

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

	<u>1mile radius</u>	<u>3 mile radius</u>	<u>5 mile radius</u>
2023 Estimated Total Population	35,325	173,701	468,592
2023 Average Household Income	\$90,297	\$91,612	\$94,989

For Additional Information:

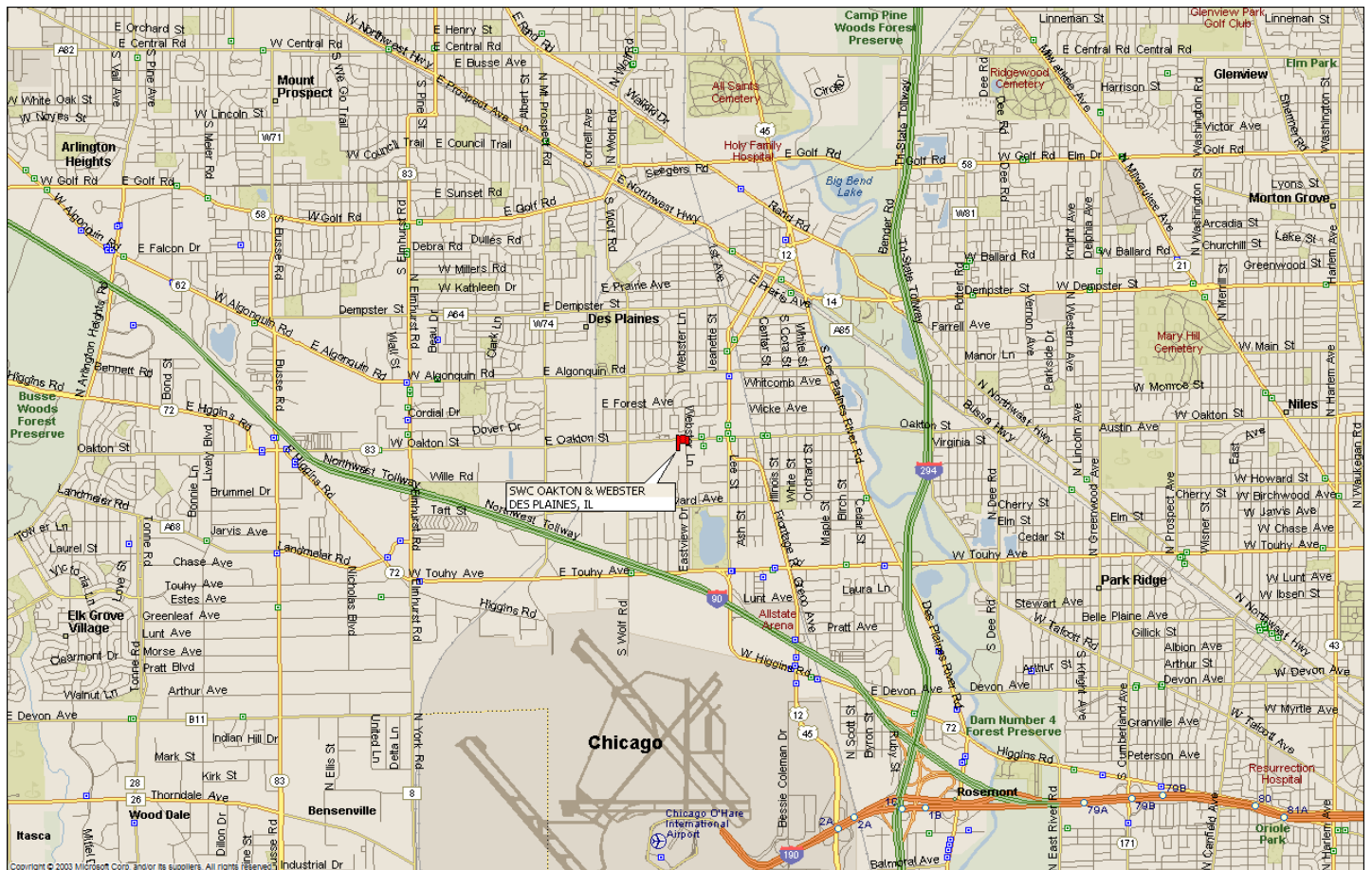
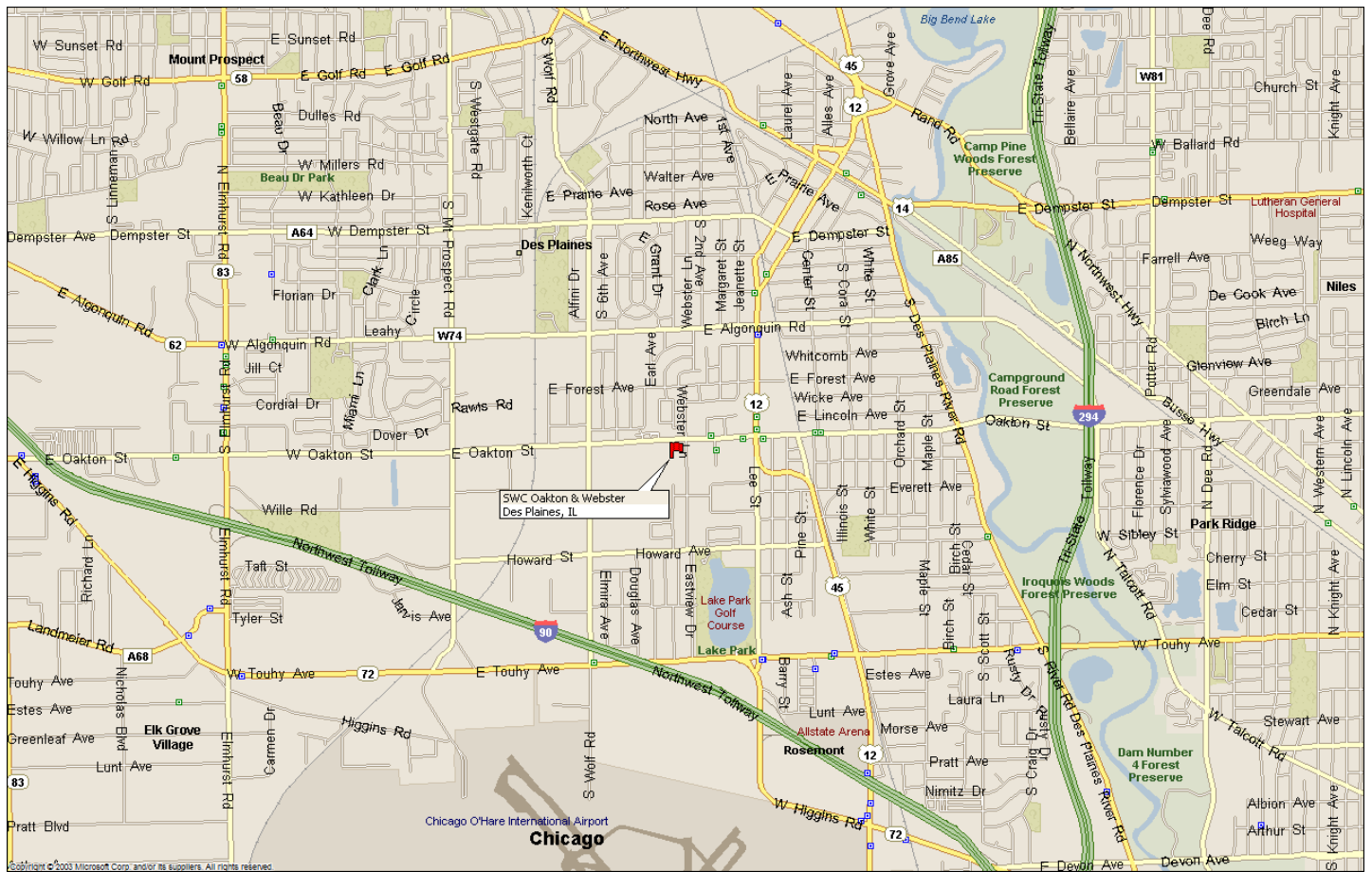
STEFco COMMERCIAL REAL ESTATE
P.O. BOX 2233
Glenview, Illinois 60025

Contact:

Steffan A. Aliferakis
Principal and Designated Managing Broker
847-800-5505
steffan@stefcocommercialrealestate.com

The above information is subject to inspection and verification by all parties relying on it. Stefcocommercial Real Estate, Stefcocommercial, Inc., its affiliates and/or its associates assume no liability for its accuracy, errors or omissions. Price and terms subject to change and this offering may be withdrawn or modified without notice.









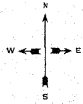


5653 WEST NORTH AVENUE
CHICAGO, ILL. 60609
TELEPHONE: 637-5766

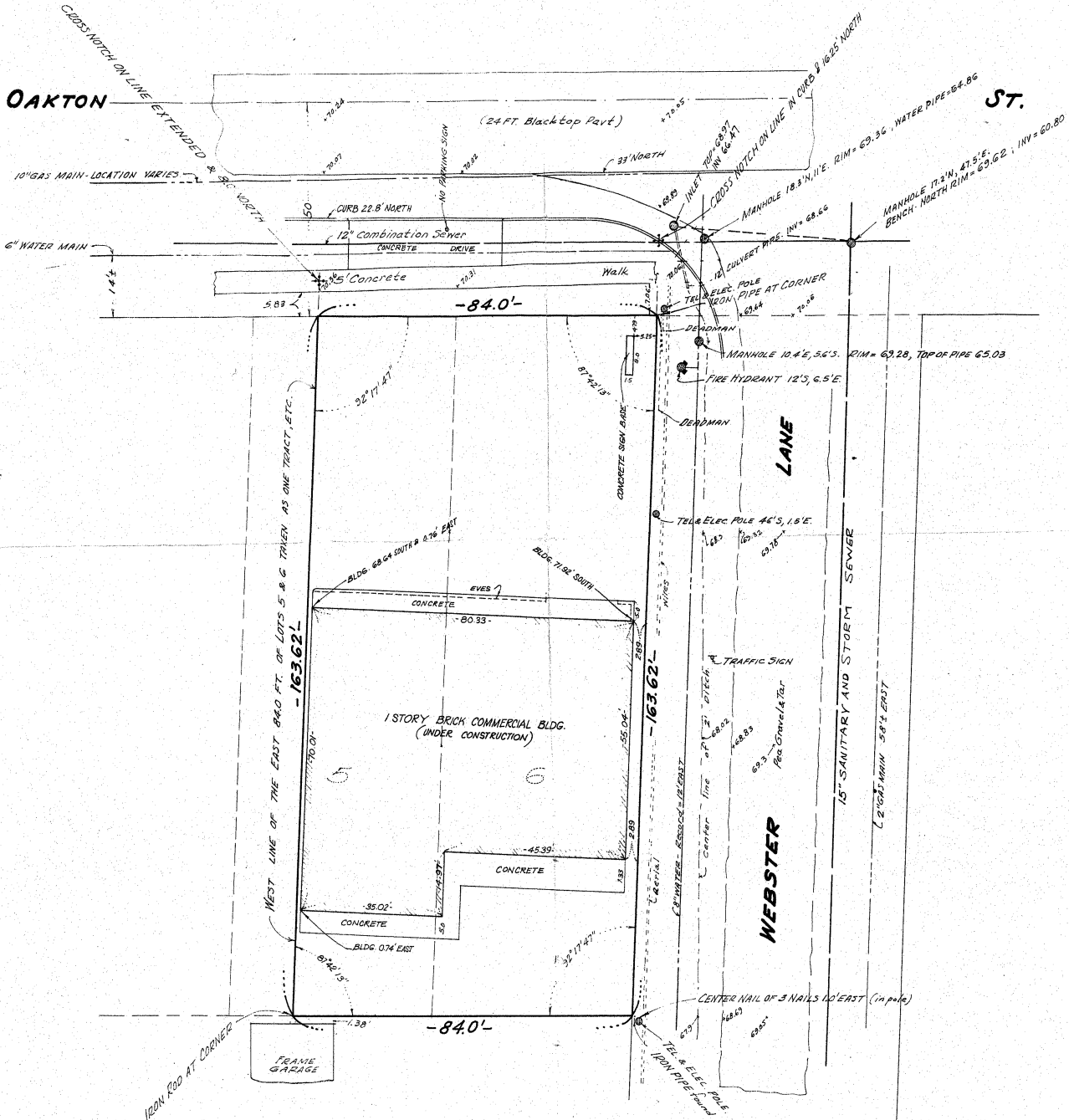
ESTABLISHED IN CHICAGO, 1854
GREELEY-HOWARD-NORLIN, INC.
SURVEYORS-ENGINEERS

PLAT OF SURVEY
OF

ORDERED BY: WHITE HALL MINTY
OWNER: _____
SURVEY NO. 22998
SCALE: 1" = 16' FT.
FIELD BK. 1/29-41-12 Pg. 54
LEVEL FILE 1098 CALC. FILE _____



THE EAST 84.0' FEET OF LOTS 5 AND 6, TAKEN AS ONE TRACT (AS MEASURED ALONG THE NORTH LINE AND SOUTH LINE THEREOF) IN OAKTON 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.



NOTE: All stakes, marks, etc., noted hereon should be carefully identified and compared with each other after the ground by the holder, in order to prevent the possibility of error or misinterpretation.
All signs, marks and marks should be used in connection with all the others, and with this plat.
No dimensions should be assumed by scale measurements from this plat.
Dimensions given in feet and inches are marked with small signs, thus: 24' 8" meaning 24 feet 8 inches.
Dimensions given in feet and decimals are marked by the decimal point, thus: 24.3 meaning 24 feet 3 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. C. & E. ADD 179.40.

ORDERED BY C. A. FERRY & ASSOCIATES
State of Illinois }
County of Cook }
Greeley-Howard-Norlin, Inc. hereby certifies that they have located the _____
BUILDING _____ on the above
plot of survey and that the same _____
correctly shown on said plat.
ORDER NO. 22374-F 10/5/71
CHICAGO, ILLINOIS. 10/5/71
Greeley-Howard-Norlin, Inc.
By Charles E. Smith
REGISTERED ILLINOIS LAND SURVEYOR #35-1923