

## **EXCEPTIONAL INVESTOR OR USER/INVESTOR OPPORTUNITY!**

**PRIME NORTHWEST SUBURBAN LOCATION**

**HIGH VISIBILITY TRAFFIC LIGHT INTERSECTION  
SOUTHWEST CORNER OF OAKTON STREET & WEBSTER LANE IN DES PLAINES  
4 UNIT STRIP CENTER/VALUE ADD OPPORTUNITY  
4,940 SQUARE FOOT FREESTANDING BUILDING WITH 16 CAR PARKING**



**931-935 E. Oakton Street, Des Plaines, Illinois  
HIGH TRAFFIC/HIGH VISIBILITY LOCATION**

A fantastic opportunity is now available. Strategically located at the heavily travelled intersection of Oakton Street and Webster Lane in northwest suburban Des Plaines, this attractive property features a freestanding building which provides excellent visibility and accessibility. The property is within the Oakton/Mannheim retail district featuring dozens of national and regional retailers including Jimenez Market, Jewel/Osco, Oaks Farm Market, Dollar Tree, AutoZone, O'Reilly's Auto Parts, and Aldi Foods store. Numerous restaurants in the immediate area include McDonald's, Wendy's, KFC/Long John Silvers, Dunkin' Donuts, Pizza Hut and Taco Bell. Strong neighborhood demographic characteristics as well as a diversified residential, commercial and industrial base enhance the desirability of this location.

- ◆ At traffic signal intersection on highly visible and heavily travelled commercial street
- ◆ 4,940 square foot building on approximate 13,750 square foot site
- ◆ Fully leased four individual units of 1,235 square feet or up to 2,470 square feet can be available for a user
- ◆ Pylon sign at corner
- ◆ Driveway cuts on Oakton Street and Webster Lane
- ◆ 37,900 average daily traffic counts (IDOT)
- ◆ Excellent residential, industrial and commercial base
- ◆ Parking for 16+ vehicles
- ◆ Demographics

2023 Estimated Total Population  
2023 Average Household Income

1 mile radius

35,325  
\$90,297

3 mile radius

173,701  
\$91,612

5 mile radius

468,592  
\$94,989

*For Additional Information:*

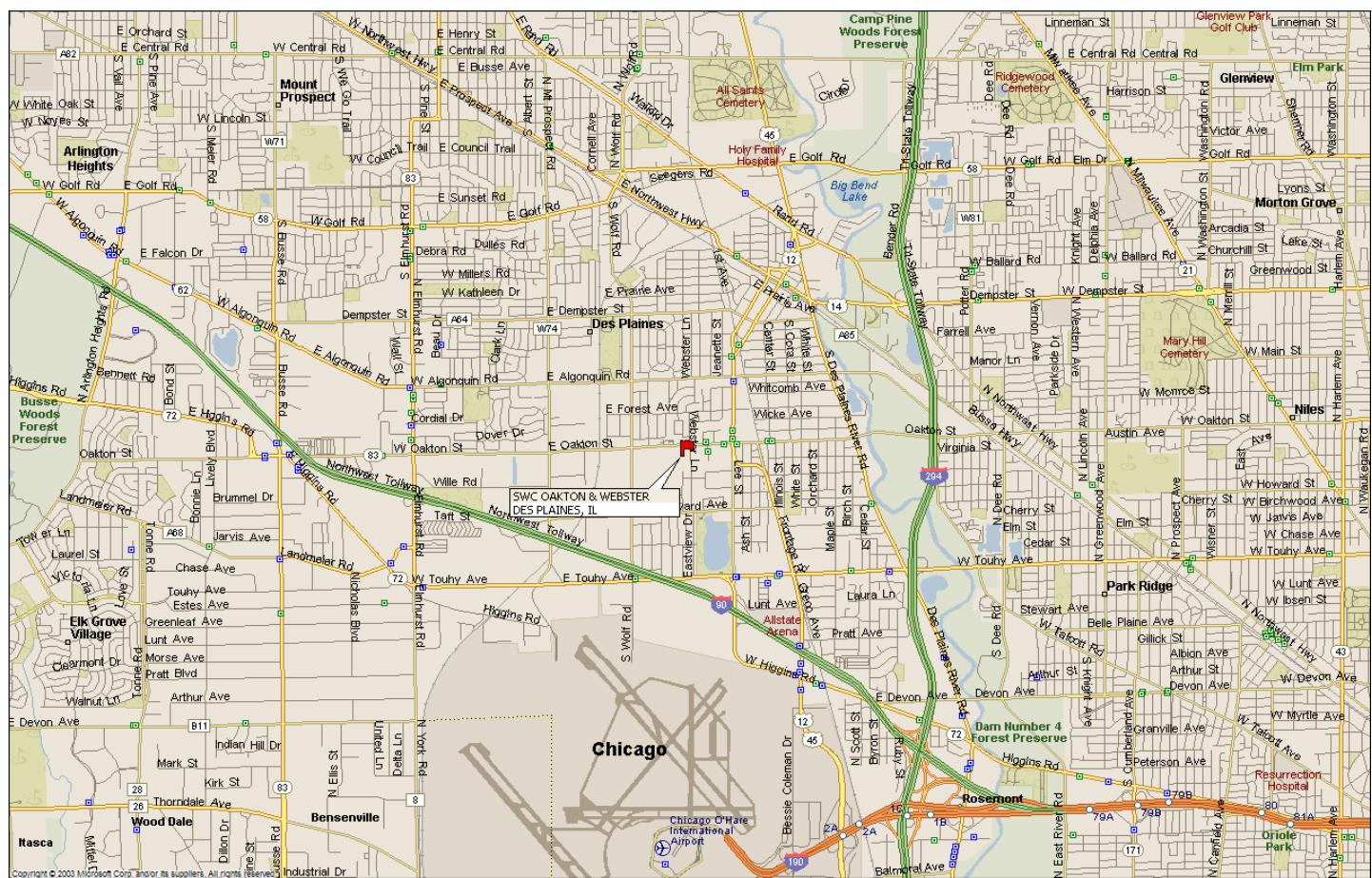
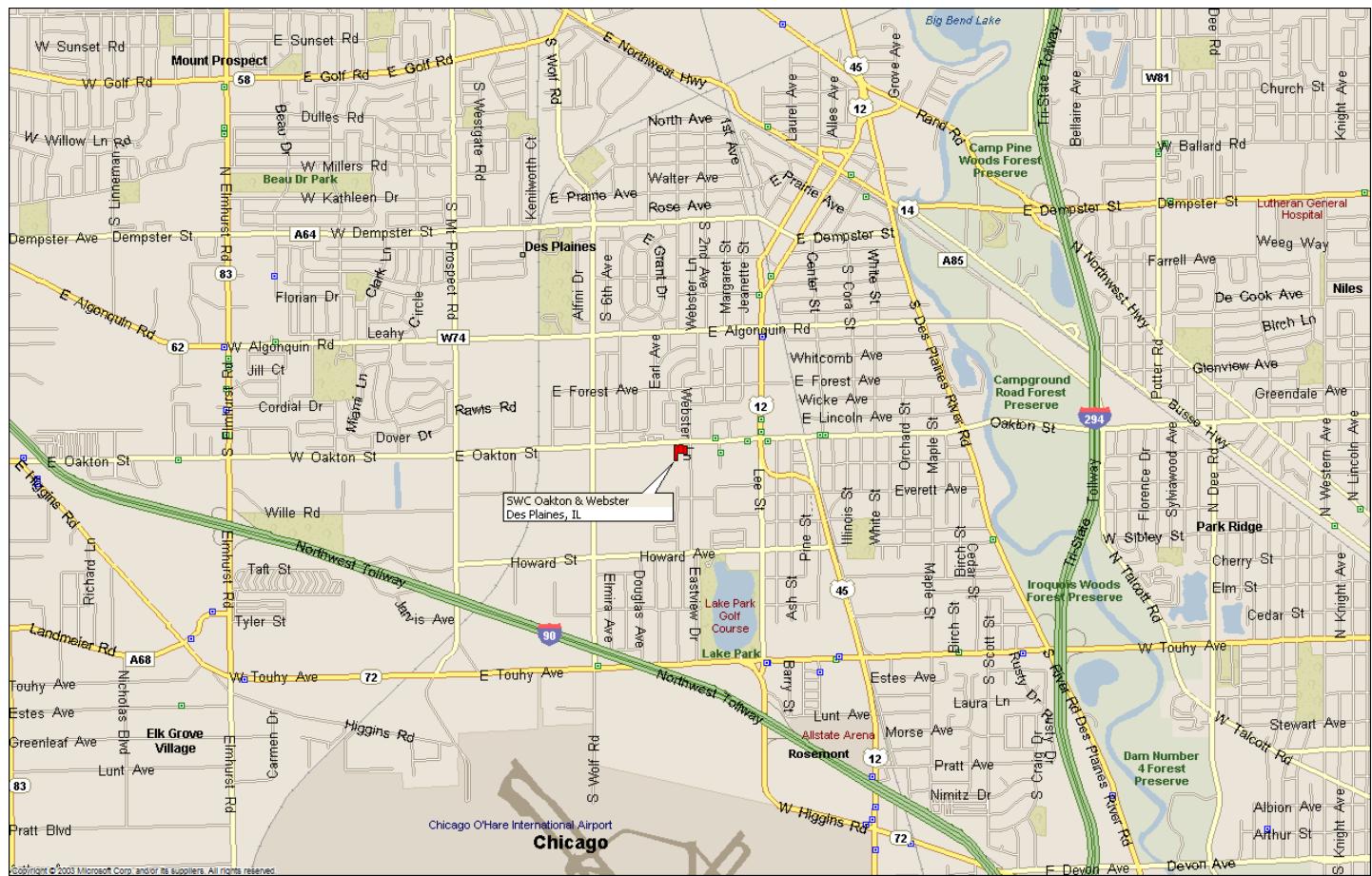
**STEFCO COMMERCIAL REAL ESTATE**  
P.O. BOX 2233  
Glenview, Illinois 60025

**Contact:**

**Steffan A. Aliferakis**  
Principal and Designated Managing Broker  
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[steffan@stefcocommercialrealestate.com](mailto:steffan@stefcocommercialrealestate.com)

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5653. WEST NORTH AVENUE  
CHICAGO, ILL. 60639  
TELEPHONE: 637-5766

ESTABLISHED IN CHICAGO, 1854  
**GREELEY - HOWARD - NORLIN, INC.**  
SURVEYORS - ENGINEERS

PLAT OF SURVEY  
OF

ORDERED BY WHITE HLN PANTRY  
OWNER \_\_\_\_\_  
SURVEY NO. 22008  
SCALE: 1" = 1/6 FT.  
FIELD BK. 1/29-41-12 PG. 54  
LEVEL FILE 1098 CALC. FILE \_\_\_\_\_

THE LAST 640 FEET OF LOTS 5 AND 6, TAKEN AS ONE TRACT (AS MEASURED ALONG THE NORTH LINE AND SOUTH LINE THEREOF) IN DAKTON GARDENS, BEING A SUBDIVISION IN THE EAST HALF OF THE WEST HALF OF THE NORTH WEST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 1, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

OAKTON

NOTE—All stakes, marks, etc., noted herein should be carefully identified and compared with each other upon the ground, by the builders, in order to prevent the possibility of error or misunderstanding.

All such strokes and marks should be used in connection with all the others, and with this plan. No dimensions should be assumed by scale measurements upon this plan. The dimensions given are based upon the dimensions given in the original plan, and are not to be assumed as being exact. The dimensions given in the original plan are not to be assumed as being exact.

Dimensions given in feet and inches are marked with usual signs, thus: 24' 8" meaning 24 feet 8 inches. Dimensions given in feet and decimals are marked by the decimal point, thus: 24.8 meaning 24 feet 8 tenths.

Any discrepancy in measurement discovered upon the ground, should be promptly reported to the Surveyor for explanation or correction.

House numbers, if any shown on this plat are as given in order or as found in field and the surveyor assumes no liability for house numbers.

**For building line restrictions consult your deed or abstract.**

NOTE: TO RELATE ELEVATIONS SHOWN HEREON TO U. S. G. S. ADD \$79.60.

ORDERED BY C. A. FERRY & ASSOCIATES

*Illinois* }  
400-450<sup>88</sup>

of Cook's <sup>88</sup> Nat

Howard-Norlin, Inc., hereby certifies they have surveyed the above

they have surveyed the above property and that the plat

All dimensions given in feet and

All dimensions given in feet and  
gives the cost and correct at 62°

10 *Int. J. Environ. Res. Public Health* 2013, 10, 100

Q. ILLINOIS 10/23/70

*Not*  
Howeyd-Nordis, Inc.

Charles E. Smith

Barus & Smas, 1955