

LEASE

Downtown Oak Park Opportunity

113-115 N. MARION STREET

Oak Park, IL 60301

PRESENTED BY:

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Oak Park
Green Line &
Metra



N Marion St



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Restaurant Retail Suite:
	\$30.00/SF/yr NNN
AVAILABLE SF:	Office Suite:
	\$18.00/SF/yr NNN
2024 TAX & CAM ESTIMATES:	Restaurant Retail Suite:
	+/- 2,000 SF
LOT SIZE:	Office Suite:
	+/- 150 - 290 SF
BUILDING SIZE:	\$8.86/SF
	0.14 Acres
	9,737 SF

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present 113-115 N. Marion in the heart of downtown Oak Park. This property includes ground-floor retail opportunities on Marion as well as a 2nd-floor +/-150 SF office suite. The location has achieved a Walker's Paradise Walk Score, with nearby access to I-290, I-294, the Oak Park Metra Station the CTA Green Line and multiple bus routes, the property enjoys seamless connections to the broader Chicago metropolitan area.

PROPERTY HIGHLIGHTS

- ±2,000 SF Second Generation Restaurant Storefront
- 2nd floor +/-150 -290 SF office suites available
- Located in the heart of downtown Oak Park
- High visibility frontage on N. Marion Street | Signalized Intersection
- Surrounded by diverse retail & dining options

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	120 - 2,000 SF	LEASE RATE:	\$18.00 - \$30.00 SF/yr

AVAILABLE SPACES

SUITE SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 113	2,000 SF	NNN	\$30.00 SF/yr	±2,000 SF Second Generation Restaurant Capacity for 65 2 Restrooms Grease Trap Turnkey Kitchen Walk-in Cooler Black iron with 18' hood Basement (not included in SF)
Suite 1	290 SF	NNN	\$18.00 SF/yr	Open Concept Private Room.
Suite 2	170 SF	NNN	\$18.00 SF/yr	Open Concept Private Room.
Suite 3	150 SF	NNN	\$18.00 SF/yr	Open Concept Private Room
Suite 5B	150 SF	NNN	\$18.00 SF/yr	Open Concept Private Room. Two large windows facing West.
Suite 8	220 SF	NNN	\$18.00 SF/yr	Open Concept Private Room.

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LEASE SPACES



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 10	220 SF	NNN	\$18.00 SF/yr	Open Concept Private Room.
Suite 12	180 SF	NNN	\$18.00 SF/yr	Open Concept Private Room.
Suite 13	120 SF	NNN	\$18.00 SF/yr	Open Concept Private Room.

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RETAIL UNIT 113 - FORMER RESTAURANT



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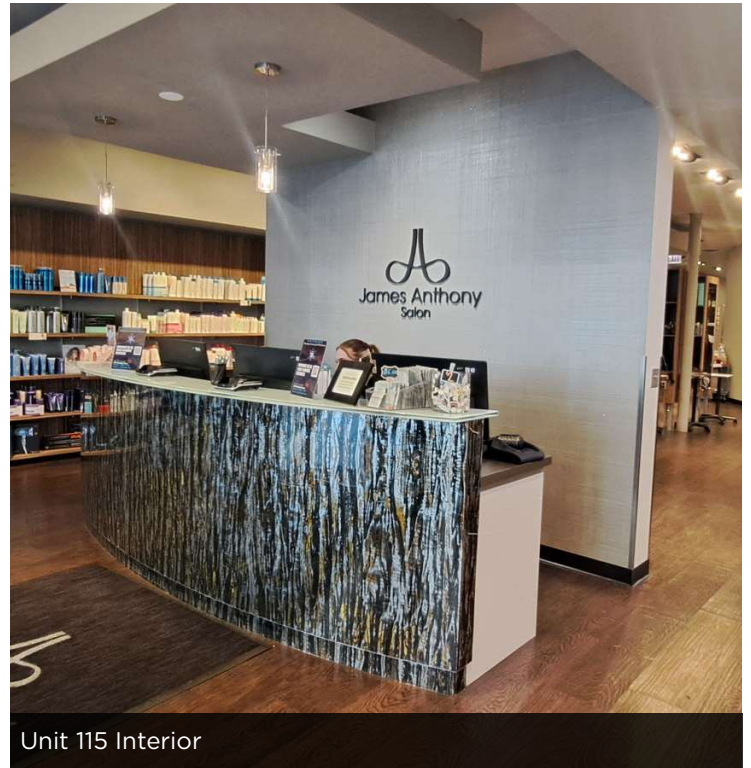
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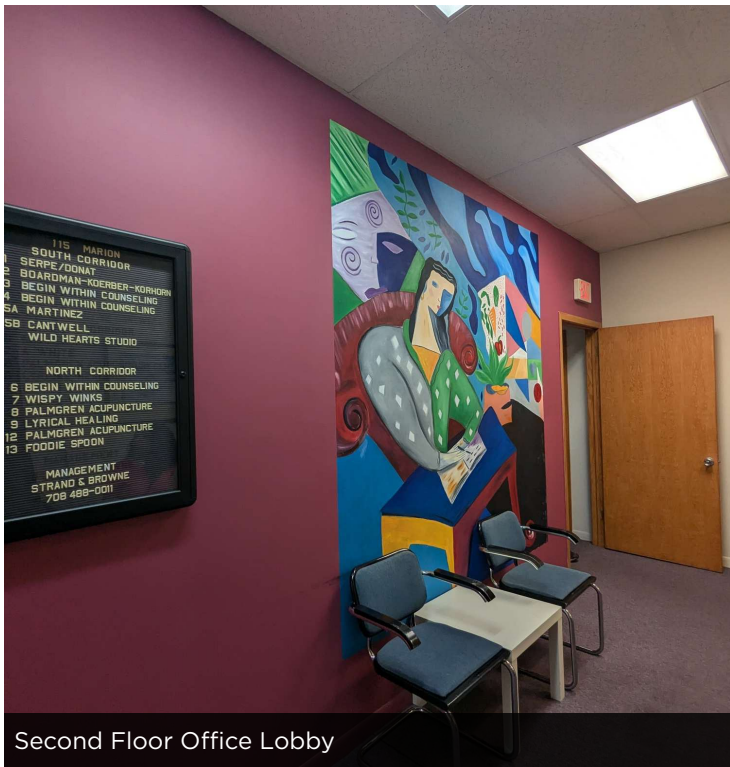
ADDITIONAL PHOTOS



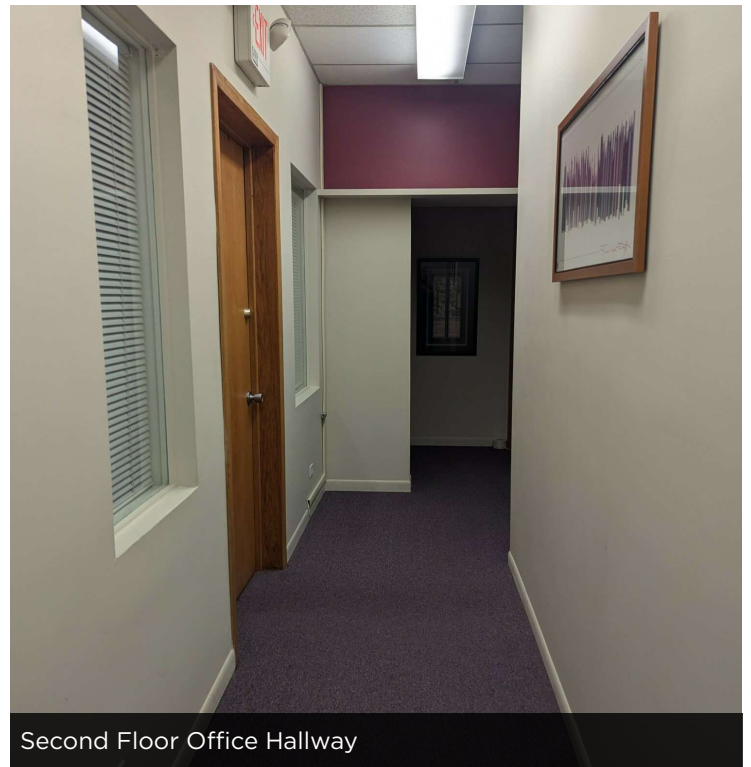
Unit 115 Exterior



Unit 115 Interior



Second Floor Office Lobby



Second Floor Office Hallway

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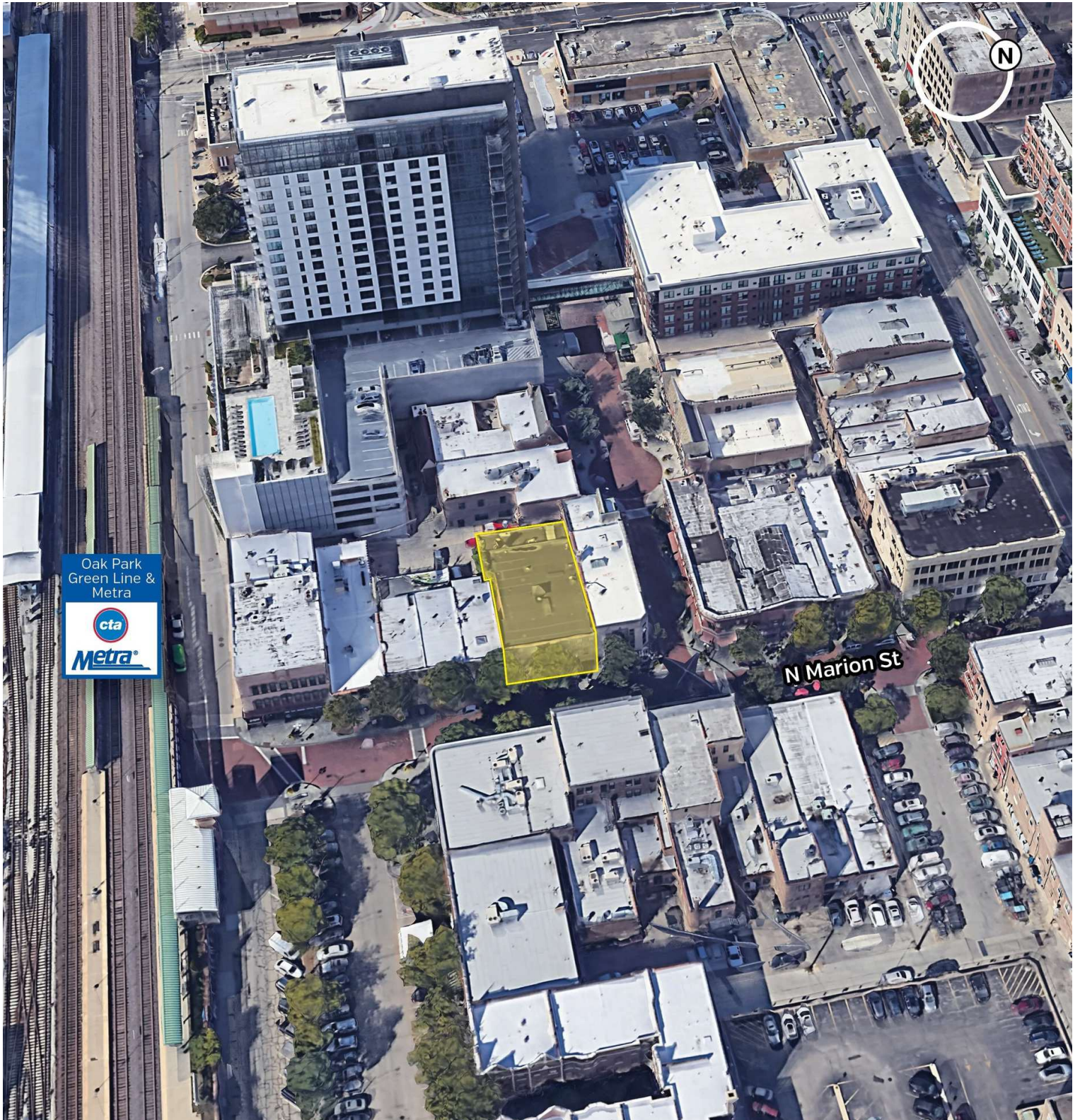
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PROPERTY AERIAL



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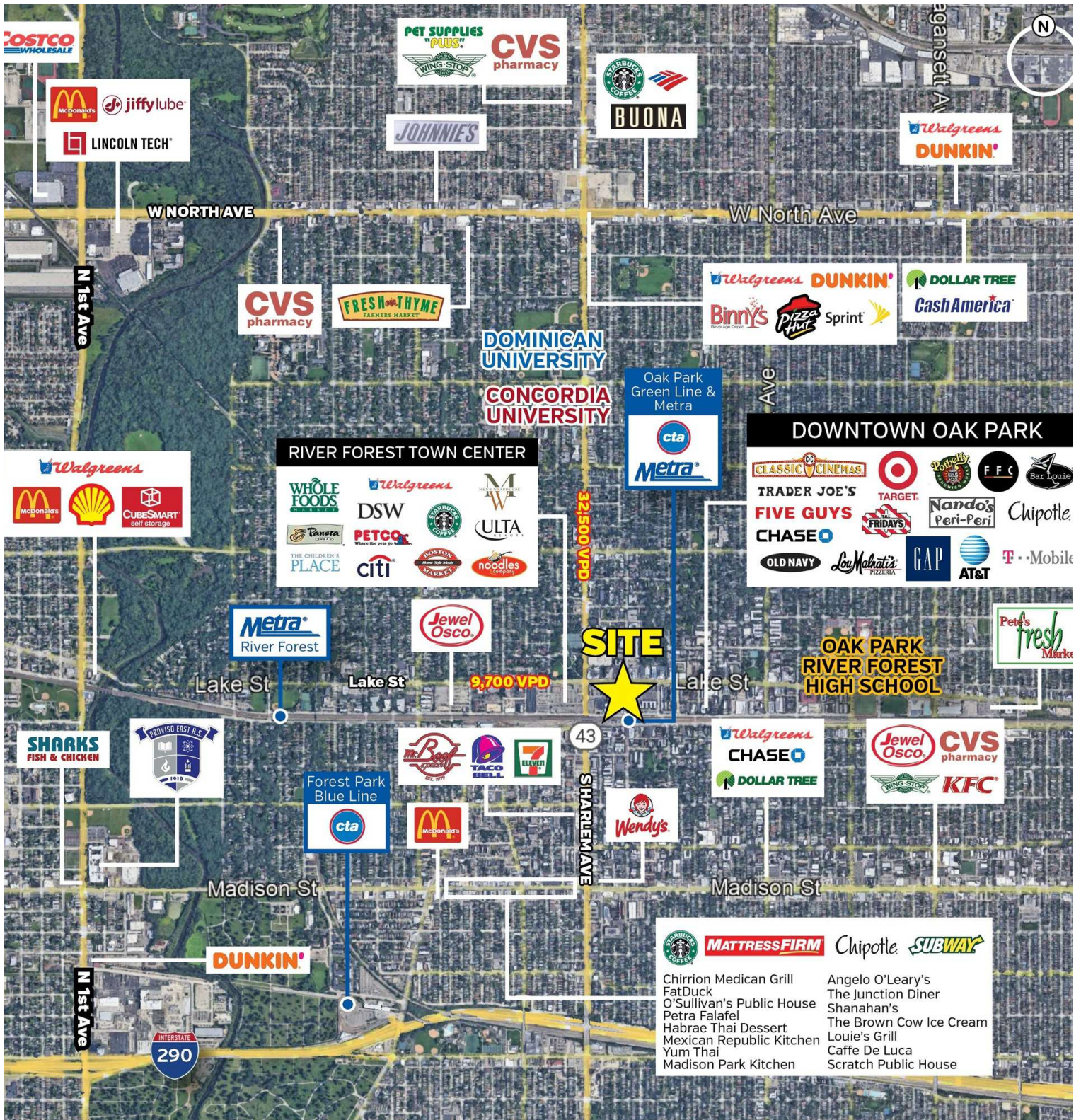
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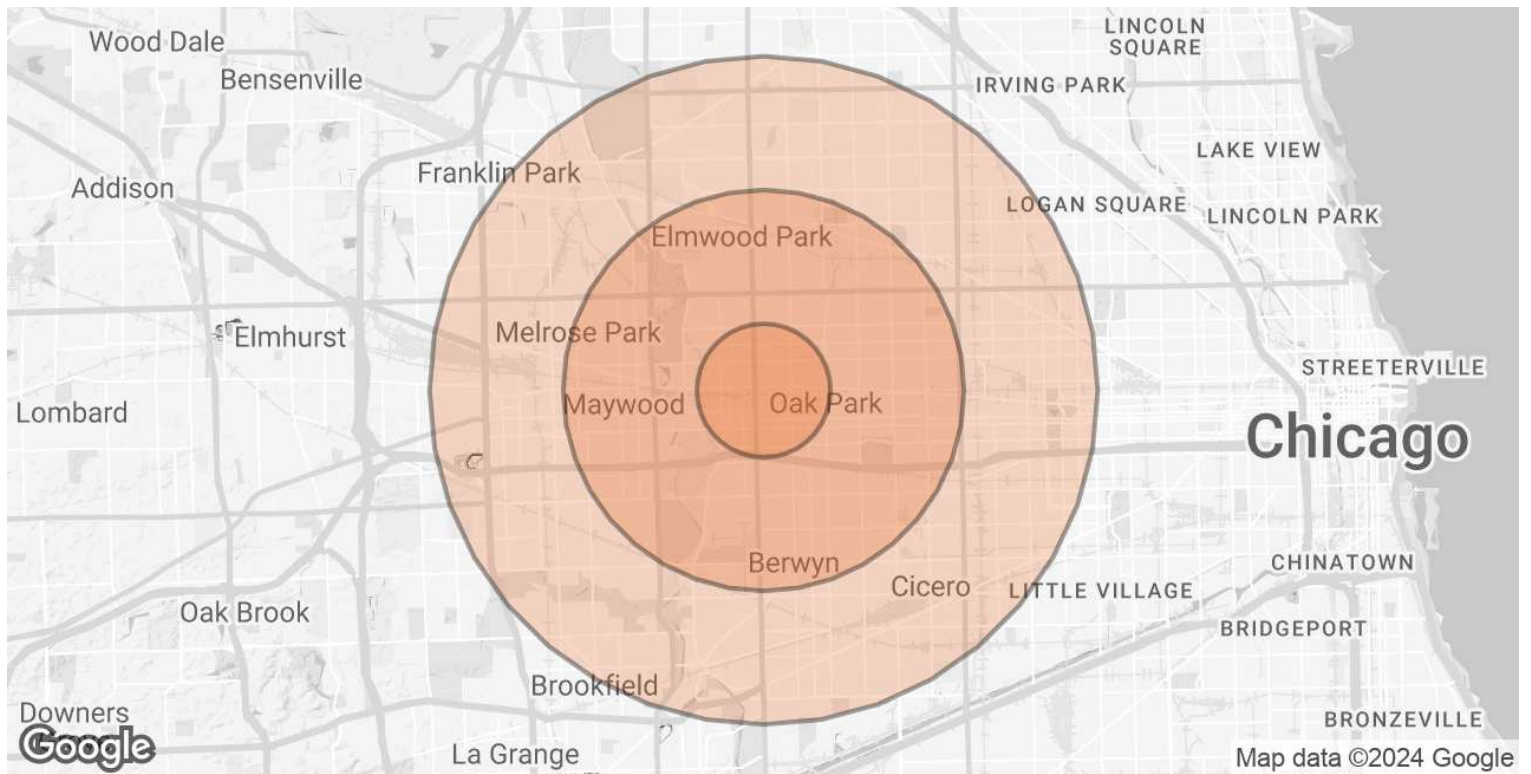
RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	35,138	289,989	766,364
AVERAGE AGE	43	40	39
AVERAGE AGE (MALE)	41	38	38
AVERAGE AGE (FEMALE)	44	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	17,565	109,079	272,301
# OF PERSONS PER HH	2	2.7	2.8
AVERAGE HH INCOME	\$152,553	\$101,736	\$91,305
AVERAGE HOUSE VALUE	\$525,181	\$375,335	\$340,041

Demographics data derived from AlphaMap

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