



SALE

Flex Warehouse and Yard Available In TIF District

7405-7417 ROOSEVELT RD

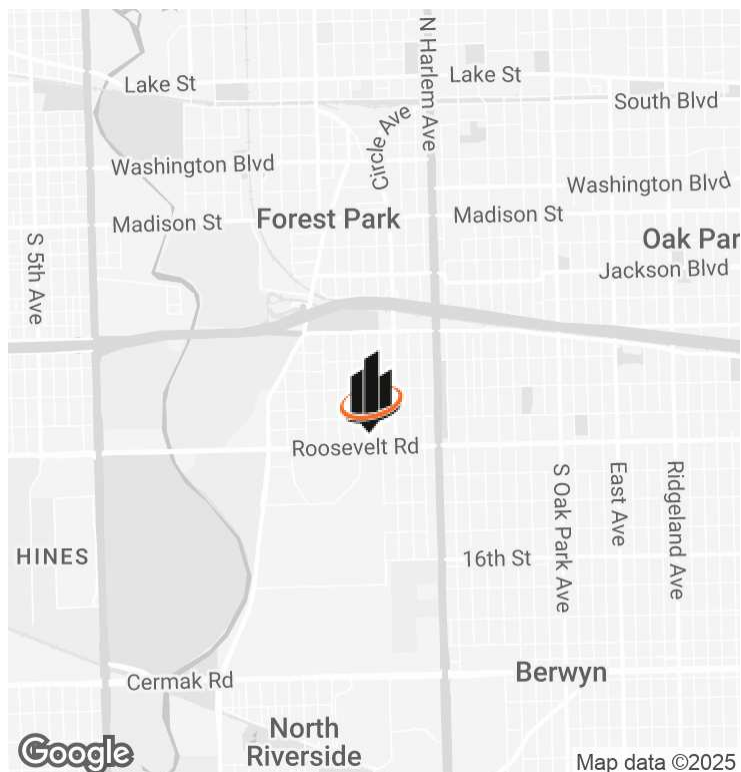
Forest Park, IL 60130

PRESENTED BY:

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PROPERTY SUMMARY



| | |
|----------------------------------|------------|
| SALE PRICE: | \$780,000 |
| LOT SIZE: | ±0.6 Acres |
| BUILDING SIZE: | ±8,129 SF |
| PRICE/SF: | \$95.95 |
| OFFICE WAREHOUSE RATIO: | 39% 61% |
| FENCED YARD SIZE: | ±0.37 AC |
| ZONING: | B-2 |
| TAXES (2023): | \$7.07/SF |

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present 7417 W Roosevelt Road, a ±8,129 SF industrial flex property with a 35-space parking yard. Formerly a Wendy's restaurant, this property includes a office/showroom with a kitchenette, conference room, restroom, and storage. The warehouse has an office, breakroom, restroom, and loft storage, as well as a fenced yard. The property is situated less than 1 mile from I-290 via Harlem Ave and directly across the street from the Armed Forces Reserve Center, which is scheduled to reopen in 2026.

PROPERTY HIGHLIGHTS

- ±4,984 SF Warehouse/Autoshop | ±3,145 SF Office with ±0.37 AC Yard
- 2 16'x12' DID | Floor Drains | 240V, 600 amp, 3 Phase
- 24' Clear Height | Fenced Yard with 35 Parking Spaces
- Office | Reception | Conference Room | Storage
- Less than 1 mile from I-290 via Harlem Ave
- Across from the Armed Forces Reserve Center

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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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PROPERTY AERIAL



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RETAILER MAP



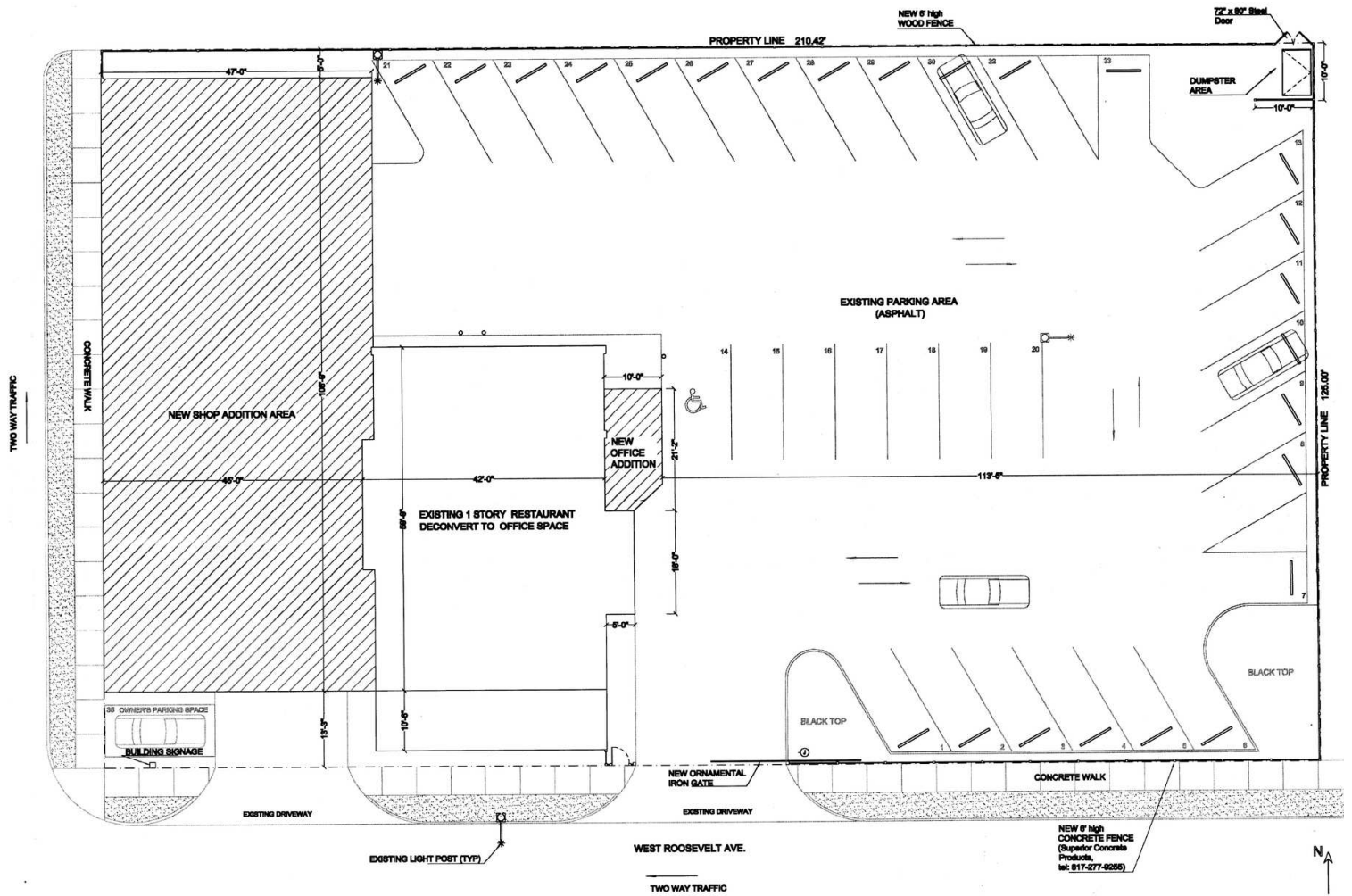
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SURVEY



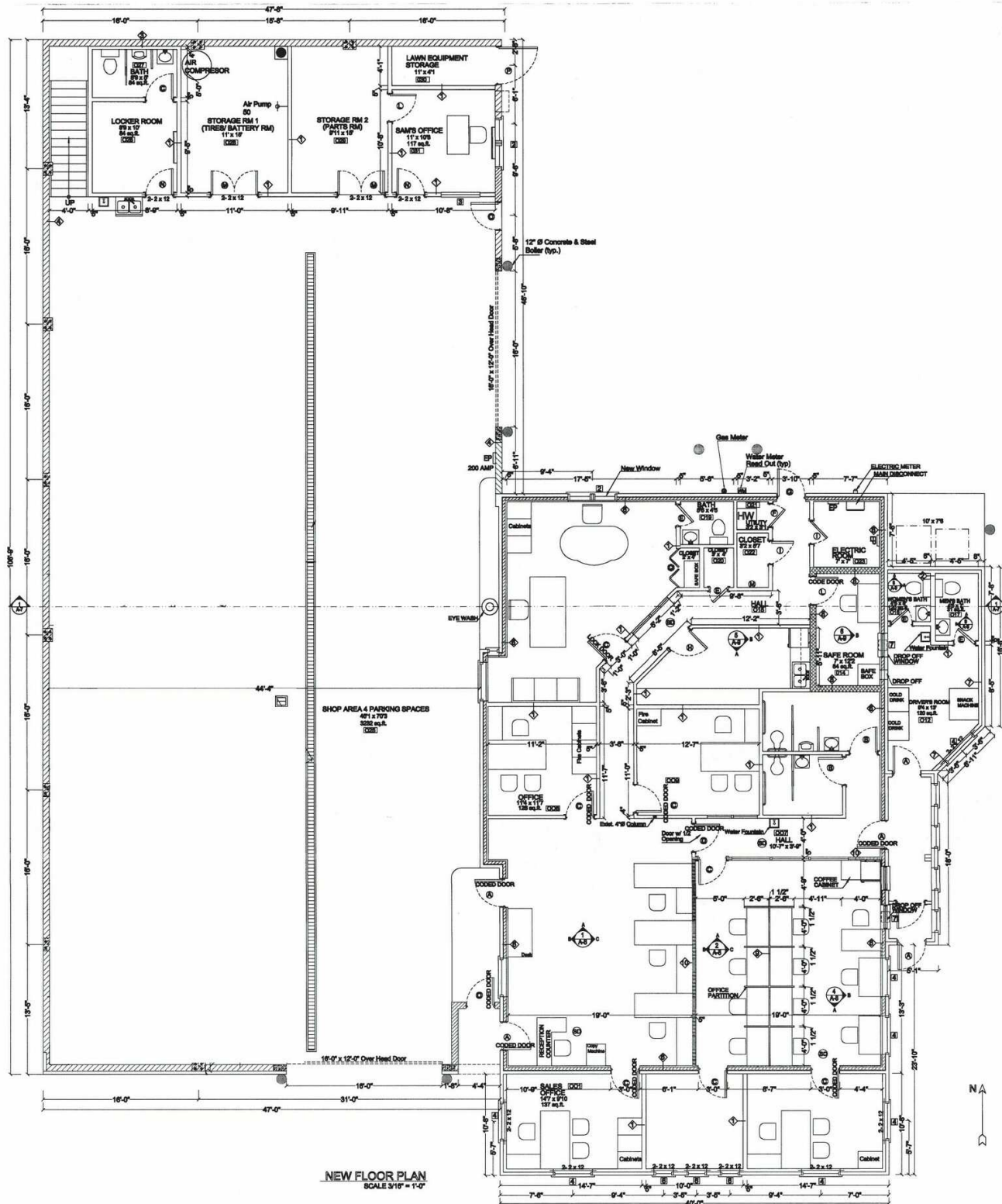
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FLOOR PLAN - GROUND FLOOR



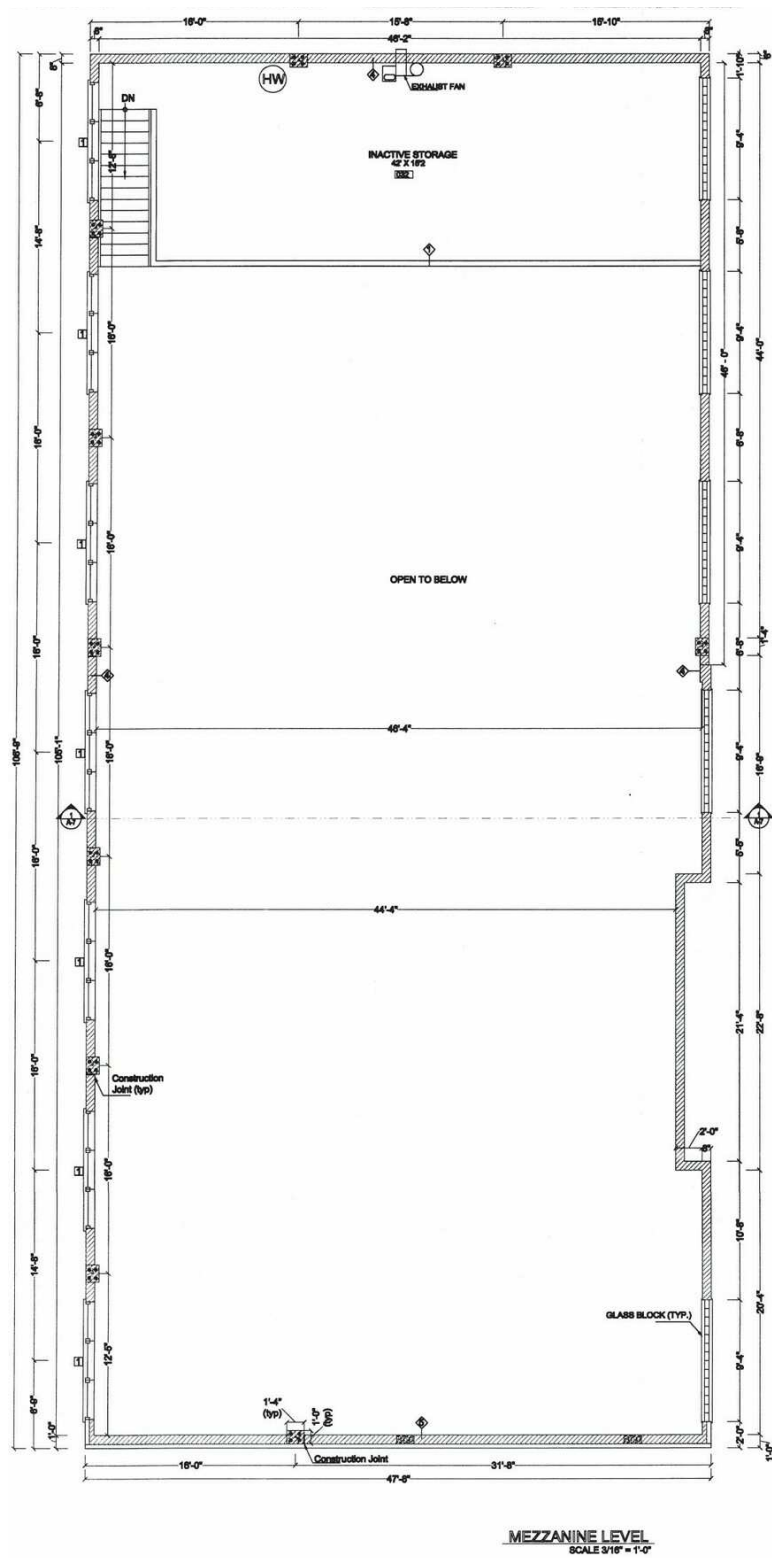
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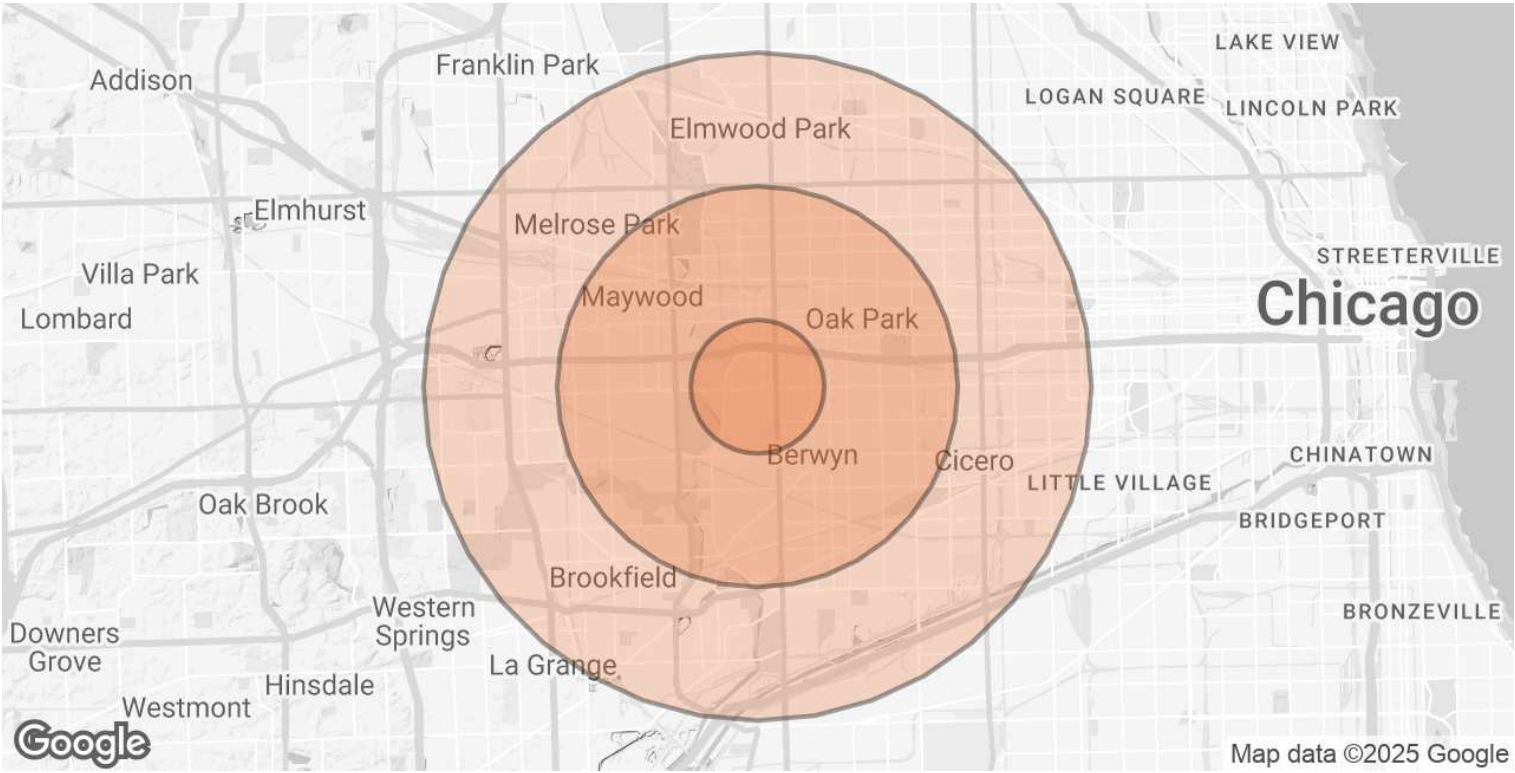
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FLOOR PLAN - MEZZANINE LEVEL



| | |
|------------------------------------|----------------------|
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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION | 21,976 | 251,209 | 652,812 |
| AVERAGE AGE | 41 | 39 | 39 |
| AVERAGE AGE (MALE) | 40 | 38 | 38 |
| AVERAGE AGE (FEMALE) | 42 | 40 | 40 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 9,084 | 94,129 | 232,179 |
| # OF PERSONS PER HH | 2.4 | 2.7 | 2.8 |
| AVERAGE HH INCOME | \$121,360 | \$107,811 | \$94,982 |
| AVERAGE HOUSE VALUE | \$400,707 | \$381,697 | \$339,276 |

Demographics data derived from AlphaMap

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