

presented by

June 29, 2026

**Josh Lehane**

815.955.7038

jlehane@networkregroup.com

**Rose Gillece**

708.873.5540 x227

rose@networkregroup.com



5736 West 159th Street, Oak Forest, IL 60452

**5736-5740**

Retail Property For Sale Sale Proposal

**NETWORK**  
Commercial Real Estate, LLC

19350 S. Harlem Ave., #200 | Frankfort, IL 60423 | 815.955.7038 | [networkregroup.com](http://networkregroup.com)

# Table of Contents

5736-5740 5736 West 159th Street, Oak Forest, IL 60452

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Network Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.



# Executive Summary

5736-5740 5736 West 159th Street, Oak Forest, IL 60452



## OFFERING SUMMARY

Sale Price:	\$1,285,000
Cap Rate:	6.49%
NOI:	\$83,338
Lot Size:	0.74 Acres
Year Built:	1983
Building Size:	8,831
Zoning:	C2 - Business/Commercial
Market:	Chicago Commercial Real Estate Market
Submarket:	South Suburban Cook County
Price / SF:	\$145.51

## PROPERTY OVERVIEW

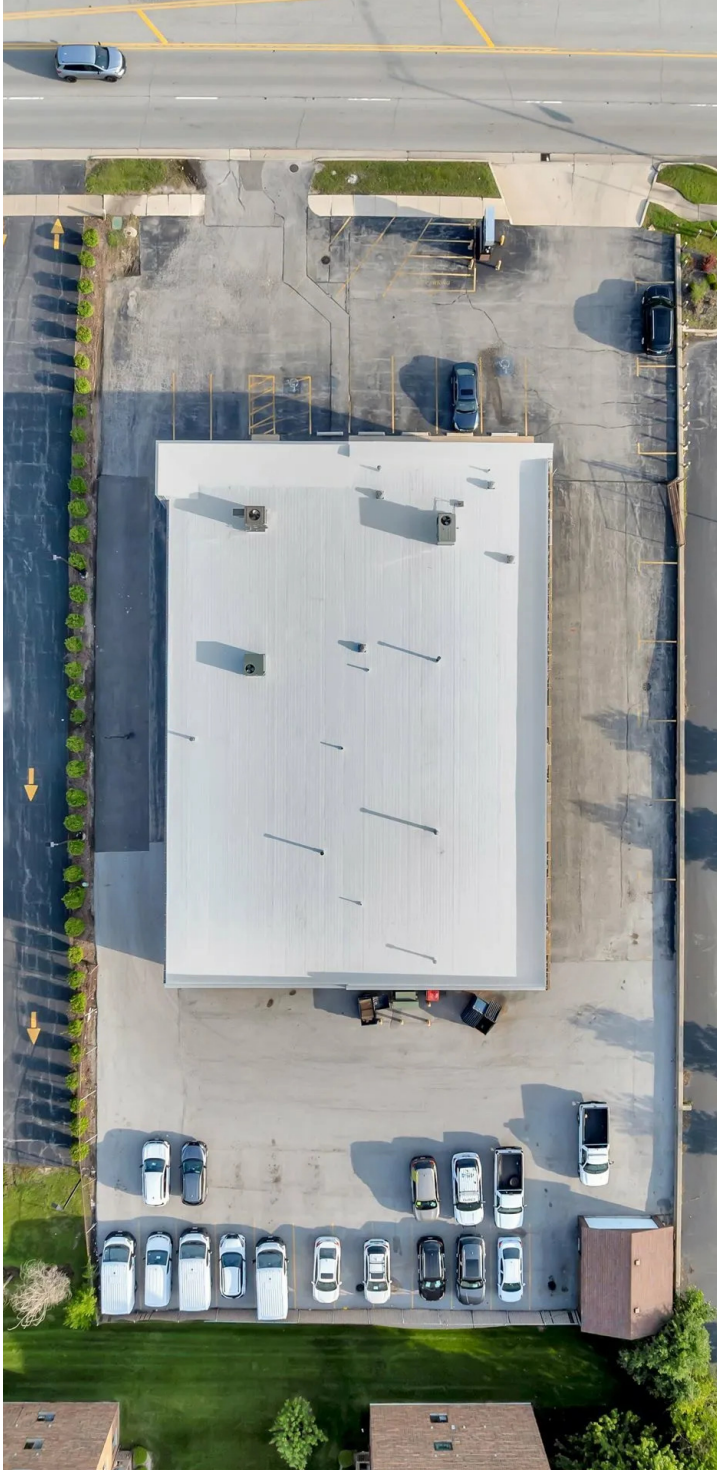
Maximize your retail investment potential with this exceptional property in the prime Chicago Commercial Real Estate Market area. BRAND NEW ROOF & CLASS 8 RE TAX INCENTIVE IN PLACE and TRANSFERRABLE!!! 8,831 SF building with 2 units, this property presents a compelling opportunity for retail and street retail investors. Built in 1983 and currently at 100% occupancy, this prime asset offers strong leasing potential and a solid income stream. With a strategic location and high visibility, this property is perfectly positioned to capitalize on the robust economic activity in the area. Don't miss out on the chance to acquire a coveted position in this esteemed retail hub.

## PROPERTY HIGHLIGHTS

- Class 8 RE Tax Incentive
- Brand New Roof
- Stable Tenants w/Long Term Leases in Place
- Fenced Side & Back Parking Lot for Security

# Property Description

5736-5740 5736 West 159th Street, Oak Forest, IL 60452



## LOCATION DESCRIPTION

Discover a prime investment opportunity in the bustling heart of Oak Forest, IL. Situated within the vibrant Chicago Commercial Real Estate Market, this location offers unparalleled access to a dynamic consumer base in a thriving retail landscape. With convenient proximity to notable attractions like the Oak Forest Metra Station, Central Avenue shopping district, and the George W. Dunne National Golf Course, the area presents an exciting environment for retail and street retail investors. Boasting high traffic flow and a strong demographic profile, the location is poised to maximize visibility and capitalize on the area's robust economic activity. This is an unparalleled chance to secure a coveted position in an esteemed retail hub.

## ADDITIONAL INFORMATION & HIGHLIGHTS

- Zoning = C2 - Business/Commercial
- Zoning Description = General Service Commercial District
- Number of Units = 2
- RE Taxes = \$24,619.63 (2024)
- ++ Class 8 RE Tax incentive in place to keep RE Taxes Significantly Lower (this can be transferrable)
- Unit 5736 (4,417 sf):
- ++ OH Doors = 1 (12x10)
- Unit 5740 (4,414 sf):
- ++ OH Doors = 4 (12x10); 2 (14x10)

# Complete Highlights

5736-5740 5736 West 159th Street, Oak Forest, IL 60452

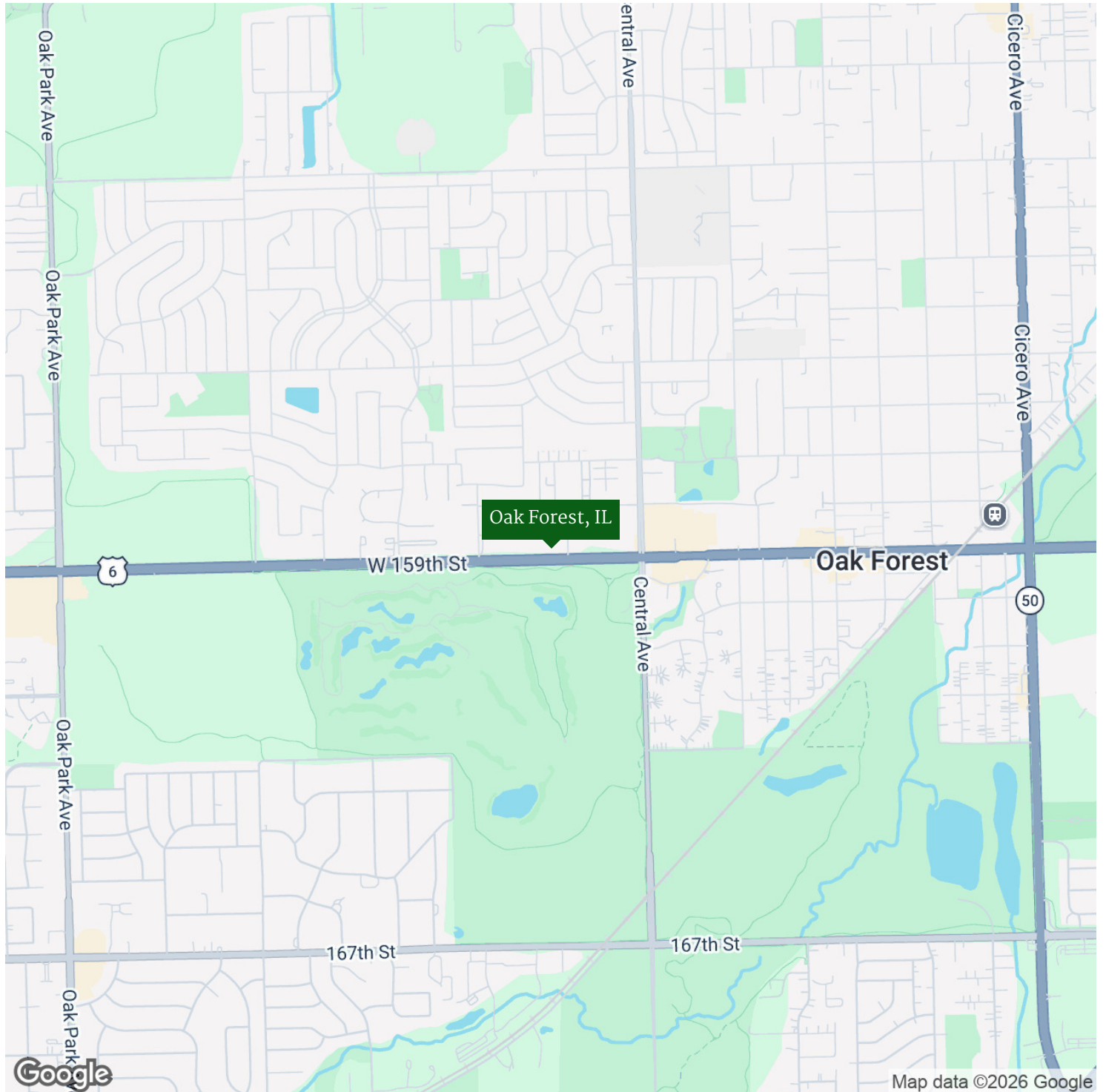


## TENANT LEASES

- RTU's are maintained by Tenants
- Unit 5736 Tenant Expires 10/31/2029 w/2 - (5) Year Options at 2.5% annual escalations.
- Unit 5740 Tenant Expires 3/31/2032 w/3 - (10) Year Options at 5%, 10%, 5% respective escalations [Unit 5740 is a NNN lease that covers 67% of Total NNN)

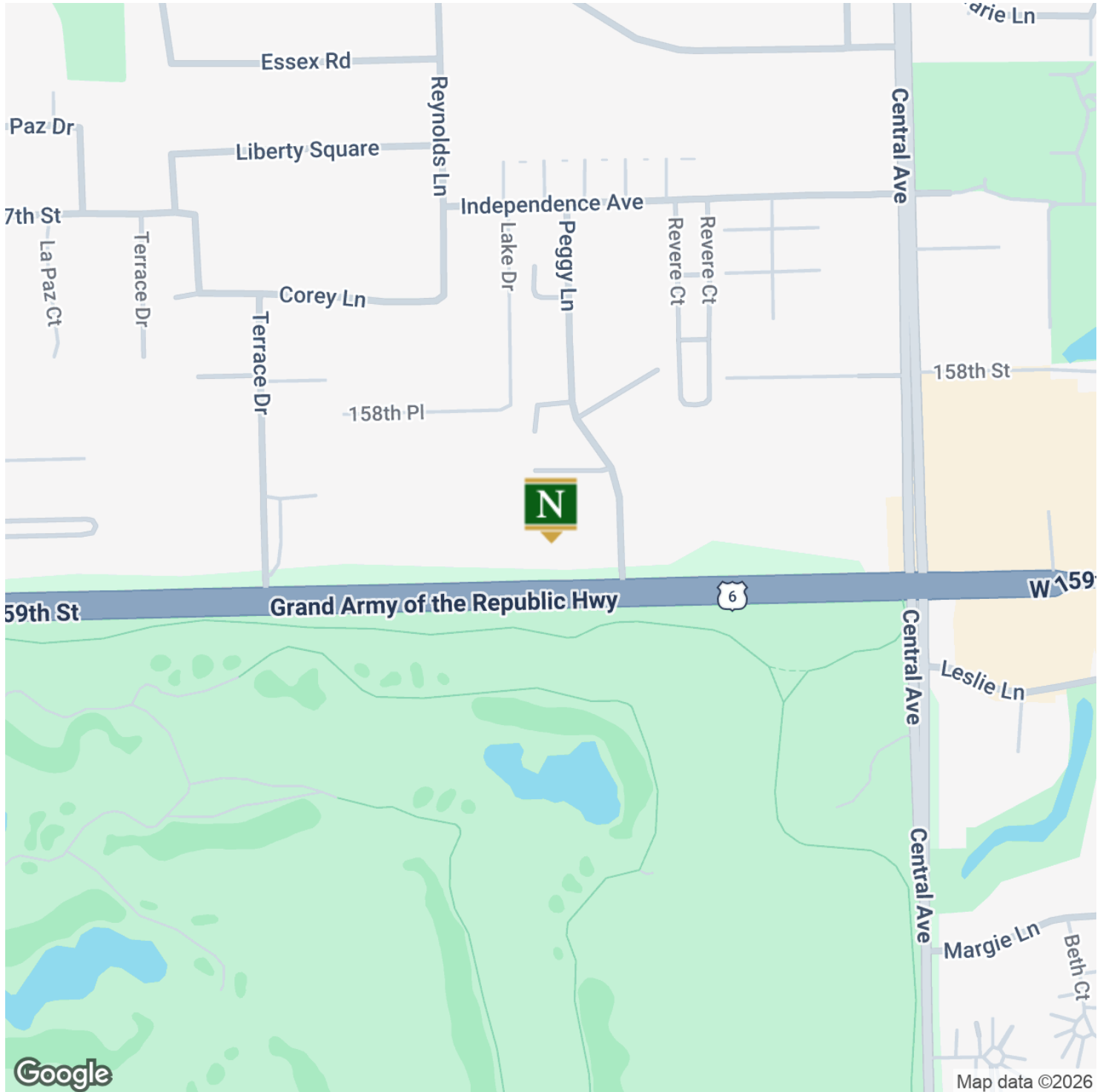
# Regional Map

5736-5740 5736 West 159th Street, Oak Forest, IL 60452



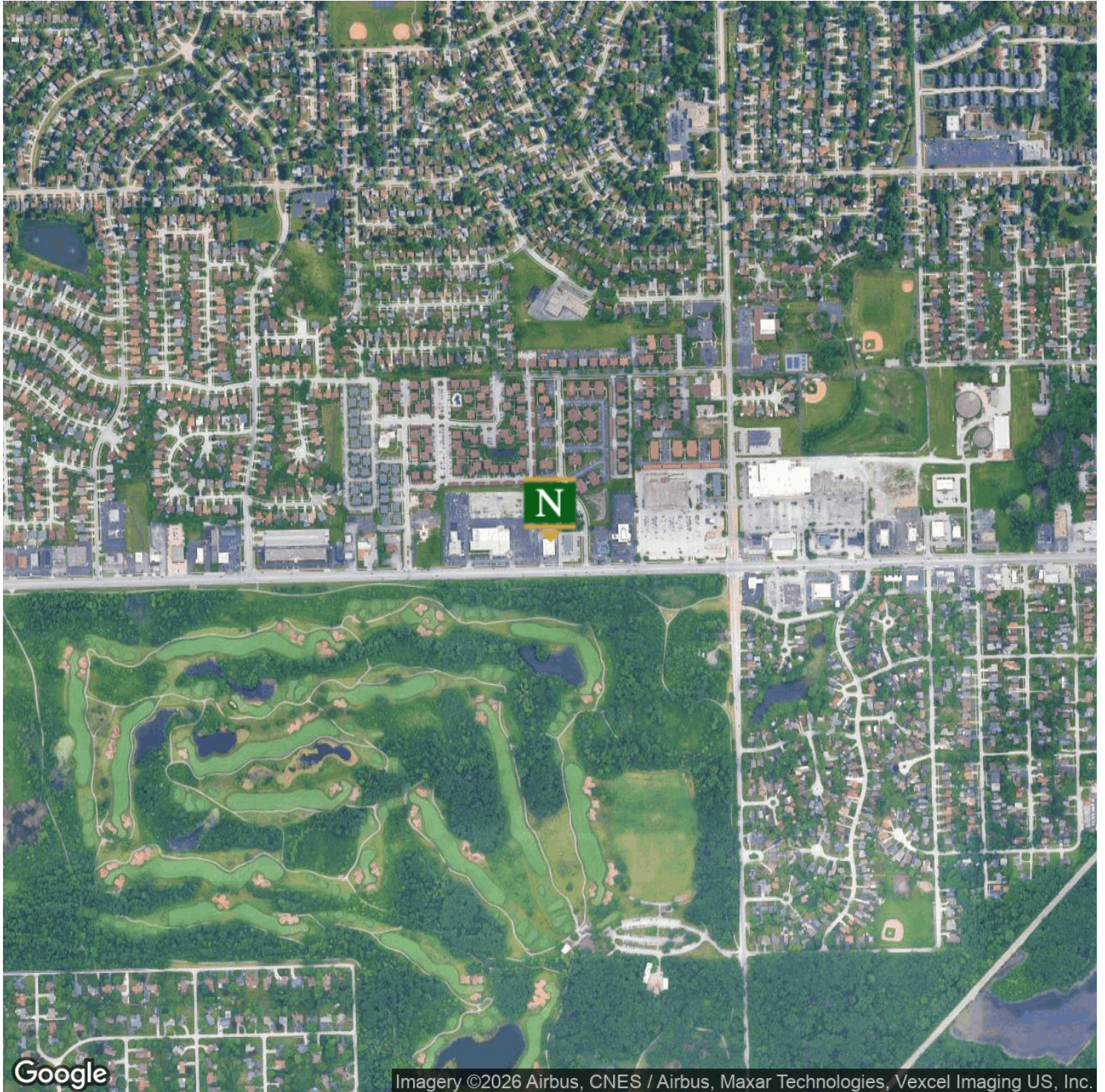
# Location Map

5736-5740 5736 West 159th Street, Oak Forest, IL 60452



# Aerial Map

5736-5740 5736 West 159th Street, Oak Forest, IL 60452



# Financial Summary

5736-5740 5736 West 159th Street, Oak Forest, IL 60452

## INVESTMENT OVERVIEW

Price	\$1,285,000
Price per SF	\$146
CAP Rate	6.49%

## OPERATING DATA

Gross Income	\$140,841
Operating Expenses	\$57,502
Net Operating Income	\$83,338

# Income & Expenses

5736-5740 5736 West 159th Street, Oak Forest, IL 60452

## INCOME SUMMARY

Vacancy Cost	\$0
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<b>GROSS INCOME</b>	<b>\$140,841</b>
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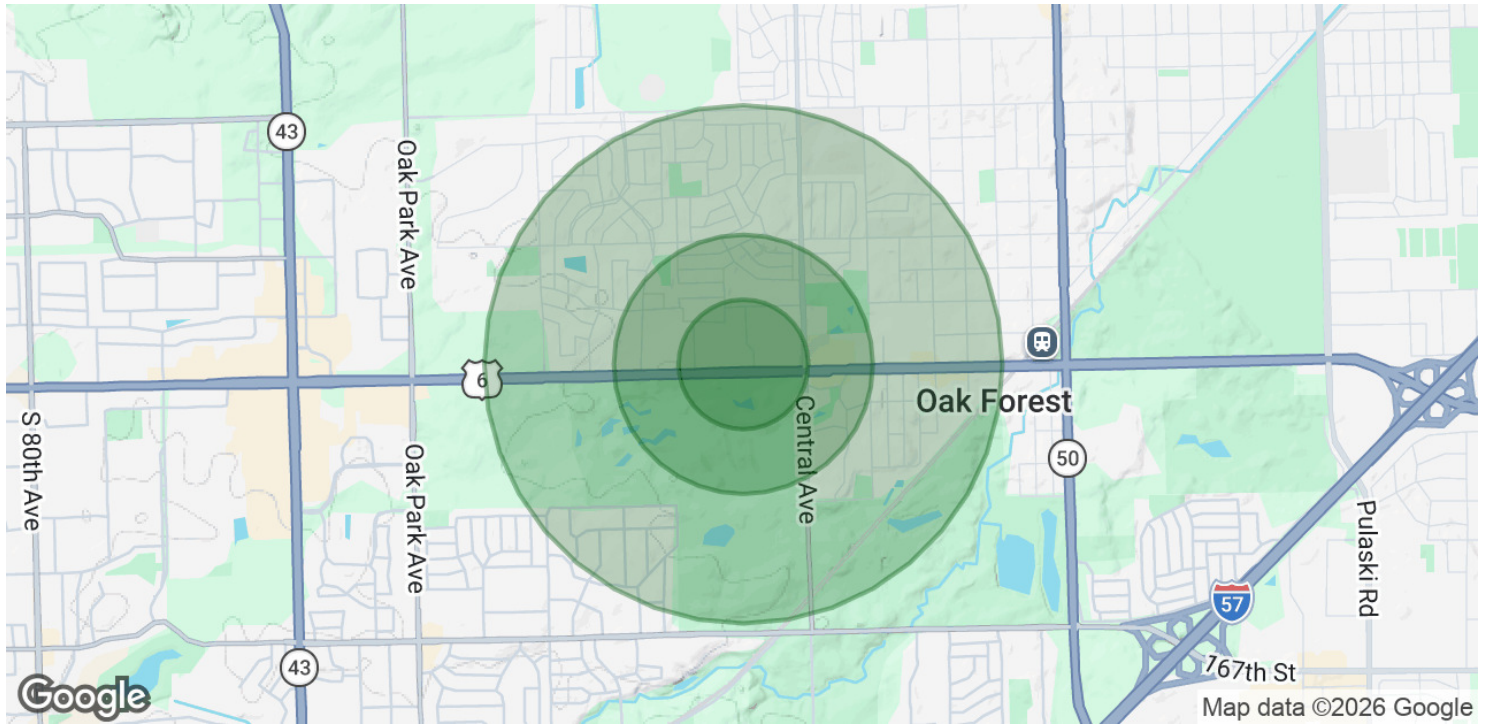
## EXPENSES SUMMARY

<b>OPERATING EXPENSES</b>	<b>\$57,502</b>
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<b>NET OPERATING INCOME</b>	<b>\$83,338</b>
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# Demographics Map & Report

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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	1,300	3,714	10,354
Average Age	38.5	40.2	42.5
Average Age (Male)	38.3	37.5	38.4
Average Age (Female)	40.8	44.6	45.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	618	1,622	4,169
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$70,771	\$90,599	\$107,929
Average House Value	\$154,546	\$224,912	\$251,031

2023 American Community Survey (ACS)

# Advisor Bio 1

5736-5740 5736 West 159th Street, Oak Forest, IL 60452



## JOSH LEHANE

Commercial Investment Sales Specialist

jlehane@networkregroup.com

Direct Office: 708.873.5540 x233 | Cell: 815.955.7038

### PROFESSIONAL BACKGROUND

Josh has been a Real Estate Broker since 2006 and is also a Licensed Architect. He specializes in Office, Retail, Land, Investments, as well as Industrial properties in Will County and surrounding Areas.

His main goal is to help clients sell or buy/lease their new space or building as quickly & smoothly as possible, while offering his expertise for them to make informed decisions along the way. Having been involved with Commercial real estate since 2006, Josh is an industry leader with a wealth of information about the local market and has earned the trust of clients over many years. Josh is always upfront with everything ensuring clients are never caught off guard, and building relationships based on trust and knowledge. Josh believes trust is key in building short & long term relationships!!

### EDUCATION

2002 - University of Illinois at Chicago, BA in Architecture, w/focus in Architectural Studies

2006 - IL Licensed Broker

2015 - IL Licensed Architect

### MEMBERSHIPS

Licensed Broker

Licensed Architect

#### Network Commercial Real Estate

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# Advisor Bio 2

5736-5740 5736 West 159th Street, Oak Forest, IL 60452



## ROSE GILLECE

Principal

rose@networkregroup.com

Direct: 708.873.5540 x227

### PROFESSIONAL BACKGROUND

Rose has been with Network Real Estate Group, Ltd. for the past 18 years and is a Principal Executive Vice President at Network. She brings with her years of sales and management experience.

Rose has become an active member of the Northern Illinois Commercial Association of Realtors, serving on the events committee in 2001, the Conference Committee for 2001 & 2002, the Membership Committee in 2004, as co-chair of the Membership committee for 2005 and as chair in 2006. She was named a Director for the Board in 2005 and was elected Secretary for 2007, Treasurer for 2008, President Elect for 2009 and was installed as President for 2010. Rose was awarded NICAR'S Realtor of the Year 2010 and NICAR'S Retail Broker of year. Rose served as NICAR's immediate Past President for 2011, and served as a committee member for the Pediatrics Oncology Treasure Chest 2003. She again served on the NICAR board of directors in 2016.

In addition to NICAR, she has been a member of several area Chambers of Commerce and serves on the Commercial/Industrial/Investment Committee for the Illinois Association of Realtors which she is currently the Vice Chair and the Public Policy Committee. Rose has been an active member in the International Council of Shopping Centers, NICAR as well as the Realtors and the National Association of Realtors.

Rose is a long-time resident of Mokena, where she resides with her husband Dean.

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