

JAMESON.

# FOR SALE

## OFFICE

7880 N. Lincoln Avenue | Skokie, IL 60077

\$1,400,000



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## SALE OVERVIEW

SALE PRICE: \$1,400,000

LOT SIZE: 0.15 Acres

BUILDING SIZE: 5,000 SF

NET INCOME: \$89,000

TAXES: \$38,707

YEAR BUILT: 1975

ZONING: C

MARKET: Downtown

CROSS STREETS: Lincoln Avenue &  
Niles Center Roads

## AREA TENANTS

- Chase Bank
- Skokie Theater
- Bank of America
- Mike Cigar Lounge
- North Shore Community Bank

## PROPERTY DESCRIPTION

5,000 sf on two levels.  
Beautiful location just on the fringe of Downtown Skokie  
Parking comes with building

## PROPERTY HIGHLIGHTS

- Existing DDS Lab, with many amenities.
- Multiple bathrooms with Showers
- Roof Deck

## AREA AND TRANSPORTATION HIGHLIGHTS

- Edgebrook Station Commuter Rail
- Morton Grove Station
- O'Hare, 19 Minute Drive
- Pace Buses

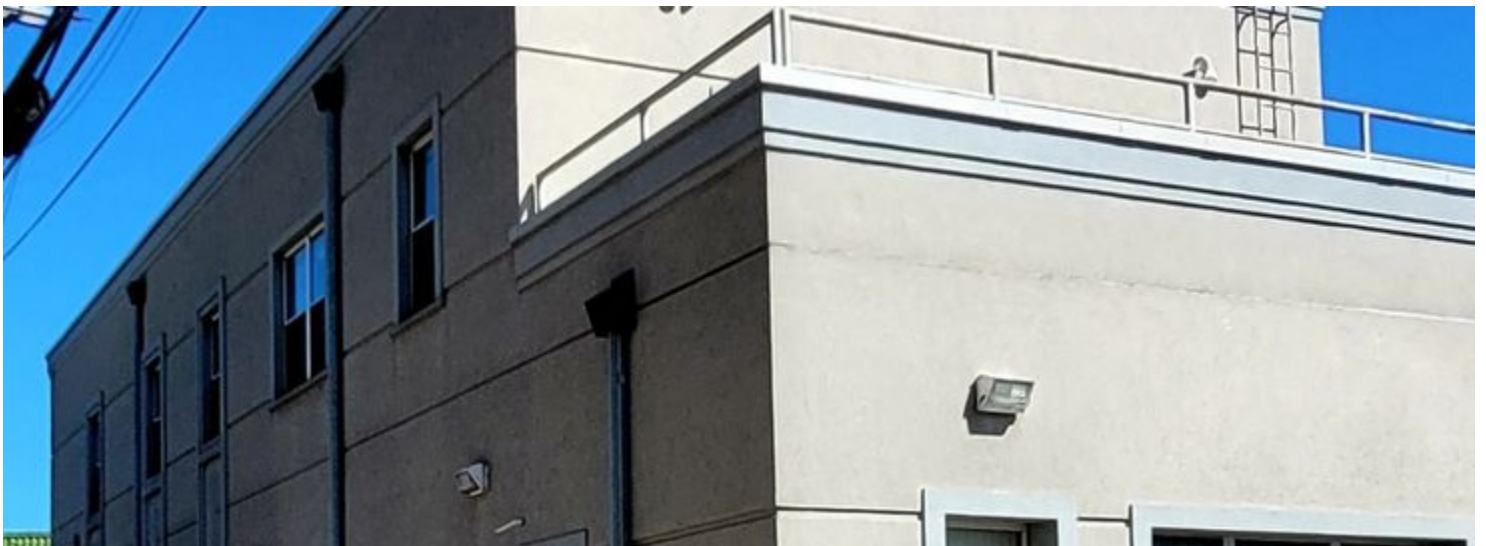
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## INTERIOR PHOTOS

7880 N. Lincoln Avenue, Skokie, IL 60077

\$1,400,000

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## FLOOR PLAN

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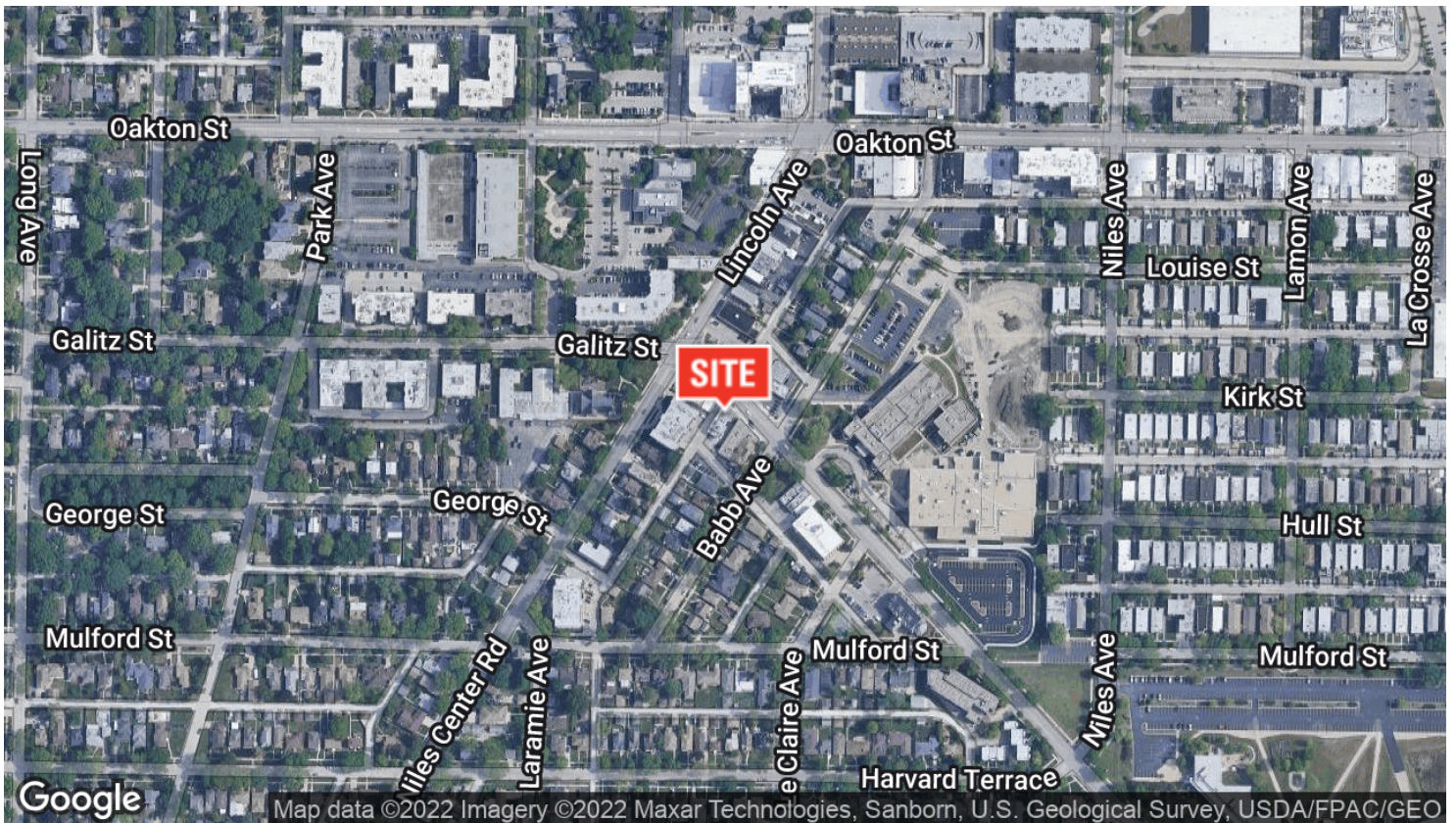
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# AERIAL & STREET DETAIL

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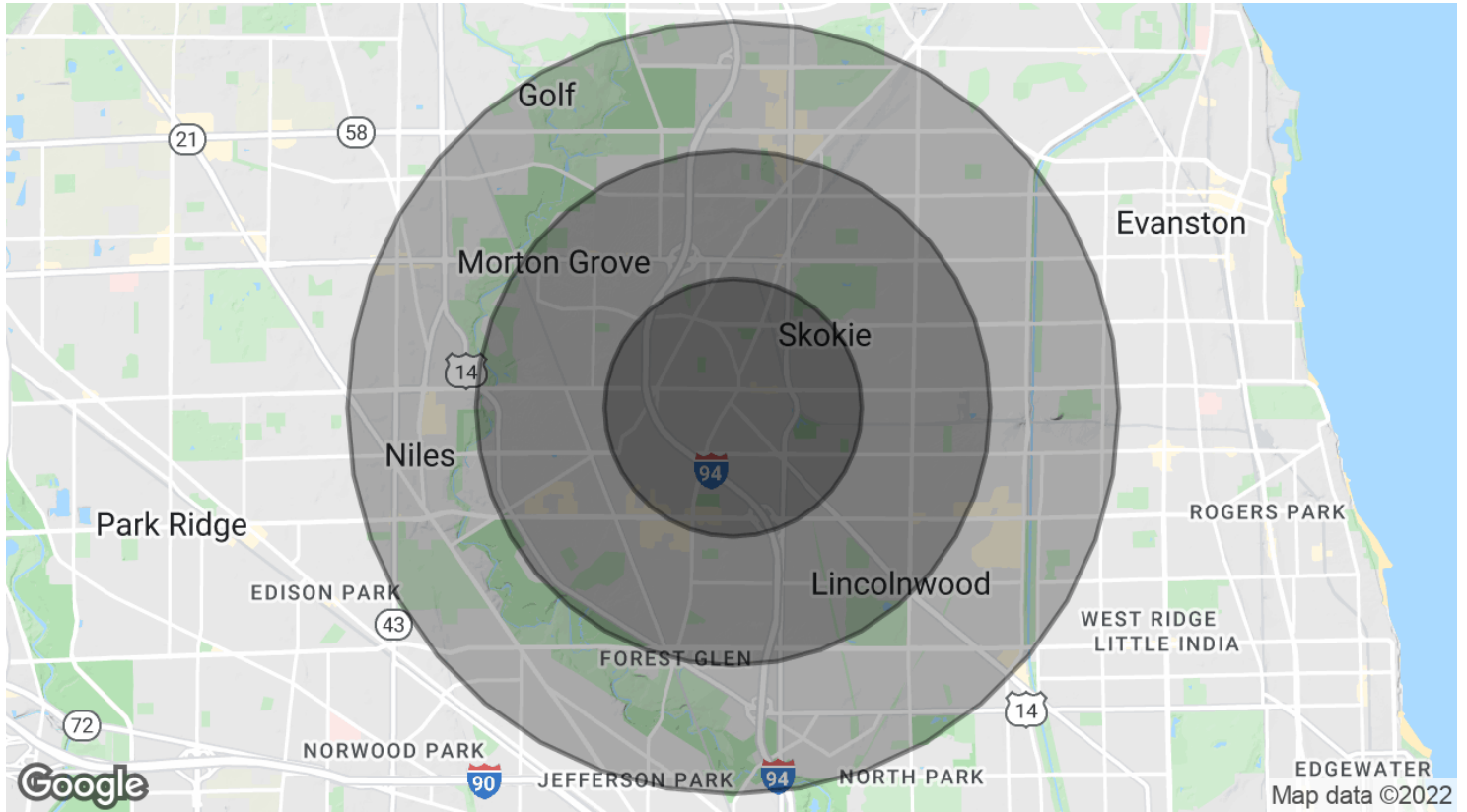
\$1,400,000



# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	23,736	76,501	153,240
Average Age	41.9	43.0	43.4
Average Age (Male)	39.1	40.3	41.0
Average Age (Female)	44.6	45.3	45.4

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	8,935	27,713	55,440
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$77,137	\$84,647	\$90,408
Average House Value	\$363,539	\$415,821	\$414,227

\* Demographic data derived from 2010 US Census