



**LEASE**

# Oak Park Office/Medical Building Available

**6142-6144 W. ROOSEVELT RD**

Oak Park, IL 60304

**PRESENTED BY:**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$16.00 - \$18.00 SF/yr NNN \$6.10/SF (2024 est NNN)
<b>TOTAL NUMBER OF UNITS:</b>	16
<b>AVAILABLE SF:</b>	108 - 1,452 SF
<b>LOT SIZE:</b>	0.12 Acres
<b>BUILDING SIZE:</b>	9,000 SF

## PROPERTY DESCRIPTION

SVN is pleased to present 6142-6144 Roosevelt Road, a ±9,000 SF Office building with street retail in Oak Park, Illinois. High visibility with frontage on Roosevelt Road (17,000 VPD). This two-story, 16-unit building is 60% occupied and next to city parking. Small Units Available. Join destination retailers such as Wakeupandgo Lashes, and Acuweks.

## PROPERTY HIGHLIGHTS

- Flexible Retail, Office, & Medical suites of various sizes
- City-owned parking adjacent to the building | High Visibility
- Close proximity to Austin CTA Blue Line station and I-290

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## RETAIL & OFFICE LEASE SPACES



### LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	108 - 1,452 SF	<b>LEASE RATE:</b>	\$16.00 - \$18.00 SF/yr

### AVAILABLE SPACES

#### SUITE      SIZE (SF)      LEASE TYPE      LEASE RATE      DESCRIPTION

Suite 6144	1,452 SF	NNN	\$18.00 SF/yr	+/- 1,452 SF Retail Suite   Pharmacy Existing Conditions Windows Facing Roosevelt Road
Suite 101/102	1,150 SF	NNN	\$18.00 SF/yr	+/- 1,150 SF Medical/Retail Suite   Large Reception/Waiting area 2 Exam Rooms with Sinks   2 Private Offices/Treatment Rooms Open Area with Nurses Station   Windowline Facing Roosevelt Road
Suite 104	515 SF	NNN	\$16.00 SF/yr	+/- 515 SF Medical Office Waiting Room, Reception   Private Office 2 Exam Rooms with Sinks   Storage Closet

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SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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Suite 105	870 SF	NNN	\$16.00 SF/yr	+/- 870 SF Medical Office Waiting Room   Reception Area 3 Exam Rooms with Sinks   Storage Closet
Suite 201	800 SF	NNN	\$16.00 SF/yr	+/- 800 SF Medical Office Waiting Room   Reception 2 Exam Rooms   2 Offices Conference Room   Restroom   Storage
Suite 202-1	300 SF	NNN	\$16.00 SF/yr	+/- 300 SF 2 Private Offices   Conference Room
Suite 202-2	108 SF	NNN	\$16.00 SF/yr	+/- 108 SF 1 Private Office

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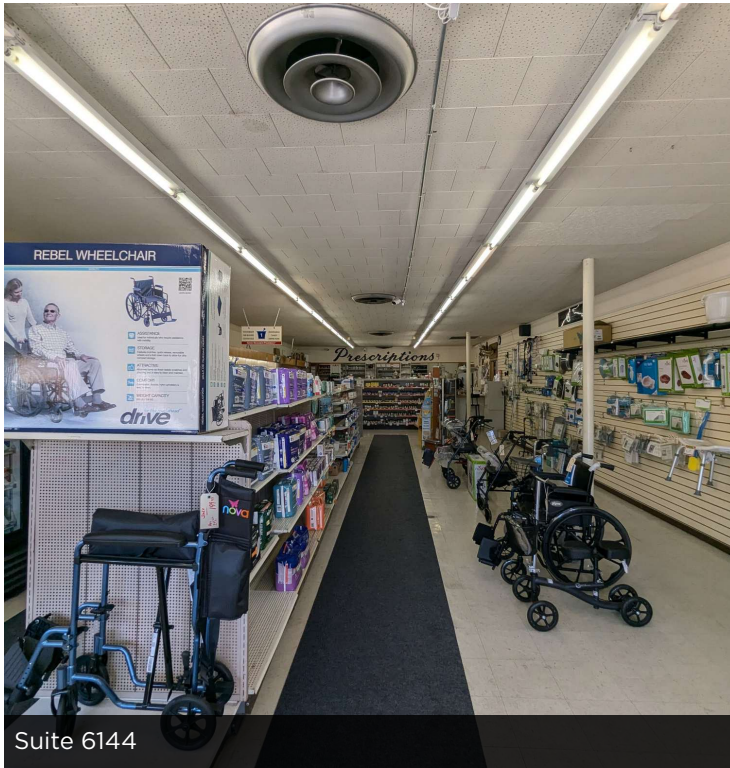
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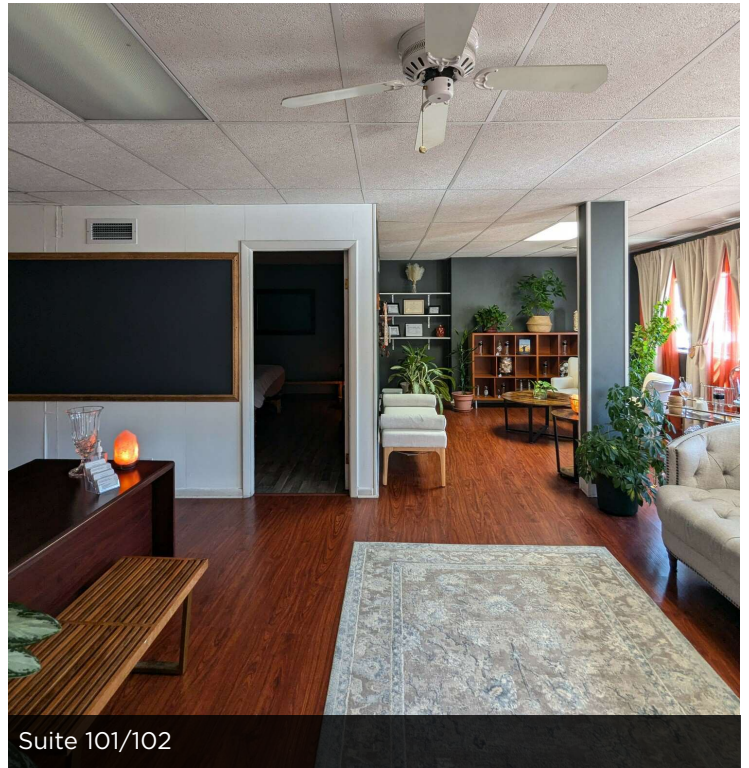
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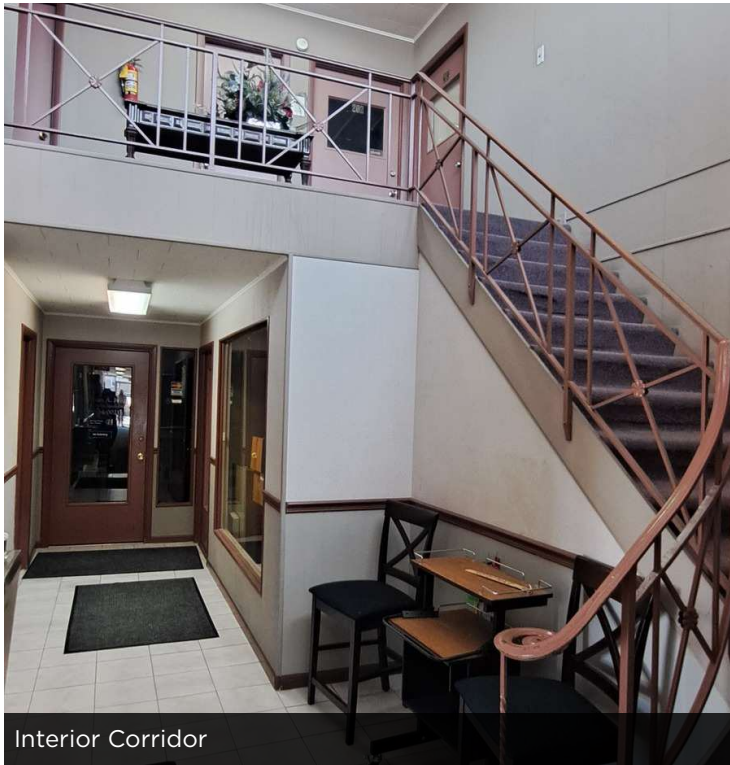
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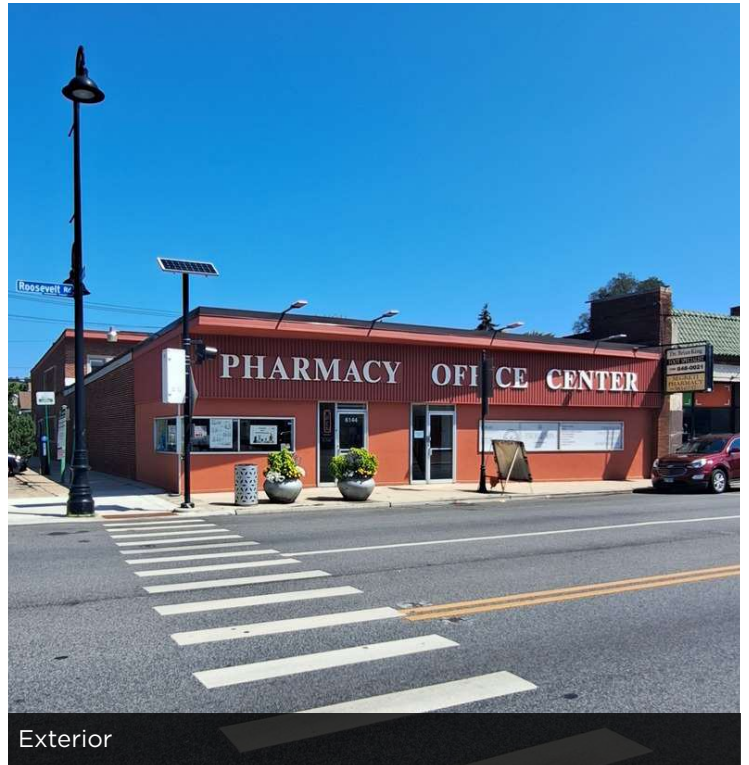
Suite 6144



Suite 101/102



Interior Corridor



Exterior

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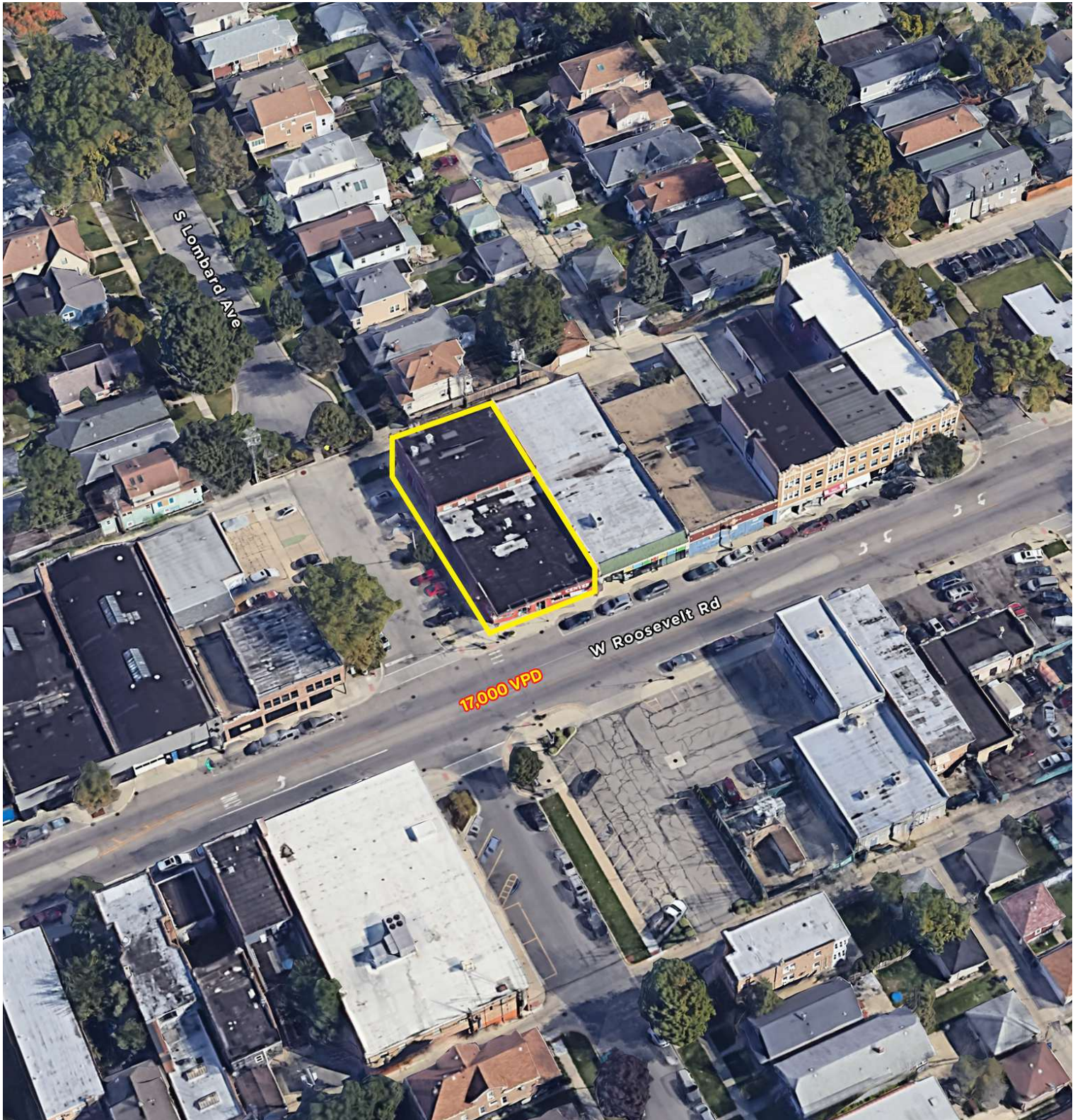
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# AERIAL



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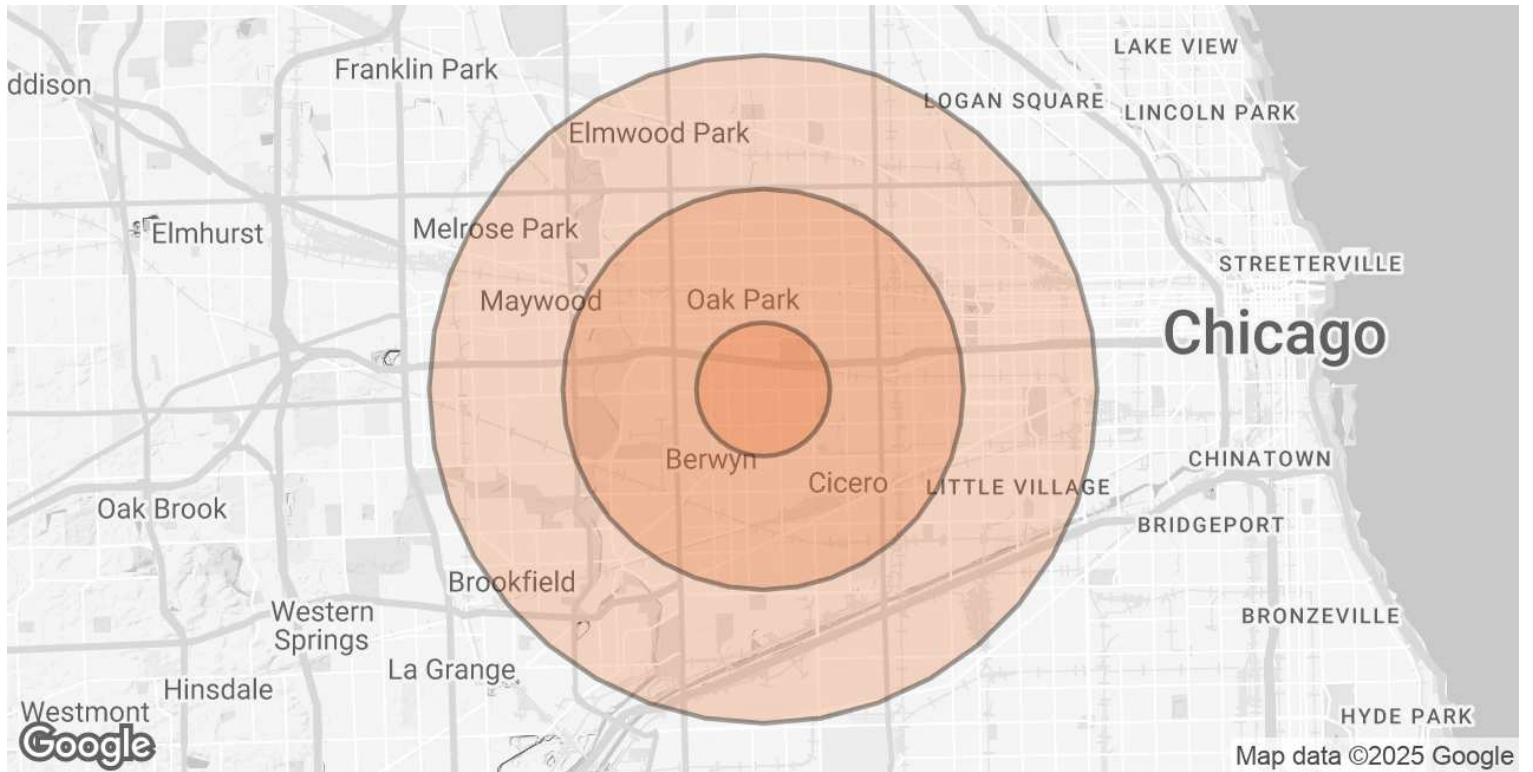
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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL POPULATION</b>	46,405	306,556	782,589
<b>AVERAGE AGE</b>	37	38	38
<b>AVERAGE AGE (MALE)</b>	37	37	37
<b>AVERAGE AGE (FEMALE)</b>	38	39	39
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	15,513	111,972	276,703
<b># OF PERSONS PER HH</b>	3	2.7	2.8
<b>AVERAGE HH INCOME</b>	\$105,466	\$92,101	\$88,820
<b>AVERAGE HOUSE VALUE</b>	\$351,605	\$351,845	\$337,687

Demographics data derived from AlphaMap

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