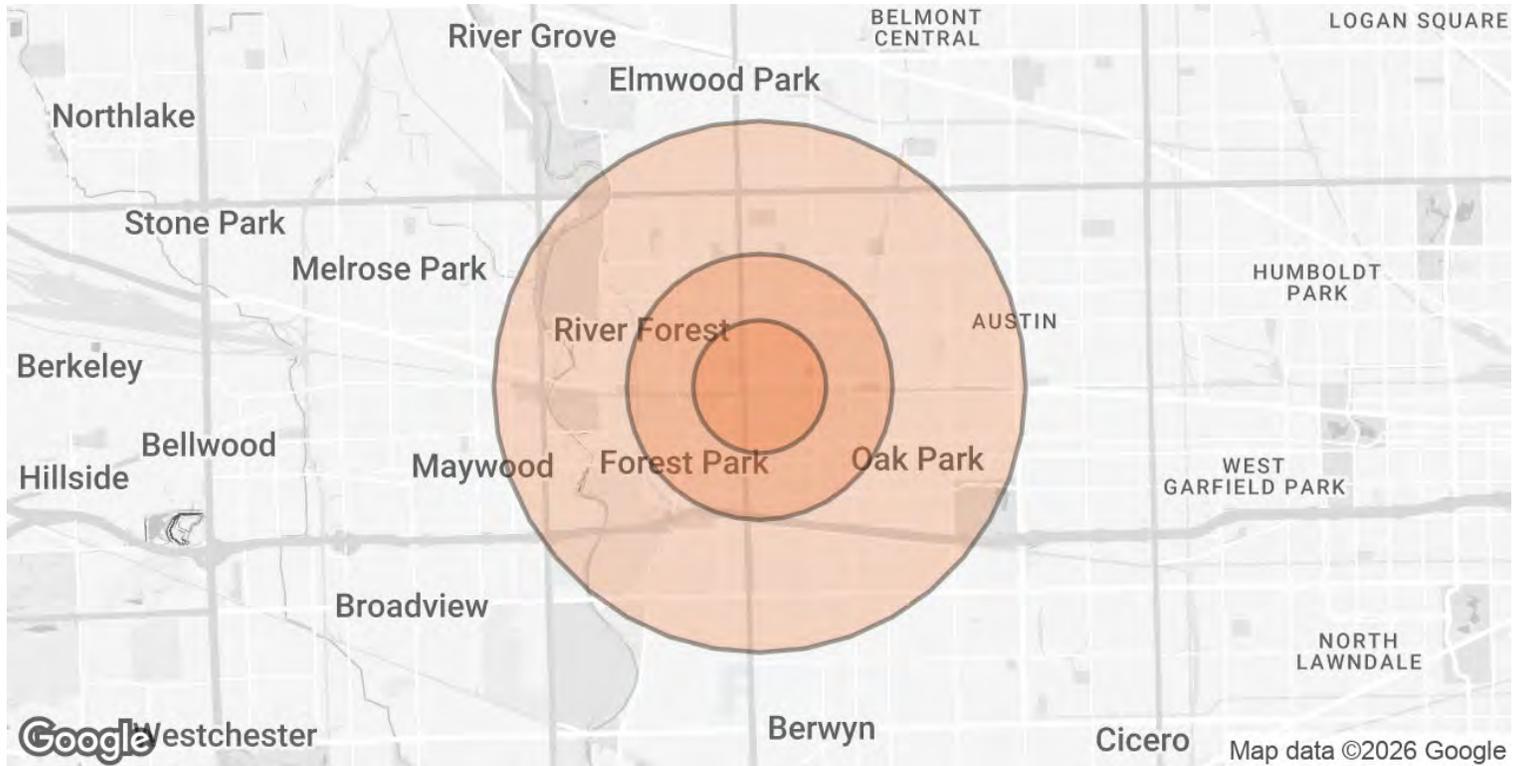


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|---------------------------|-------------------------|
| Chirion Medican Grill | Angelo O'Leary's |
| FatDuck | The Junction Diner |
| O'Sullivan's Public House | Shanahan's |
| Petra Falafel | The Brown Cow Ice Cream |
| Habrae Thai Dessert | Louie's Grill |
| Mexican Republic Kitchen | Caffe De Luca |
| Yum Thai | Scratch Public House |
| Madison Park Kitchen | |

DEMOGRAPHICS MAP & REPORT



POPULATION

	0.5 MILES	1 MILE	2 MILES
TOTAL POPULATION	11,871	35,138	116,516
AVERAGE AGE	44	43	41
AVERAGE AGE (MALE)	43	41	40
AVERAGE AGE (FEMALE)	46	44	42

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	2 MILES
TOTAL HOUSEHOLDS	6,839	17,565	49,744
# OF PERSONS PER HH	1.7	2	2.3
AVERAGE HH INCOME	\$118,493	\$152,553	\$131,340
AVERAGE HOUSE VALUE	\$418,052	\$525,181	\$481,112

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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