



**LEASE**

## Two-Story Office Building with Lower Level Available

**6957 W NORTH AVENUE | 1244-1246 FOREST  
AVENUE**

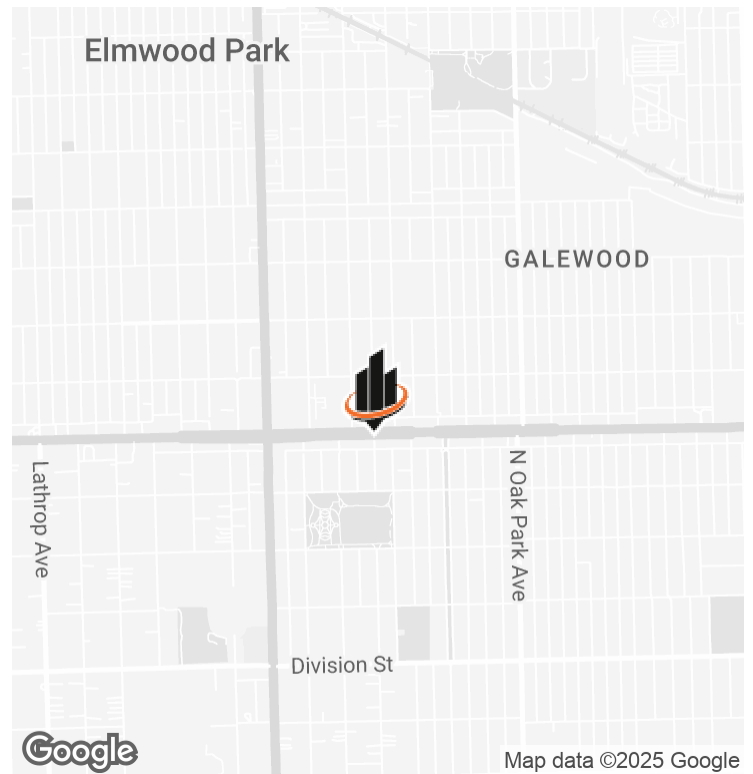
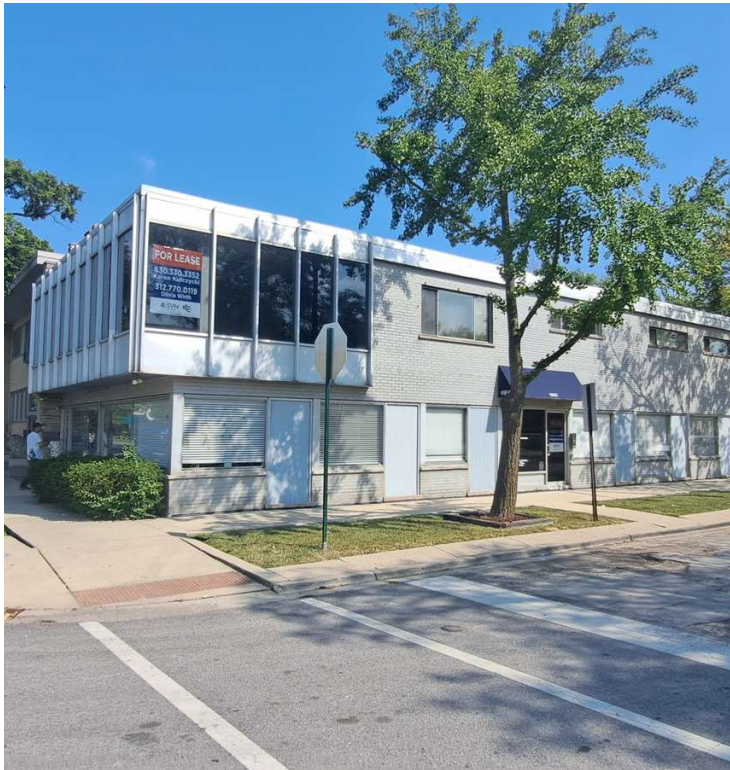
Oak Park, IL 60302

**PRESENTED BY:**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$18.00 SF/yr (NNN) NNN/SF: \$6.24 (2024)
<b>NUMBER OF UNITS:</b>	15
<b>AVAILABLE SF:</b>	240 - 435 SF
<b>LOT SIZE:</b>	0.21 Acres
<b>BUILDING SIZE:</b>	9,148 SF

## PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present 6957 W. North Avenue | 1244-1246 Forest Avenue, a ±9,148 SF two-story office building with garden level in Oak Park, Illinois. 15-Units, rear parking, and 73% occupancy. Various small suites available. Frontage on North Ave (33,500 VPD) just east of Harlem Avenue. With nearby access to I-290, I-294, the CTA Green Line and multiple bus routes, the property enjoys seamless connections to the broader Chicago metropolitan area.

## PROPERTY HIGHLIGHTS

- Flexible office suites under 1,000 SF
- Windows facing North Avenue (33,500 VPD)
- Ample street parking
- Nearby access to CTA Green Line, bus routes, I-290, and I-294

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## LEASE SPACES



### LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	240 - 435 SF	<b>LEASE RATE:</b>	\$18.00 SF/yr

### AVAILABLE SPACES

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

Suite 207A	435 SF	NNN	\$18.00 SF/yr	Open Area   Can be combined with suite 207B.
Suite 207B	240 SF	NNN	\$18.00 SF/yr	Open Area   Can be combined with 207A.
Suite B1	340 SF	NNN	\$18.00 SF/yr	2 Open Concept Offices & Reception with Private Entrance on Forest
Suite B2	340 SF	NNN	\$18.00 SF/yr	Open Area
Suite B5	340 SF	NNN	\$18.00 SF/yr	Open Area
1246 Forest	350 SF	NNN	\$18.00 SF/yr	Open Area with Sink   Restroom   Storage

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## ADDITIONAL PHOTOS



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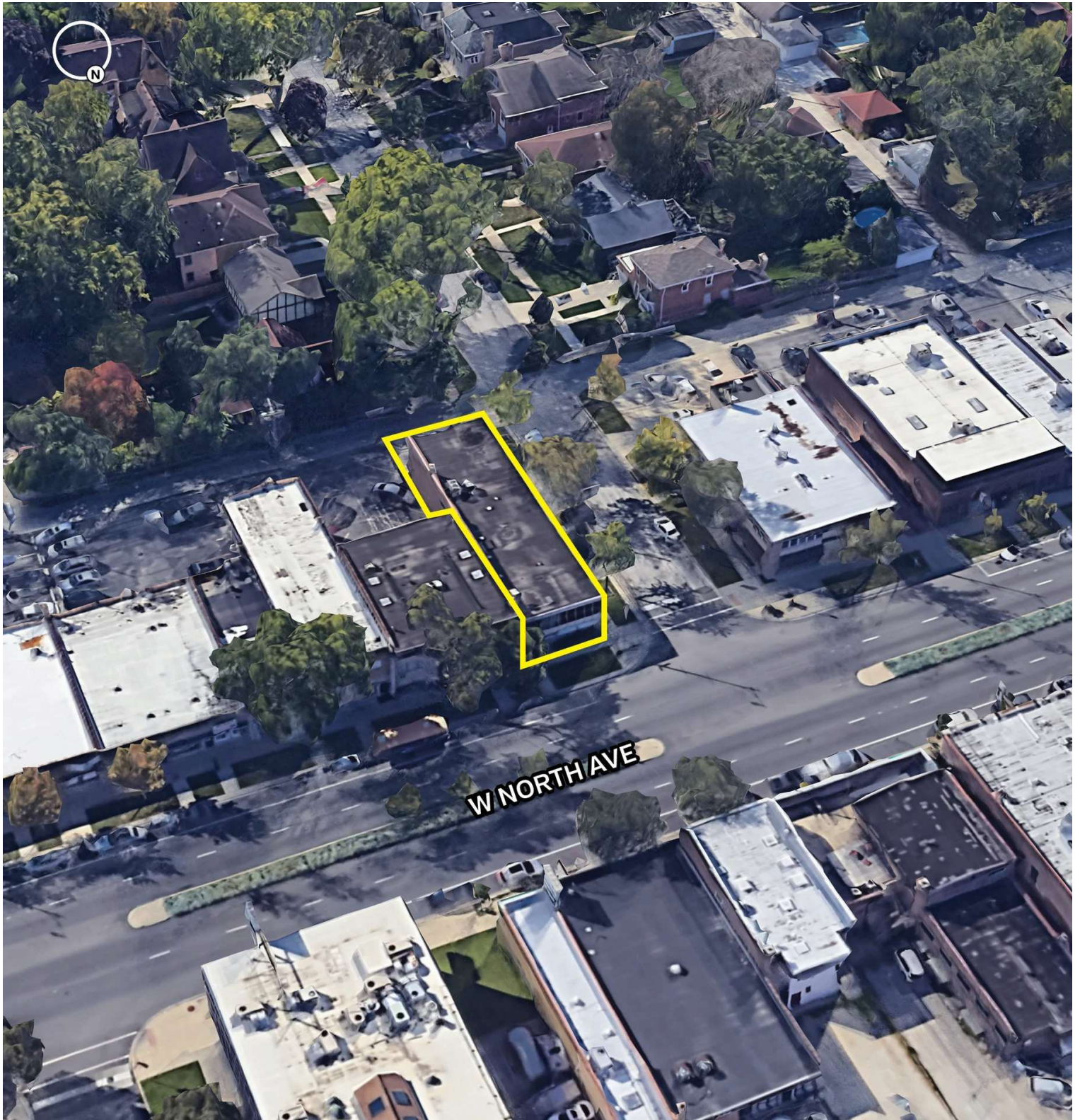
# RETAILER MAP



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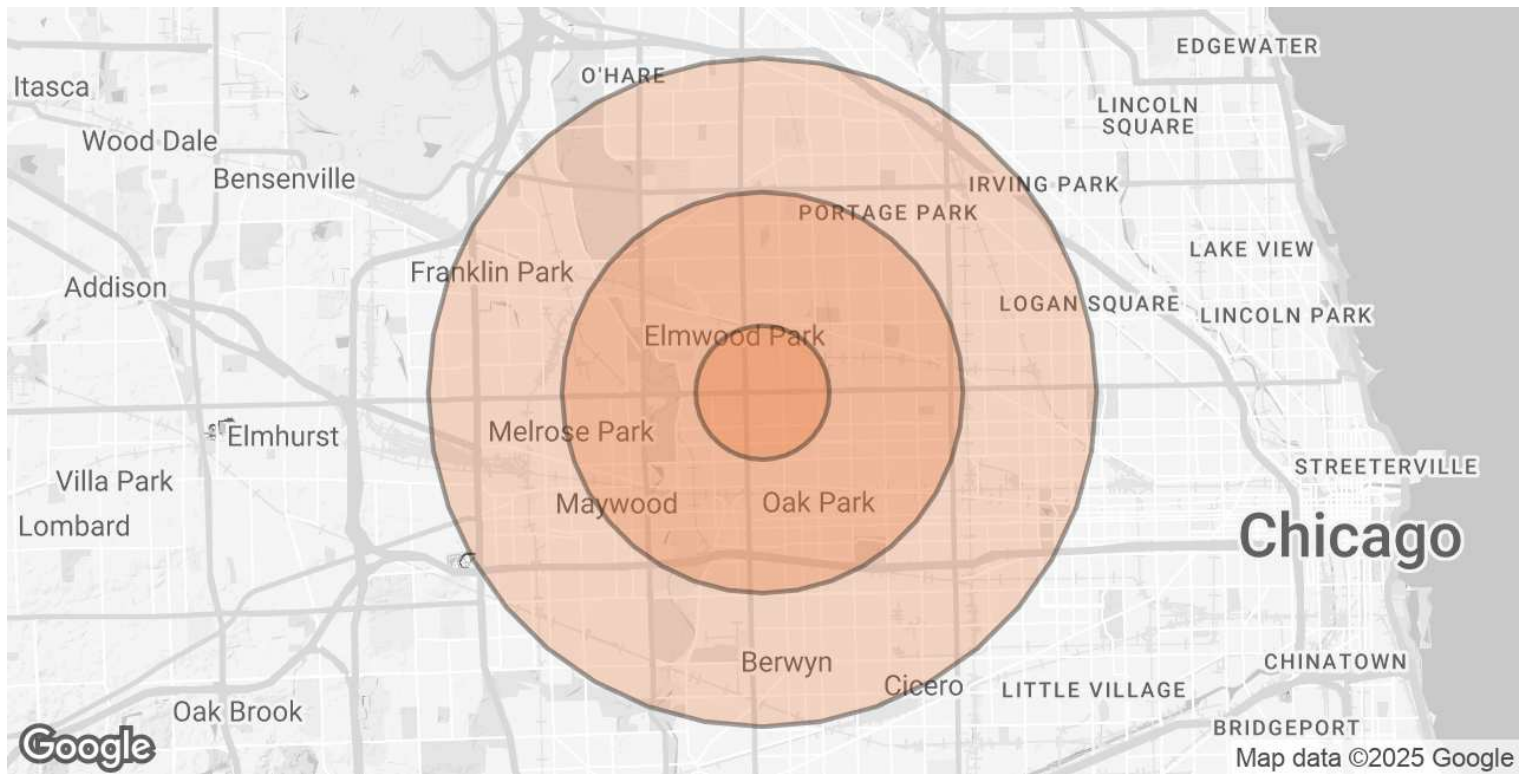
# AERIAL



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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	25,884	311,562	833,901
<b>AVERAGE AGE</b>	42	40	39
<b>AVERAGE AGE (MALE)</b>	41	39	38
<b>AVERAGE AGE (FEMALE)</b>	43	41	40

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	9,875	116,204	306,339
<b># OF PERSONS PER HH</b>	2.6	2.7	2.7
<b>AVERAGE HH INCOME</b>	\$162,332	\$103,536	\$96,818
<b>AVERAGE HOUSE VALUE</b>	\$519,483	\$381,911	\$368,438

Demographics data derived from AlphaMap

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