

Scarborough Fare Retail Complex

5544 147TH ST

Oak Forest, IL 60452

PRESENTED BY:

DEREK GONSCH

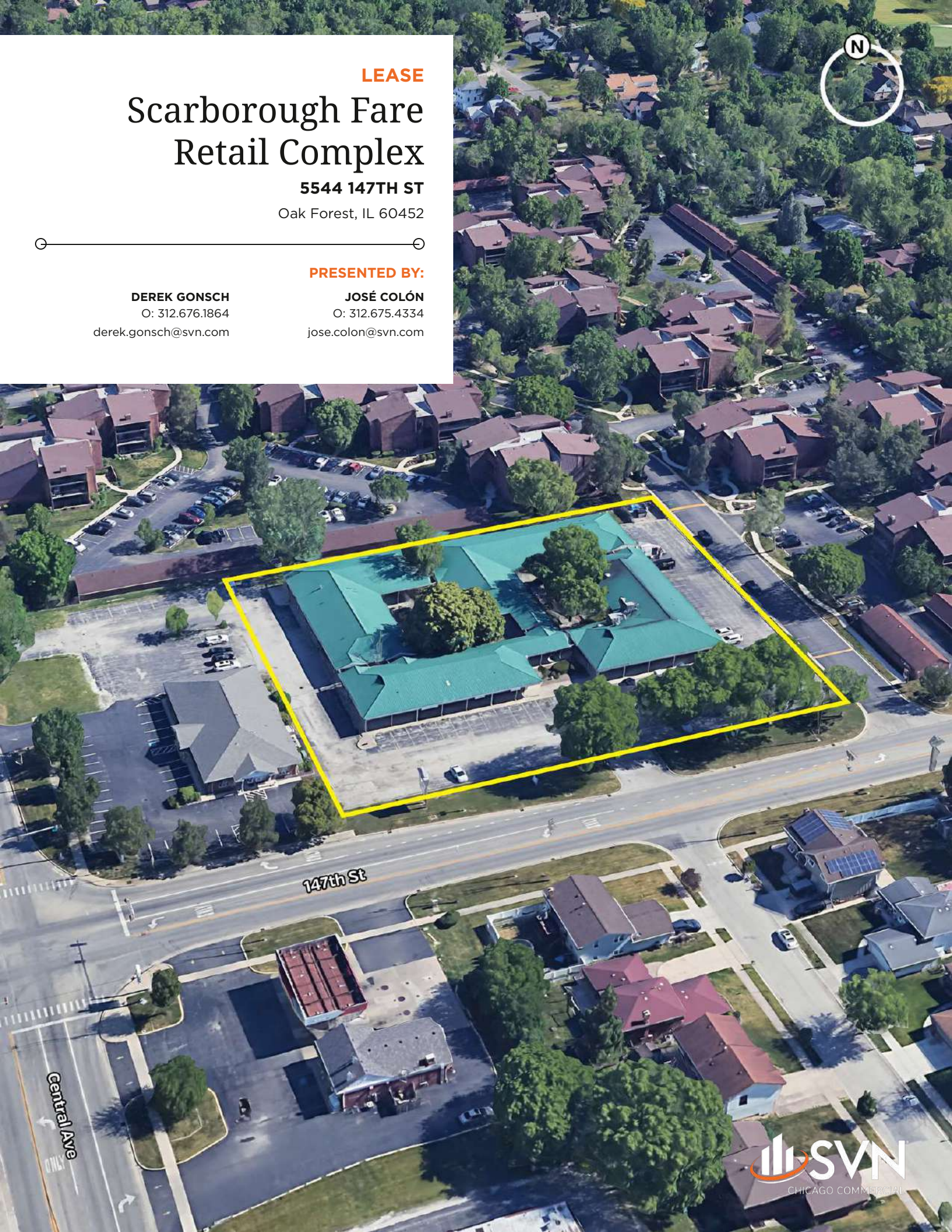
O: 312.676.1864

derek.gonsch@svn.com

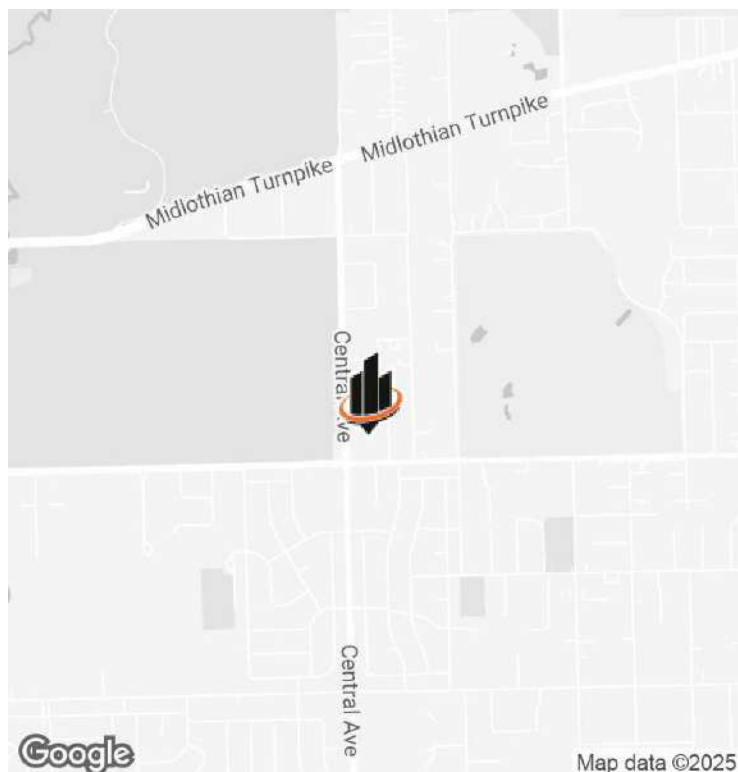
JOSÉ COLÓN

O: 312.675.4334

jose.colon@svn.com



PROPERTY SUMMARY



LOCATION DESCRIPTION

Located on the northeast corner of the 147th St/Central Ave intersection.

OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	1250-2,700 SF
LOT SIZE:	107,837 SF
BUILDING SIZE:	13,908 SF
TRAFFIC:	20,050
ZONING:	C1
YEAR BUILT:	1972

PROPERTY DESCRIPTION

SVN proudly presents this unique leasing opportunity in business-friendly Oak Forest, IL! This expansive retail complex is just shy of the stop-lighted intersection and houses 4 buildings, that are connected via awnings and outdoor walking paths. These solid buildings are brick construction and have metal pitched roofs. The inviting landscape between the buildings brings a sense of serenity to the whole complex.

There are multiple spacious suites available for rent, and each can be custom-tailored to your business' needs. Tenants can take advantage of the awesome frontage on the main road or can elect for one of the more private spaces if that is what the business would prefer. The motivated landlords are willing to assist with build-out under the correct terms. There is also a large post sign that is easily visible from the street. This amazing location is waiting for your business, call today!

DEREK GONSCH	JOSÉ COLÓN
O: 312.676.1864	O: 312.675.4334
derek.gonsch@svn.com	jose.colon@svn.com

AERIAL PHOTO



DEREK GONSCH **JOSÉ COLÓN**
O: 312.676.1864 O: 312.675.4334
derek.gonsch@svn.com jose.colon@svn.com

ADDITIONAL PHOTOS



DEREK GONSCH

O: 312.676.1864

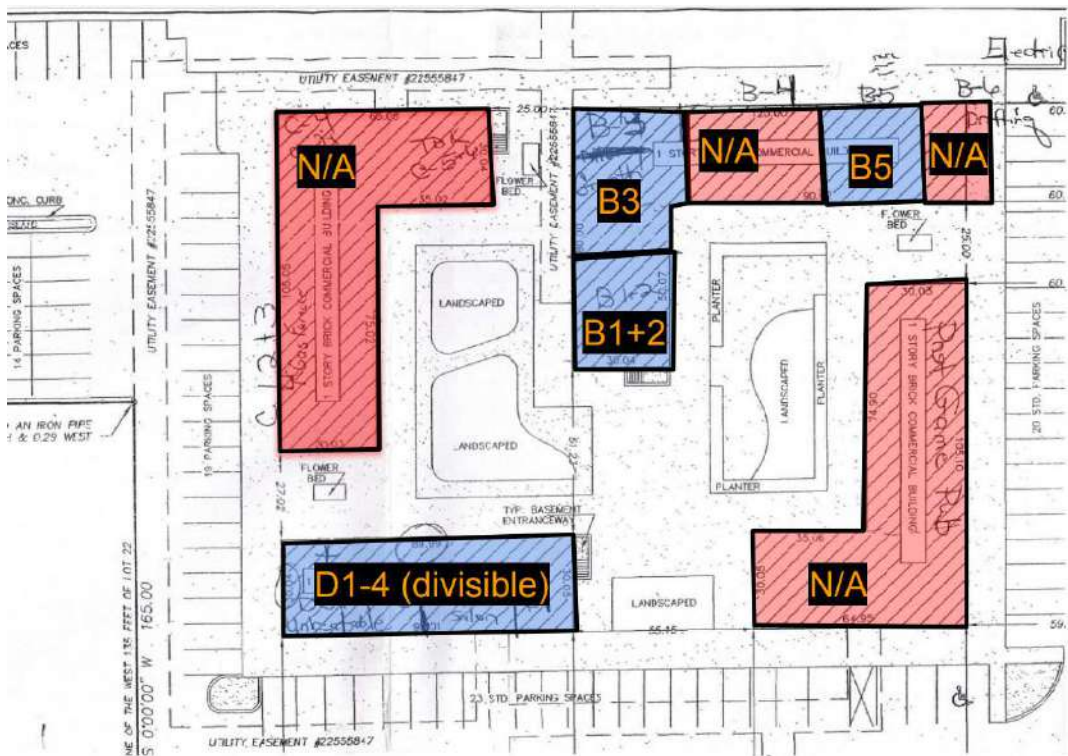
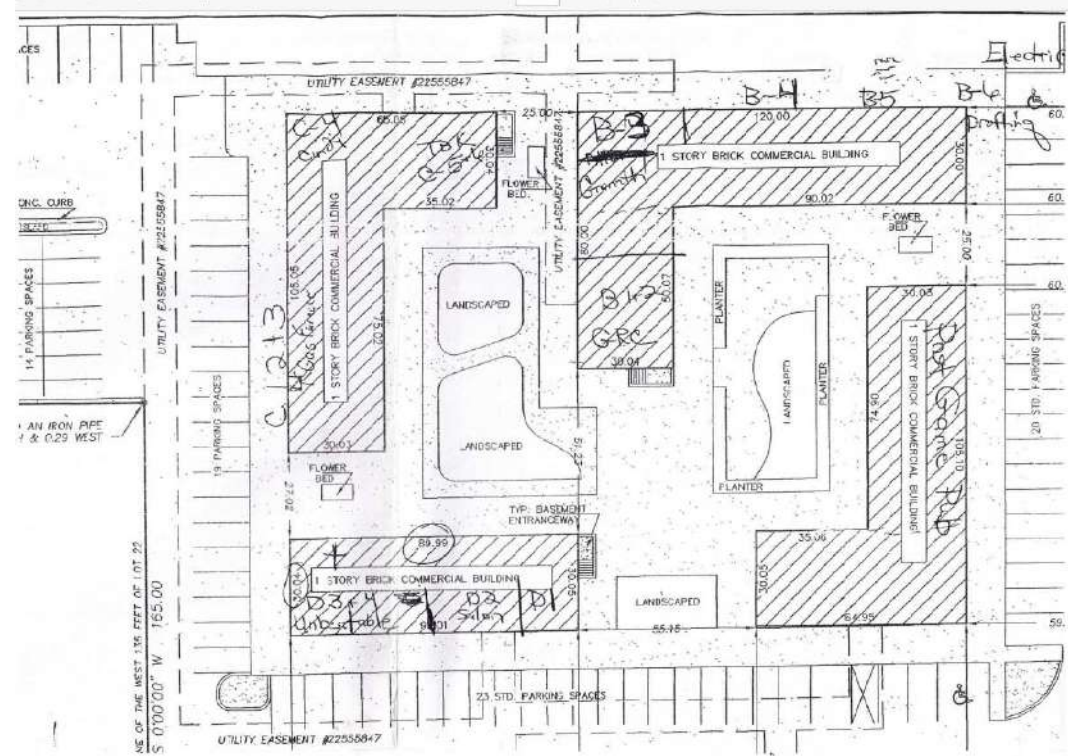
derek.gonsch@svn.com

JOSÉ COLÓN

O: 312.675.4334

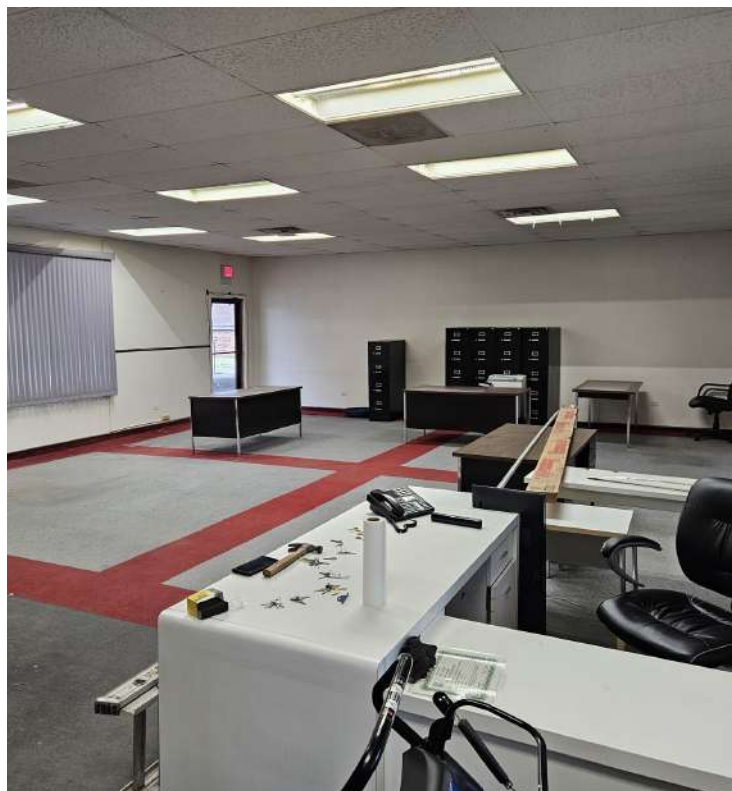
jose.colon@svn.com

FLOORPLANS



DEREK GONSCH **JOSÉ COLÓN**
O: 312.676.1864 O: 312.675.4334
derek.gonsch@svn.com jose.colon@svn.com

5544 W 147TH ST, OAK FOREST, IL - UNIT B1+2



OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	1,620
ROOMS:	Open Floorplan + Foyer & Storage Closets
BATHROOMS:	2
FLOORS:	Laminate & Carpet
CEILING:	Drop Ceiling

HIGHLIGHTS

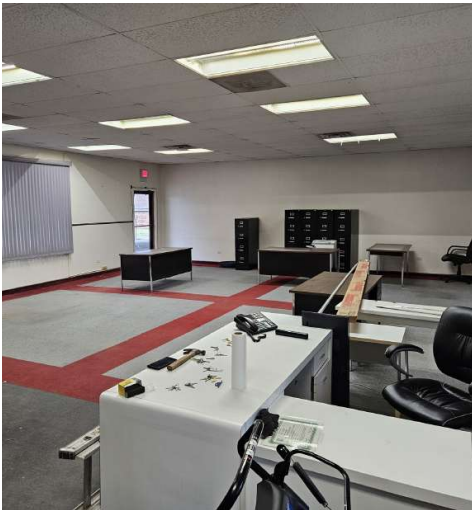
- 2 Units combined into 1
- Centrally located
- Former engineering office
- Multitude of uses
- East and west egress
- 3 breakers
- Individual HVAC
- Individual boiler
- Additional water lines if needed

DEREK GONSCH

O: 312.676.1864

derek.gonsch@svn.com

ADDITIONAL PHOTOS



DEREK GONSCH
O: 312.676.1864
derek.gonsch@svn.com

5544 W 147TH ST, OAK FOREST, IL - BUILDING D



OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	2,700
ROOMS:	Open Floorplan
BATHROOMS:	4
FLOOR:	Gutted
CEILING:	Gutted

HIGHLIGHTS

- Completely gutted - build out ready
- Front of the complex - great visibility from main road
- Divisible into 4 units
- 8 total egress
- Gas/water/electric in place
- Perfect for quick eats, destination retail, salon suites, medical, or whatever you can imagine!
- Individual heat units
- 4 storefront sign spaces

DEREK GONSCH

O: 312.676.1864

derek.gonsch@svn.com

ADDITIONAL PHOTOS



DEREK GONSCH
O: 312.676.1864
derek.gonsch@svn.com

5544 W 147TH ST, OAK FOREST, IL - UNIT B3



OFFERING SUMMARY

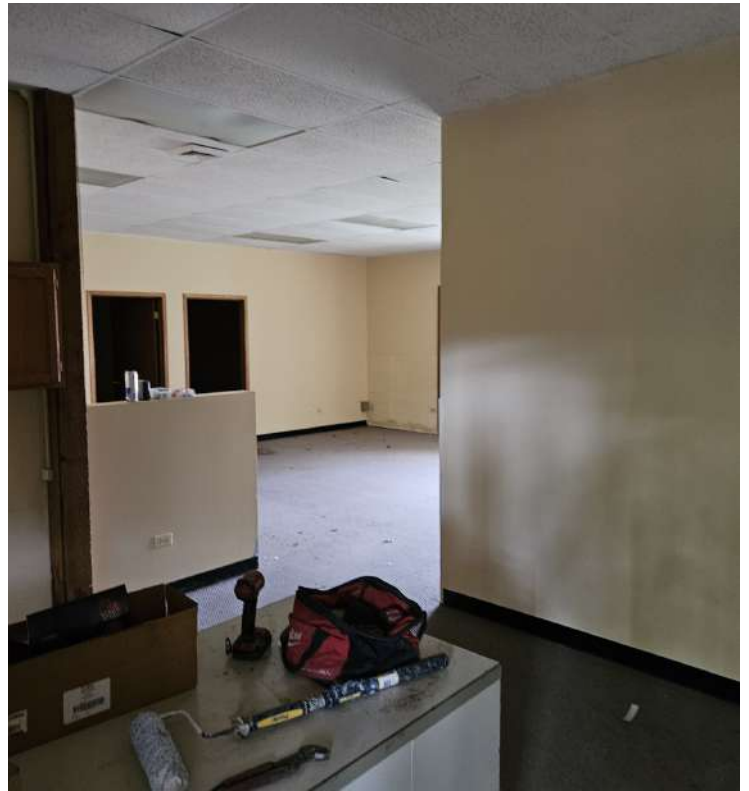
LEASE RATE:	Negotiable
AVAILABLE SF:	1,250
ROOMS:	Main Room + 2 Large Private Offices & Breakroom
BATHROOMS:	1
FLOOR:	Carpet
CEILING:	Drop Ceiling

HIGHLIGHTS

- Spacious corner unit
- Tucked away
- Former land surveyors
- Perfect for professional office, sales team, or satellite HQ
- Front & rear egress
- Natural lighting
- 2 breakers
- Individual HVAC
- Under repairs from the landlord
- Currently no electric service (for showings)

DEREK GONSCH
O: 312.676.1864
derek.gonsch@svn.com

ADDITIONAL PHOTOS



DEREK GONSCH

O: 312.676.1864

derek.gonsch@svn.com

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	9,234	35,763	72,203
AVERAGE AGE	42	43	43
AVERAGE AGE (MALE)	40	41	41
AVERAGE AGE (FEMALE)	43	44	44

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	3,642	14,367	28,828
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$106,467	\$97,437	\$98,619
AVERAGE HOUSE VALUE	\$259,204	\$245,914	\$250,311

Demographics data derived from AlphaMap

DEREK GONSCH
O: 312.676.1864
derek.gonsch@svn.com

JOSÉ COLÓN
O: 312.675.4334
jose.colon@svn.com

SVN BY THE NUMBERS

SVN[®] by the numbers

200+

Office Owners

2,200

Advisors & Staff

\$14.9B

Total value of sales & lease transactions

5

Global Offices & expanding

7+7

Core services & speciality practice areas

57M+

SF in properties managed

We believe in the power of **collective strength** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities. Our unique business model is **built on the power of collaboration and transparency and supported by our open, inclusive culture**. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.

svn.com 185 Devonshire St, M102 Boston, MA 02110
©2025 SVN International Corp. All Rights Reserved. SVN[®] and the SVN COMMERCIAL REAL ESTATE ADVISORS[®]
Logos are registered service marks of SVN International Corp. All SVN[®] offices are independently owned and operated



DEREK GONSCH

O: 312.676.1864

derek.gonsch@svn.com

JOSÉ COLÓN

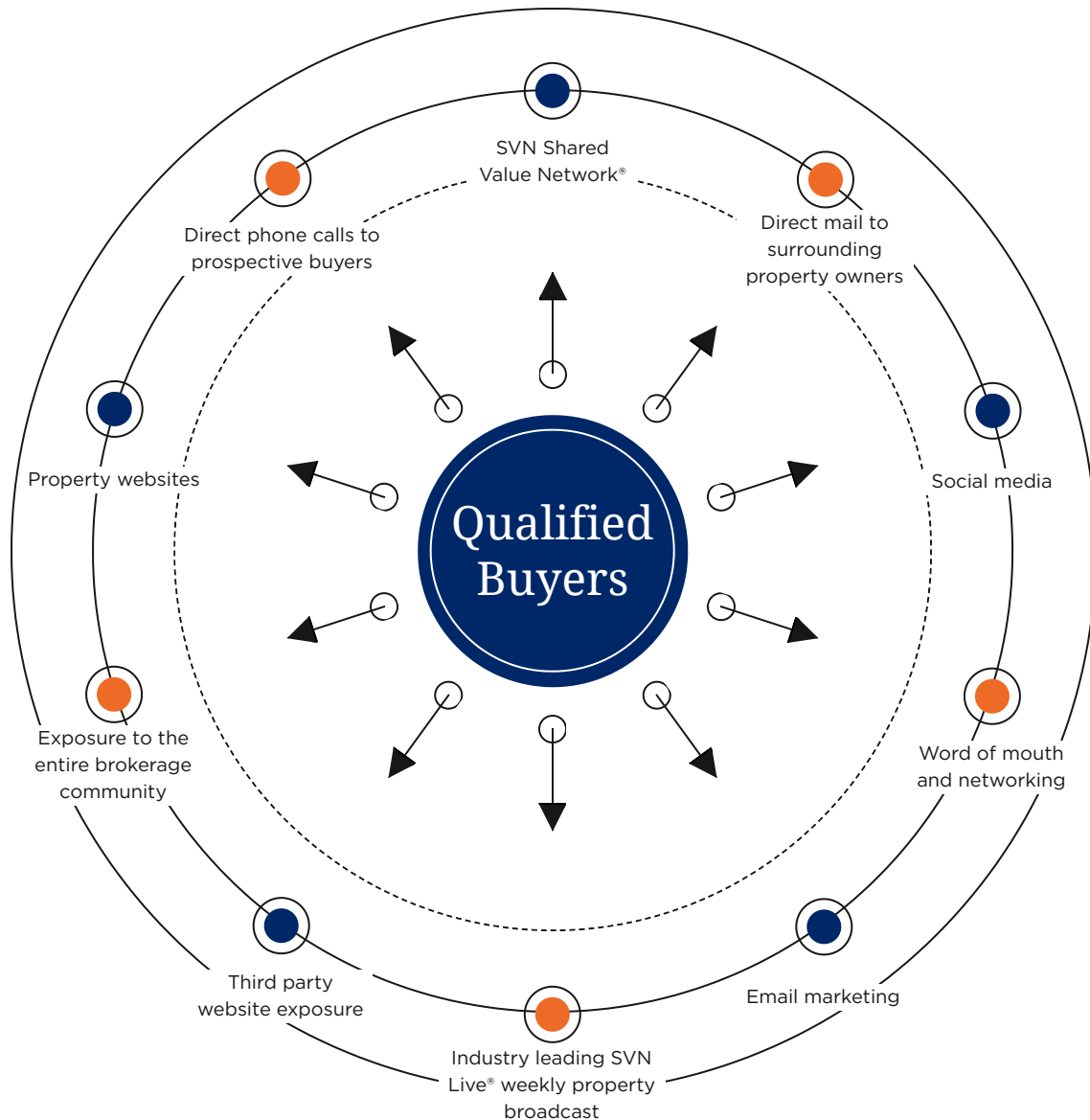
O: 312.675.4334

jose.colon@svn.com

SVN® marketing strategy

CUSTOM MARKETING STRATEGY MEETS MULTIPLE
MEDIA CHANNELS TO

Maximize the value of
your property



svn.com 185 Devonshire St, M102 Boston, MA 02110
©2025 SVN International Corp. All Rights Reserved. SVN® and the SVN COMMERCIAL REAL ESTATE ADVISORS®
Logos are registered service marks of SVN International Corp. All SVN® offices are
independently owned and operated



DEREK GONSCH

O: 312.676.1864

derek.gonsch@svn.com

JOSÉ COLÓN

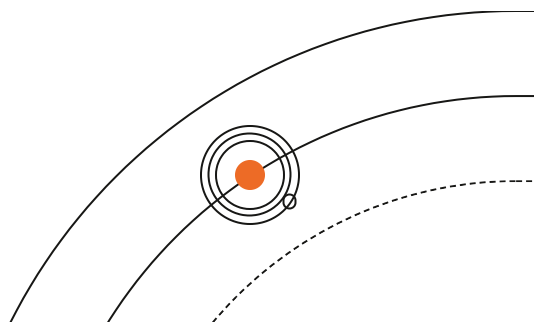
O: 312.675.4334

jose.colon@svn.com

THE 9.6% REPORT

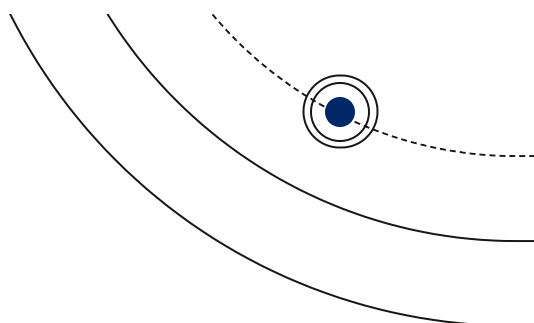
SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.

SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types- industrial, multifamily, office and retail.*



The 9.6% report

**A REPORT ON THE PRICING
ADVANTAGE OF COOPERATION**



The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate - we share fees and build trust, driving outsized success for our clients and our colleagues.

Visit svn.com to find out more.

*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

svn.com 185 Devonshire St, M102 Boston, MA 02110
©2025 SVN International Corp. All Rights Reserved. SVN® and the SVN COMMERCIAL REAL ESTATE ADVISORS®
Logos are registered service marks of SVN International Corp. All SVN® offices are
independently owned and operated



DEREK GONSCH

O: 312.676.1864

derek.gonsch@svn.com

JOSÉ COLÓN

O: 312.675.4334

jose.colon@svn.com

ADVISOR BIO 1



DEREK GONSCH

Associate Advisor

derek.gonsch@svn.com

Direct: **312.676.1864** | Cell: **708.267.9988**

PROFESSIONAL BACKGROUND

Derek Gonsch is an experienced associate advisor with SVN specializing in sales and leasing for retail, office, and investment properties for clients of all sizes. Derek has been a licensed real estate professional since the summer of 2020. He has built an expertise in Chicago's market of the south suburbs where he was born, raised, and currently resides.

Prior to joining SVN, Mr. Gonsch served as a broker with Houbolt Real Estate (HRE) based in Oak Lawn, where he managed a portfolio of over 600 units comprised of a mix of residential, retail, and office units. He also closed on numerous leases and sales during his time at his previous company.

Derek also holds an Accredited Commercial Practitioner Certification, a certification that is held by less than 100 brokers in Illinois. He has also enrolled in various other real estate based classes such as business brokering, and transaction specialist courses. Mr. Gonsch is a member of the Chicago Association of Realtors (CAR) and the National Association of Realtors (NAR), while also being an active member in various south suburban chambers of commerce.

SVN | Chicago Commercial

940 West Adams Street, Suite 200
Chicago, IL 60607
312.676.1866

DEREK GONSCH

O: 312.676.1864

derek.gonsch@svn.com

JOSÉ COLÓN

O: 312.675.4334

jose.colon@svn.com

DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

DEREK GONSCH	JOSÉ COLÓN
O: 312.676.1864	O: 312.675.4334
derek.gonsch@svn.com	jose.colon@svn.com