

**LEASE**

# River Forest Retail/Office Suites Available

**7777 LAKE ST**

River Forest, IL 60305



**PRESENTED BY:**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$18.00 - 21.00 SF/yr (NNN)
<b>2024 EST. TAXES &amp; OPEX:</b>	\$6.76 SF/yr
<b>NUMBER OF UNITS:</b>	20
<b>AVAILABLE SF:</b>	465 - 1,250 SF
<b>LOT SIZE:</b>	0.45 Acres
<b>BUILDING SIZE:</b>	+/- 24,516 SF

## PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present 7777 Lake Street in River Forest, a prime leasing opportunity with office, medical office, and street retail suites available. This dynamic location is conveniently located near the Harlem/Lake Green Line "EL" station, the River Forest Metra station, and the Oak Park Metra station, as well as major roadways including I-290, I-294, Illinois Route 43, and Illinois Route 64. Join retail tenants such as Edward Jones Investments and River Forest Dry Cleaners & Tailoring.

## PROPERTY HIGHLIGHTS

- Office, medical office, and retail suites available
- On-site surface parking lot & abundant street parking
- Close proximity to the Harlem/Lake Green Line "el" station, the River Forest Metra station, and the Oak Park Metra station
- Easy access to I-290, I-294, Illinois Route 43, and Illinois Route 64

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## LEASE SPACES



### LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	465 - 1,250 SF	<b>LEASE RATE:</b>	\$18.00 - \$21.00 SF/yr

### AVAILABLE SPACES

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

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	465 SF	NNN	\$21.00 SF/yr	Open area with retail presence on Lake Street.
Suite 102	1,250 SF	NNN	\$18.00 SF/yr	Former medical suite with 3 private offices, 2 exam rooms with sinks, and large reception area.
Suite 108/110	850 SF	NNN	\$18.00 SF/yr	Former dental suite with 4 exam rooms, 2 labs, 2 reception areas, nurses station, private restroom with shower, 2 private offices, and 3 entrances.
Suite 113	480 SF	NNN	\$18.00 SF/yr	Small reception, large private office.
Suite 114	880 SF	NNN	\$18.00 SF/yr	3 private offices, break room, and reception area.
Suite 115	500 SF	NNN	\$18.00 SF/yr	Reception area, private office, private restroom, breakroom, enclosed private outdoor patio.

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## LEASE SPACES



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

Suite 116	780 SF	NNN	\$18.00 SF/yr	2 private offices, reception/open area, storage closet.
Suite 200	780 SF	NNN	\$18.00 SF/yr	Upper loft suite with 2 private offices and storage.

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# AERIAL



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# RETAILER MAP

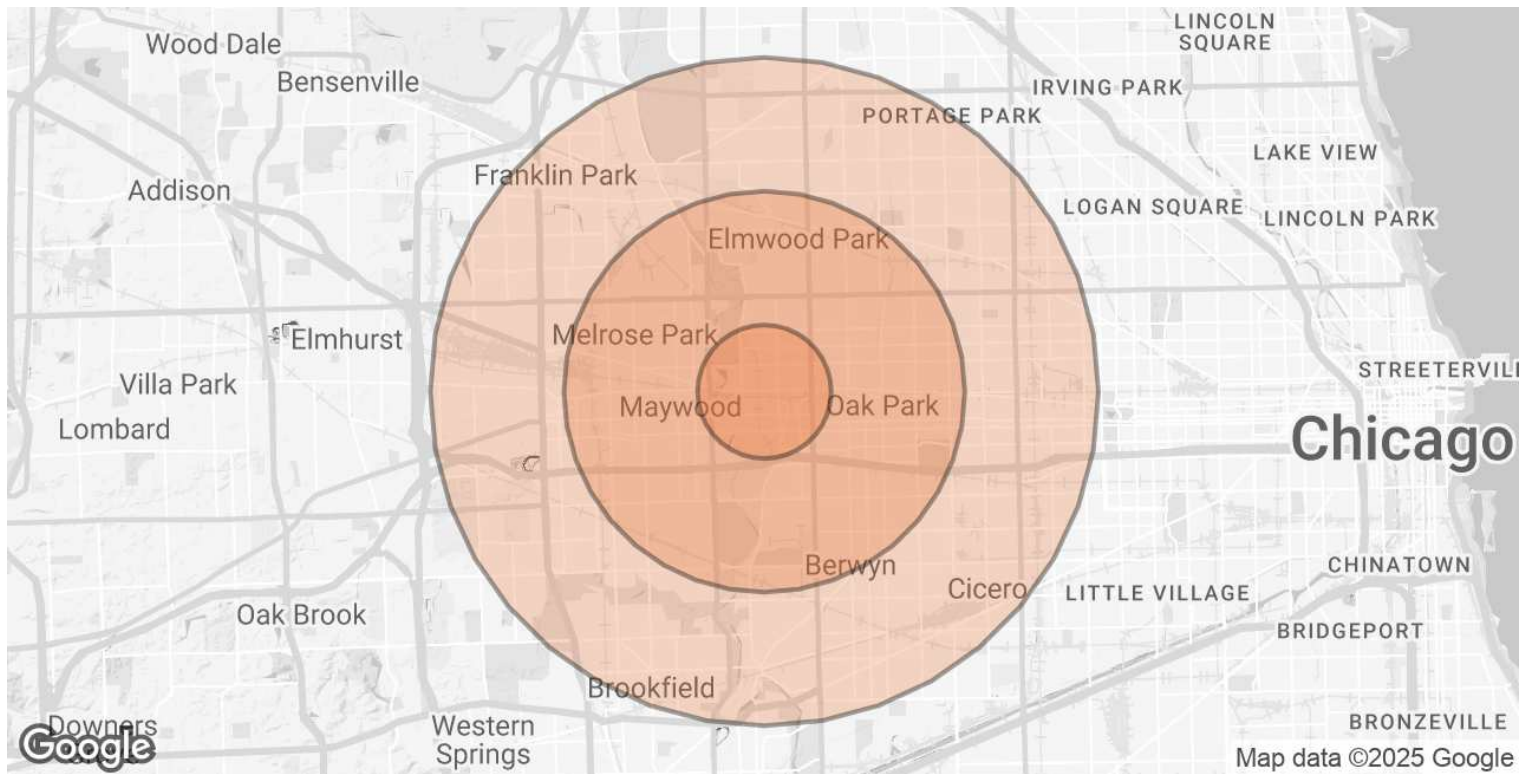


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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	23,445	239,701	673,330
<b>AVERAGE AGE</b>	43	40	39
<b>AVERAGE AGE (MALE)</b>	41	39	38
<b>AVERAGE AGE (FEMALE)</b>	44	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	11,407	93,089	239,562
<b># OF PERSONS PER HH</b>	2.1	2.6	2.8
<b>AVERAGE HH INCOME</b>	\$151,613	\$109,407	\$96,166
<b>AVERAGE HOUSE VALUE</b>	\$524,811	\$385,985	\$340,878

Demographics data derived from AlphaMap

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