

NEC LAKE STREET & N MARION STREET / OAK PARK, IL

# 1044 LAKE STREET

AVAILABLE IMMEDIATELY  
FOR SALE OR LEASE



# 1044 LAKE STREET / OAK PARK

## AVAILABILITY

**Ground Floor:** 6,000 SF – Divisible (Former Red Mango and The Barre Code Spaces)

**Second Floor:** ±4,033 SF (Former OrangeTheory Fitness Space)

**Total:** ±10,033 SF

## ADDRESS

1044 Lake Street  
Oak Park, IL

## FEATURES

Exceptional Street presences with outstanding foot traffic

Exceptional household income in excess of \$150,000 within a 1-mile radius

Intersection at Harlem and Lake features over 49,500 VPD

Rare opportunity in Downtown Oak Park

Near transportation (CTA Green Line “L” station - 1.101M Riders Annually and Metra UP-West Line - ±350,000 Riders Annually), restaurants, and shopping

Black iron capability

Close proximity to primary public parking garage in Downtown Oak Park

## DEMOGRAPHICS

	1 Miles	3 Mile	5 Miles
<b>POPULATION</b>	34,081	285,759	774,305
<b>HOUSEHOLDS</b>	17,470	112,257	289,519
<b>AVG HOUSEHOLD INCOME</b>	\$152,077	\$109,812	\$100,304
<b>DAYTIME POPULATION</b>	35,510	241,572	629,879

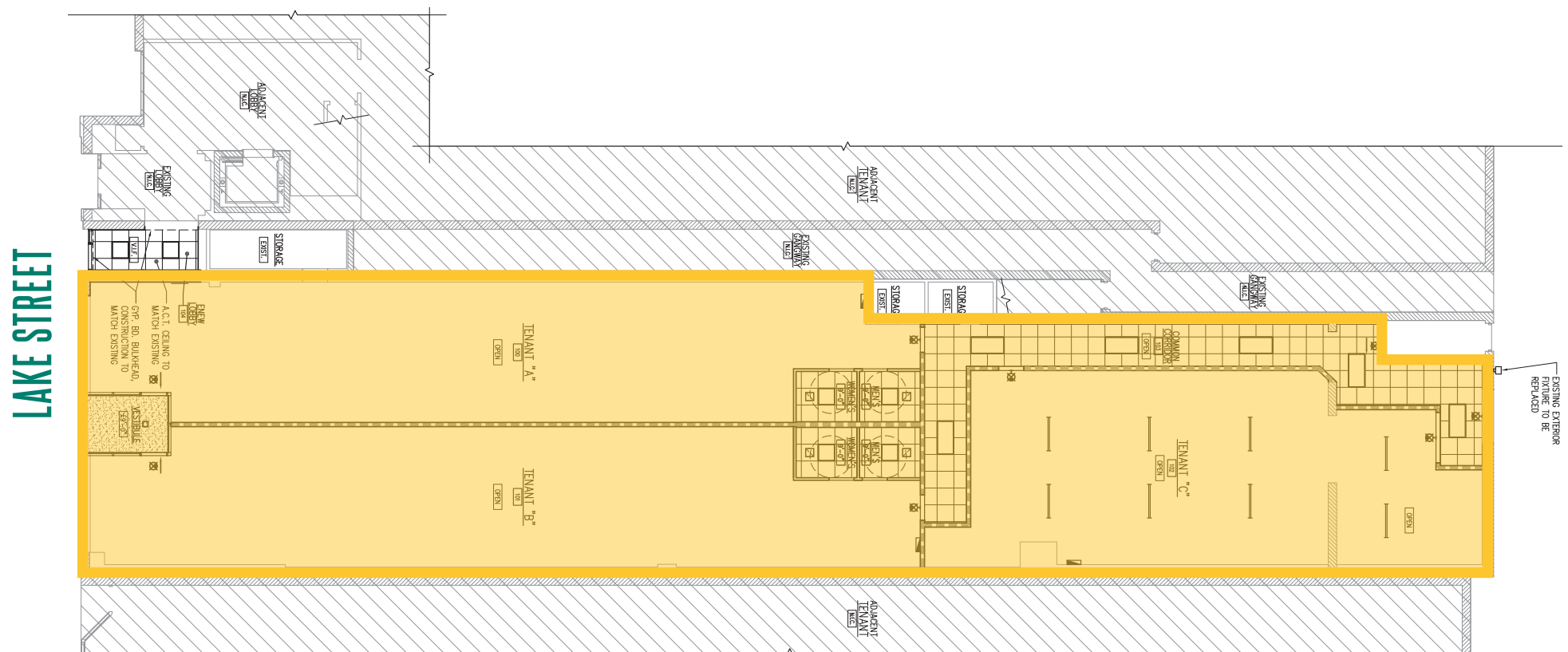
## NEIGHBORING TENANTS



SEPHORA sweetgreen



# GROUND FLOOR PLAN

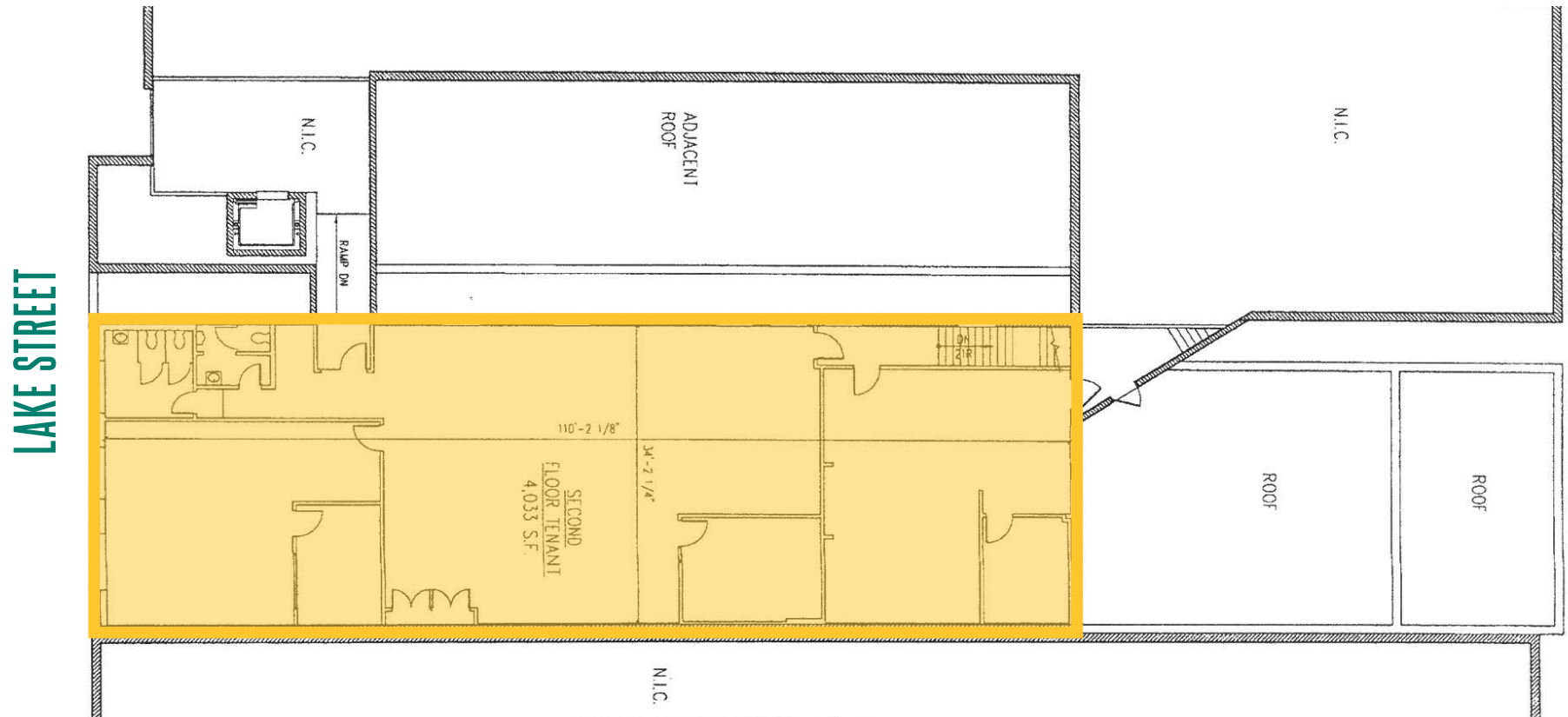


## AVAILABLE SPACES

6,000 SF – Divisible (Former Red Mango and The Barre Code spaces)



# SECOND FLOOR PLAN



## AVAILABLE SPACES

±4,033 SF (Former OrangeTheory Fitness Space)









# 1044 LAKE STREET

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