

### Offering Summary

Available SF:	1,045 & 1,480 SF
Asking Rate:	Negotiable
NNN's:	\$4.50 PSF
Building Size:	67,095 SF
Lot Size:	18,108 SF
Year Built:	2021
Zoning:	CX: Core Mixed Use
Market:	Skokie
Traffic Count:	17,700 VPD

### Property Overview

1,045 & 1,480 SF available for lease along Skokie Blvd at the base of a newly developed (2021) 40-unit apartment building, directly across from the Oakton CTA "L" Station in Skokie. The storefronts feature large windows and open layouts offering flexibility for an array of retail, medical, and service-oriented users. With the location along Skokie Blvd, the storefront features visibility and exposure to over 17,000 VPD and is conveniently located just over one (1) mile of Interstate-94 and several blocks north of Oakton Community College (Approx. 7,000 students). Neighboring retailers include ALDI, Walgreens, CVS/Pharmacy, Northshore Health, Heartland Health, Ace Hardware, Salvation Army, Ignite Gaming Lounge, UPS Store, 7-Eleven, Taco Bell, Subway, Dominos, and Dunkin', among many others

### Property Highlights

- Storefront leasing opportunity at the base of newly apartment building directly across from the Oakton CTA "L" Station in Skokie
- Space features floor to ceiling windows, open interior, ADA bathrooms, and excellent frontage along Skokie Blvd providing exposure and visibility to over 17,000 VPD
- Conveniently located just one (1) mile from Interstate-94 and blocks north of Oakton Community College (Approx. 7,000 students)

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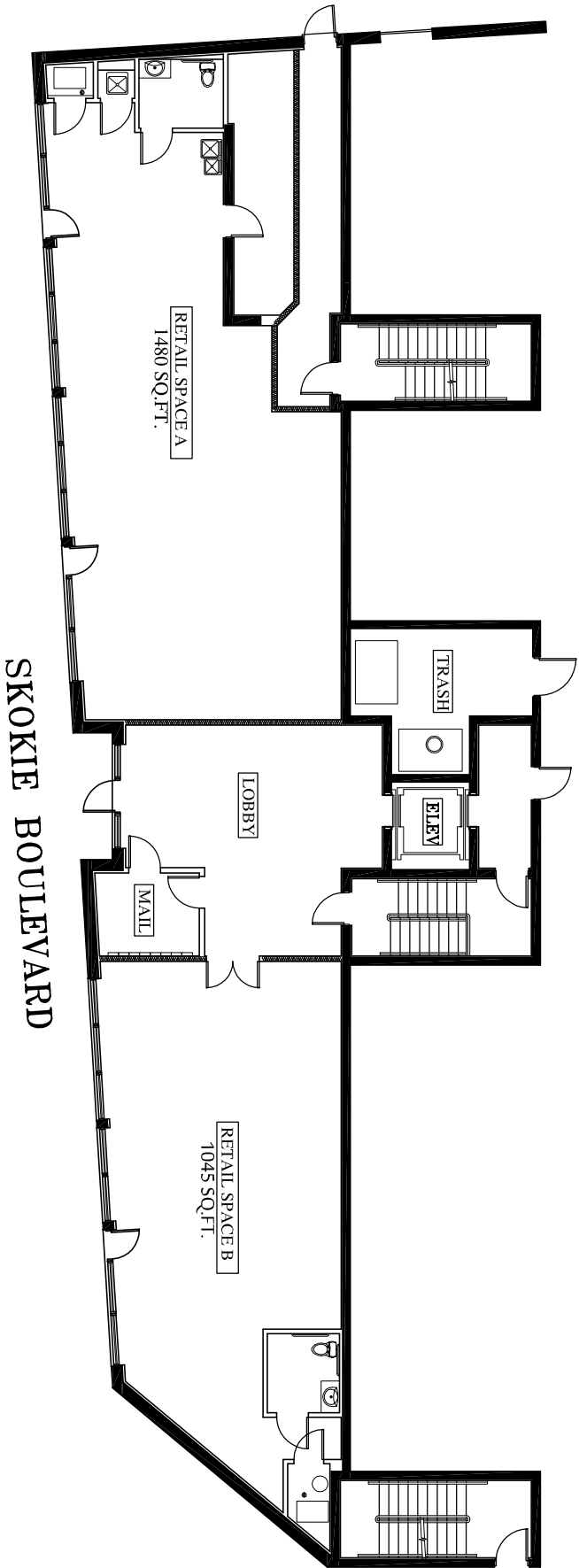
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FIRST FLOOR RETAIL

SKOKIE BOULEVARD

RETAIL SPACE A  
1480 SQ.FT.

LOBBY

TRASH

ELEV

MAIL

RETAIL SPACE B  
7045 SQ.FT.

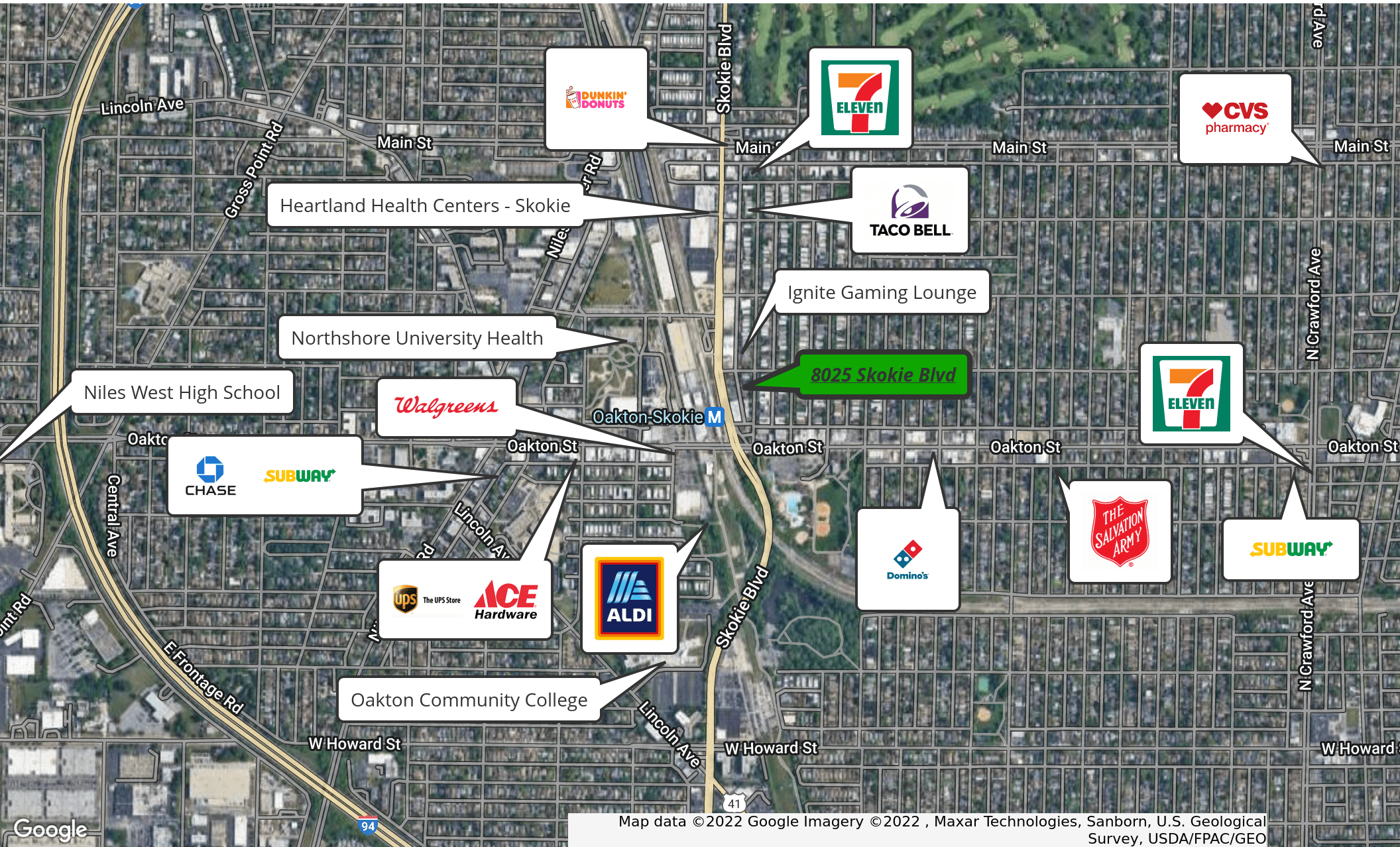
8017 SKOKIE BLVD



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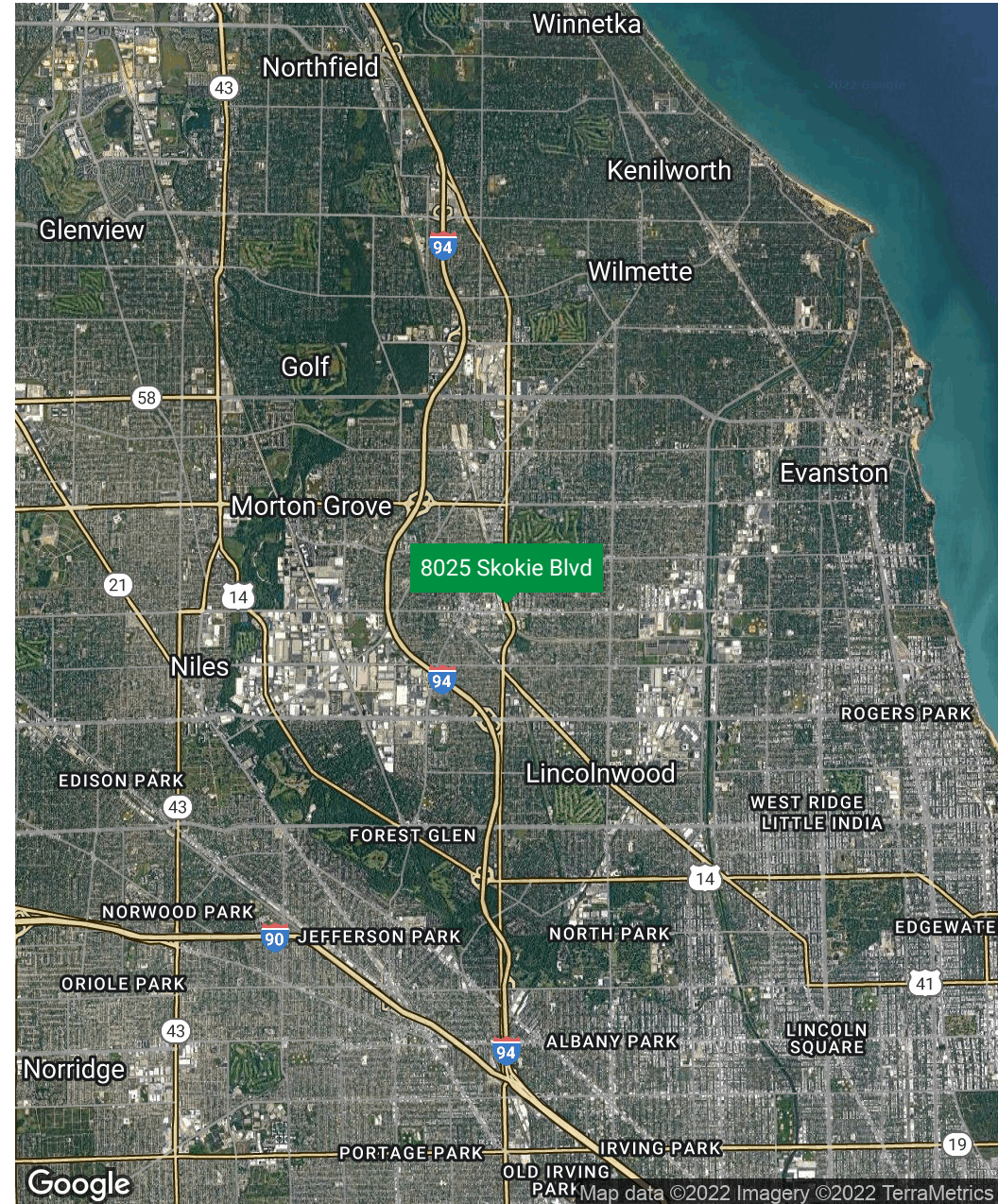
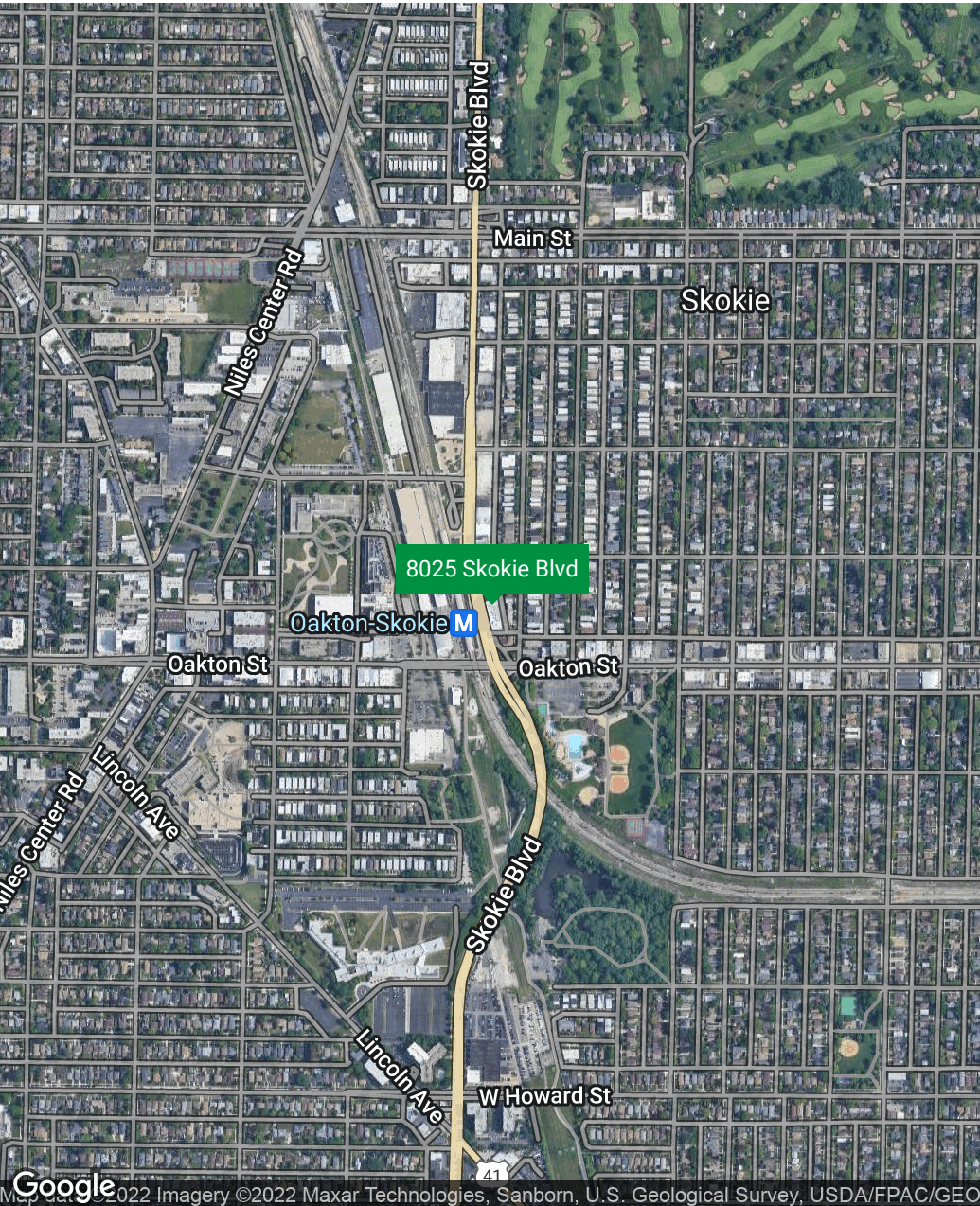
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# FOR LEASE | 8025 SKOKIE BLVD

LOCATION MAP



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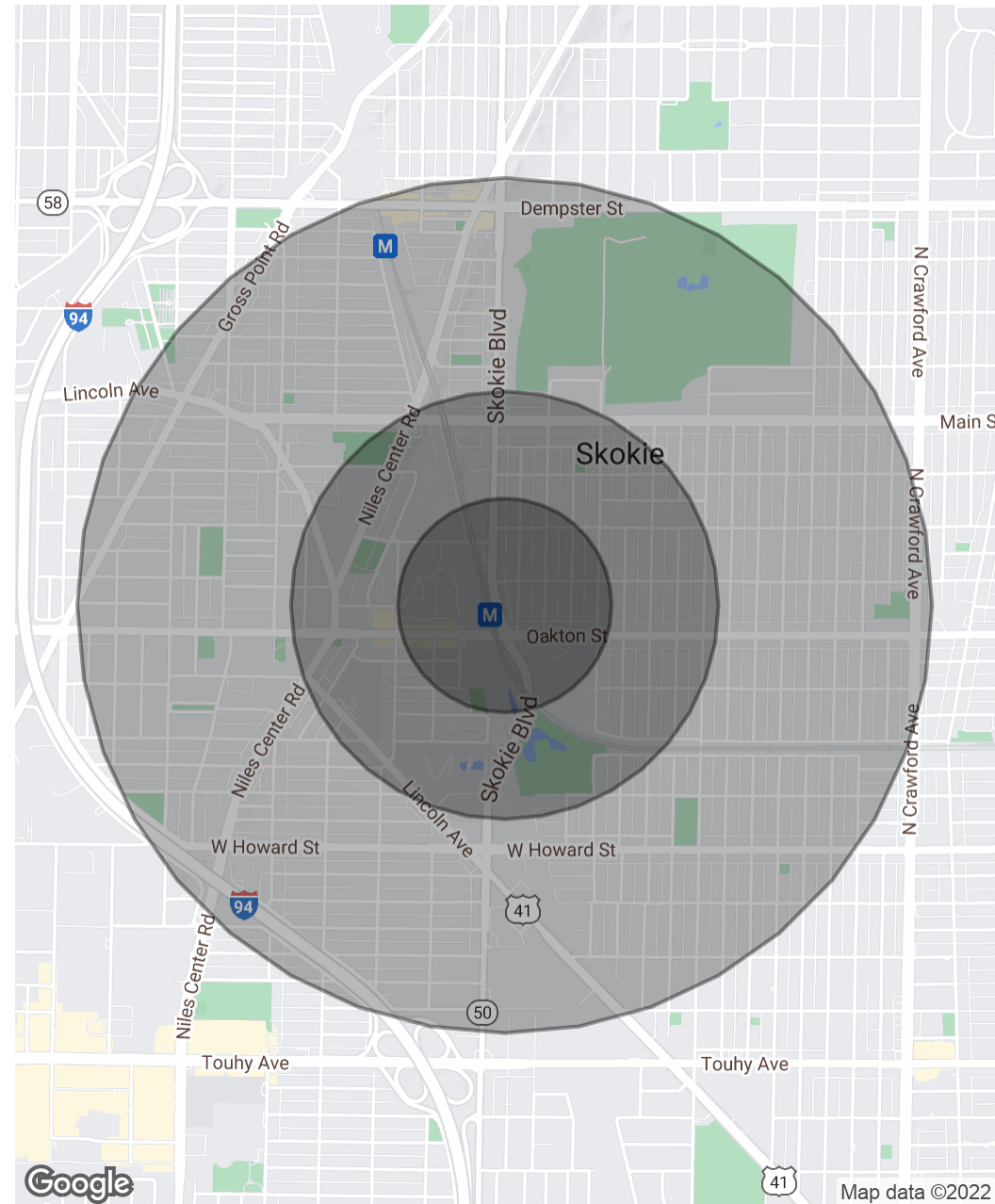
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## DEMOGRAPHICS MAP & REPORT

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	3,171	9,258	26,581
Average Age	35.1	38.8	42.0
Average Age (Male)	29.4	36.1	41.0
Average Age (Female)	40.9	41.0	43.0

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,112	3,454	10,269
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$66,250	\$72,725	\$86,349
Average House Value	\$293,645	\$282,209	\$295,698

\* Demographic data derived from 2020 ACS - US Census



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ADDITIONAL PHOTOS



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