



Madison St

12,200 VPD

SALE

Value-Add Forest Park Retail Shopping Center

7736-48 MADISON STREET

Forest Park, IL 60130

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject to Offer
BUILDING SIZE:	+/- 12,000 SF
LOT SIZE:	+/- 0.46
NUMBER OF UNITS:	7
PRICE/SF:	\$150.00
OCCUPANCY:	63%
APN:	15-13-101-043-0000

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present 7736-7748 Madison, a ±12,000 SF 7-unit Retail Strip Center at the border of Forest Park and River Forest. This property is 63% leased and has proximity to the Forest Park Blue Line "e" station, as well as easy access to I-290. Existing tenants include Original Steaks & Hoagies, Swing Away Golf, Elite Fitness, Papa John's Pizza, and Cardio-Med & Pain Center.

PROPERTY HIGHLIGHTS

- ±12,000 SF retail strip center on 0.43 AC
- 7 Units | 63% Leased | Value-add
- Prime location at the Forest Park/River Forest border | 1.5 miles SW of downtown Oak Park
- High visibility | Ample parking for customers
- Diverse tenant mix including food service, fitness, and medical

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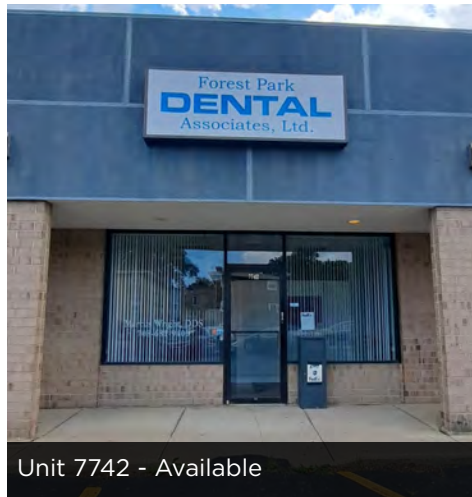
ADDITIONAL PHOTOS



Unit 7736 - Available



Unit 7738 - Elite Fitness



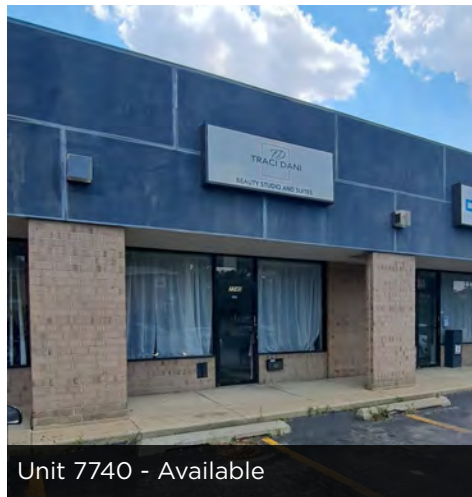
Unit 7742 - Available



Unit 7744 - Papa John's Pizza



Unit 7746 - Cardio-Med & Pain Clinic



Unit 7740 - Available



Unit 7748 - Original Steaks & Hoagies

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SITE PLAN

AVAILABLE
 (Starting 8/1/2026)
5,600 SF
UNITS 7736-42

<p>AVAILABLE</p> <p>2,000 SF</p> <p>UNIT 7736</p>	<p>Elite Fitness (Available 8/1/26)</p> <p>1,200 SF</p> <p>UNIT 7738</p>	<p>AVAILABLE</p> <p>1,200 SF</p> <p>UNIT 7740</p>	<p>AVAILABLE</p> <p>1,200 SF</p> <p>UNIT 7742</p>	<p>Papa John's Pizza</p> <p>1,200 SF</p> <p>UNIT 7744</p>	<p>Patterson Health Family Clinic</p> <p>1,200 SF</p> <p>UNIT 7746</p>	<p>The Original Steaks & Hogies</p> <p>1,200 SF</p> <p>UNIT 7748</p>
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Dimensions are approximate

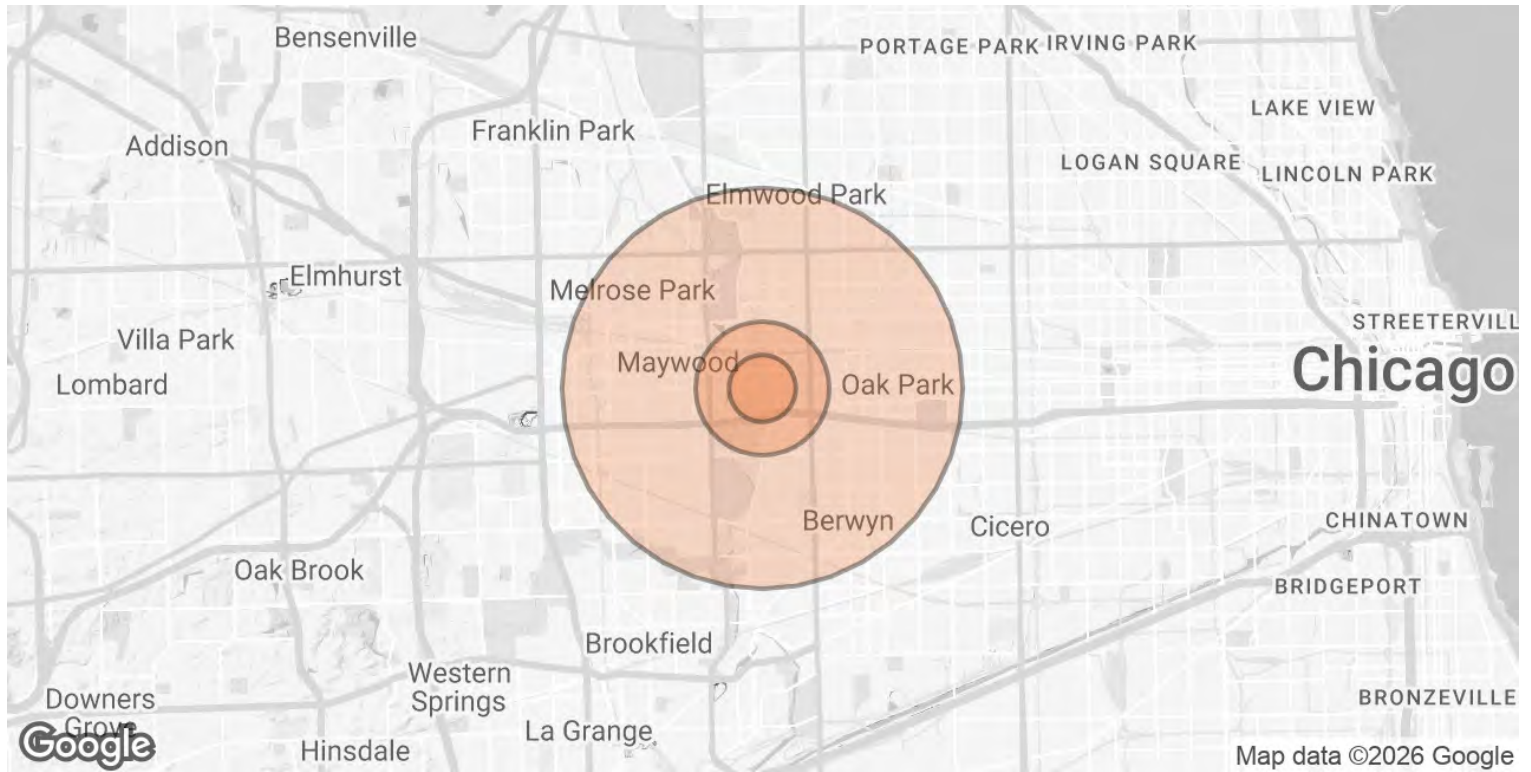
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.5 MILES	1 MILE	3 MILES
TOTAL POPULATION	6,137	21,263	224,811
AVERAGE AGE	43	43	40
AVERAGE AGE (MALE)	42	42	39
AVERAGE AGE (FEMALE)	44	44	41

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	3 MILES
TOTAL HOUSEHOLDS	3,209	10,563	87,199
# OF PERSONS PER HH	1.9	2	2.6
AVERAGE HH INCOME	\$145,149	\$128,699	\$112,304
AVERAGE HOUSE VALUE	\$469,538	\$447,556	\$393,131

Demographics data derived from AlphaMap

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