

MEDICAL OFFICE CONDO FOR SALE OR LEASE

8035 Lincoln Avenue

SKOKIE, IL 60077



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 BAUM
REALTY GROUP

Property Overview

Baum Realty Group, LLC has been exclusively retained to offer for sale or lease 8035 N. Lincoln Avenue, a medical office condo in Skokie, IL.

This ±1,628 medical office condo was previously an eyecare center and is well-suited for a variety of medical, dental, or professional healthcare uses. The space features a functional layout ideal for patient care, consultations, and administrative operations.

Located in a prime commercial corridor, the property is surrounded by retail shops, offices, restaurants, and service businesses, offering excellent visibility and accessibility. Skokie is known for its strong business community, convenient access to public transit and major roadways, and a steady flow of local foot traffic—making this an ideal opportunity for an owner-user looking to establish or expand their medical practice.

Contact us for more details or to schedule a tour.

Size: ±1,628 SF retail / office condo

Zoning: CX - Core Mixed Use (Skokie)

Taxes: Appeal in progress, contact brokers for details

PIN: 10-21-410-30-1001

Lease Rate: **Contact brokers**

Asking Price: **\$320,000**

PROPERTY HIGHLIGHTS:

- + Located on Skokie's highly trafficked Lincoln Avenue corridor
- + Abundance of available street parking and public lot directly across Lincoln Avenue
- + Ideal for an owner / user



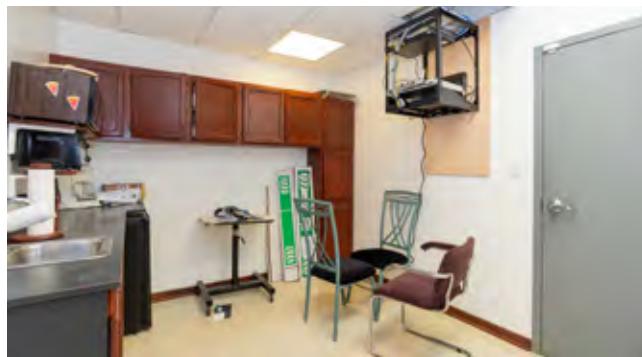
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Skokie Overview

Skokie, IL, is a diverse and well-established suburb of Chicago, known for its strong housing market and community-oriented atmosphere. The village offers a mix of single-family homes, townhouses, and apartment complexes. Skokie's desirable location, excellent public services, access to amenities, and ongoing development projects continue to enhance the housing stock, making Skokie an attractive option for families and professionals alike.

Thriving Retail & Commercial Sector

Skokie boasts a thriving retail and commercial sector, with Westfield Old Orchard Mall serving as a major shopping and entertainment destination. The mall features high-end retailers, restaurants, and entertainment options that attract visitors from across the region. Beyond retail, Skokie benefits from strong demand generators, including NorthShore University HealthSystem's Skokie Hospital, corporate offices, and a growing tech and industrial presence. Cultural attractions such as the Illinois Holocaust Museum and Education Center, Skokie Northshore Sculpture Park, and a vibrant local dining scene contribute to the village's appeal as a well-rounded suburban destination.

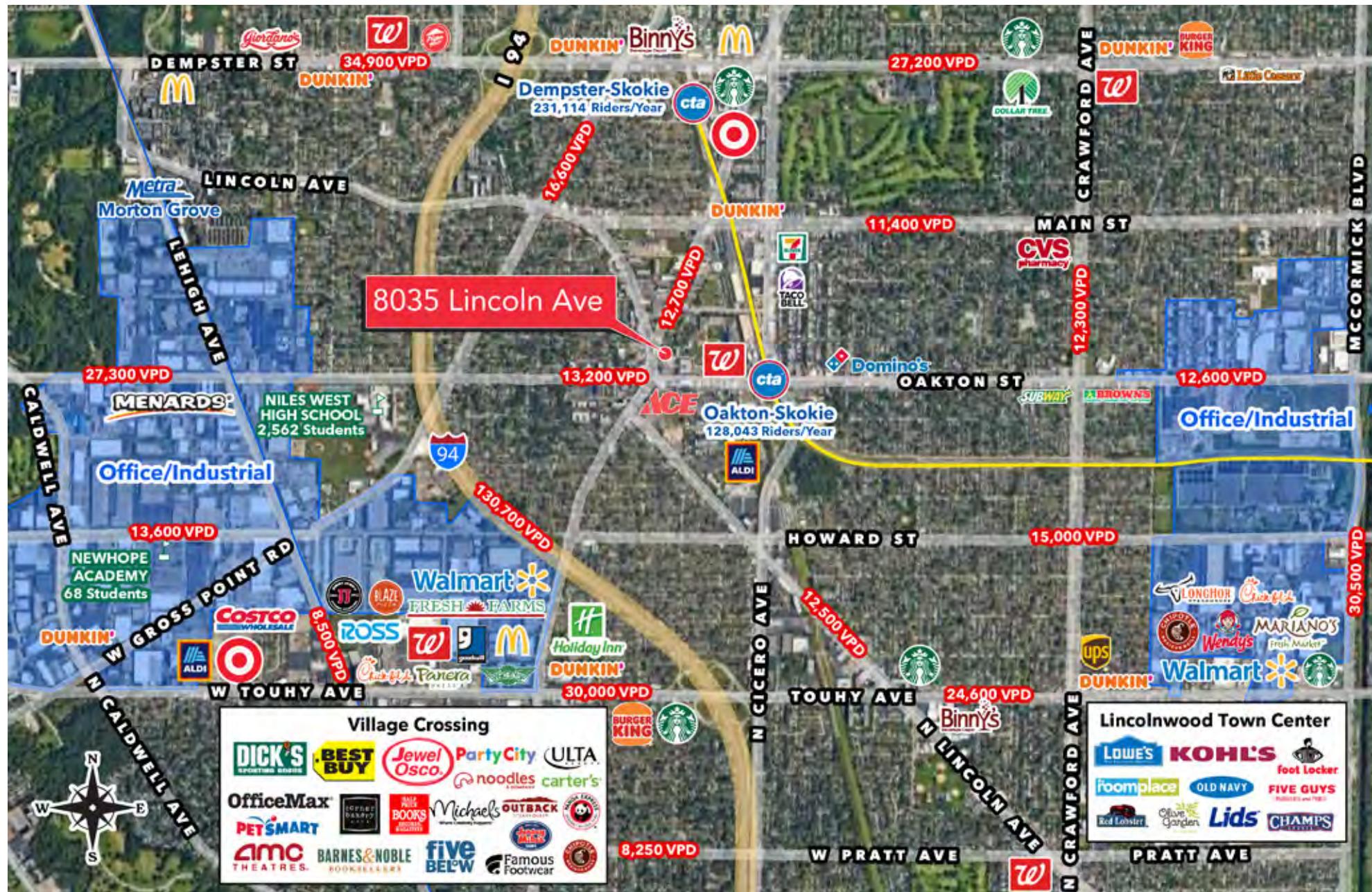
Access & Transportation

Transportation in Skokie is well-developed, offering easy access to Chicago and surrounding areas. The CTA Yellow Line (Skokie Swift) connects the village to the city's public transit network, providing a convenient commuting option. Additionally, Skokie is served by multiple bus routes, and the nearby Edens Expressway (I-94) allows for quick access to downtown Chicago and other suburbs. The village has invested in pedestrian- and bike-friendly infrastructure, further enhancing local mobility options for residents.



8035 N. LINCOLN AVENUE - DEMOGRAPHIC SUMMARY

	1 MI	2 MI	3 MI
Est. Population	26,144	79,467	158,199
Adj. Daytime Population	25,153	89,205	178,580
Est. Households	10,042	29,002	57,758
Est. Average Household Income	\$112,255	\$132,758	\$139,713





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