



For Lease

Retail Space - W. North Ave.

6301-6427 W. North Avenue, Oak Park, IL 60302

Negotiable

Retail Available: 1,000 or 1,406 sf at the North Ridge and Rossell North Shopping Centers on North Ave, Oak Park, IL. The property occupies two city blocks located in the densely populated area, catering to both Chicago Neighborhoods and Oak Park. Tenants benefit from over 38K people, 12,936 households, and an AHH income of over \$128k, all within 1 mile of the Shopping Centers. Excellent mix of national and local tenants at this signalized intersection on North Ave, seeing over 30K VPD with pylon signage and multiple curb cuts.

Contact us:

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Executive Summary



Offering Summary

Rent	\$22.00 SF (NNN)
OPEX:	\$16.30 SF
Available SF:	1,000 & 1,406 SF
Lot Size:	1.88 Acres
GLA:	36,005 SF
Market:	Chicago
Submarket:	Near West
Traffic Count:	30,200

Property Overview

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Property Highlights

- 452" of Frontage along North Ave
- Pylon Sign
- Over 30K VPD
- Signalized intersection
- Multiple curb cuts
- Diverse mix of tenants
- Dense population
- 97% Occupied

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Site & Retail Map



Tenant List		SF
A6301	CASH AMERICA	7,560
A6317	LUV 2 SMOKE	950
A6319	METRO BY T-MOBILE	735
A6321	J & J FISH	980
A6323	AVAILABLE	1,406
A6325	KB BEAUTY	2,175
A6327	OXFORD AUTO INSURANCE	1,300
A6405	DOLLAR TREE	10,000
B6407	VALETERIA CLEANERS	2,870
B6415	VAPE TOBACCO	1,005
B6417	COMFORT SPA	775
B6419	FREEWAY INSURANCE	1,170
B6421	AVAILABLE	1,000
B6423	EXPERT NAIL SPA	1,200
B6425	CHINA CHOP SUEY	1,050
B6427	TACO PROS	1,800

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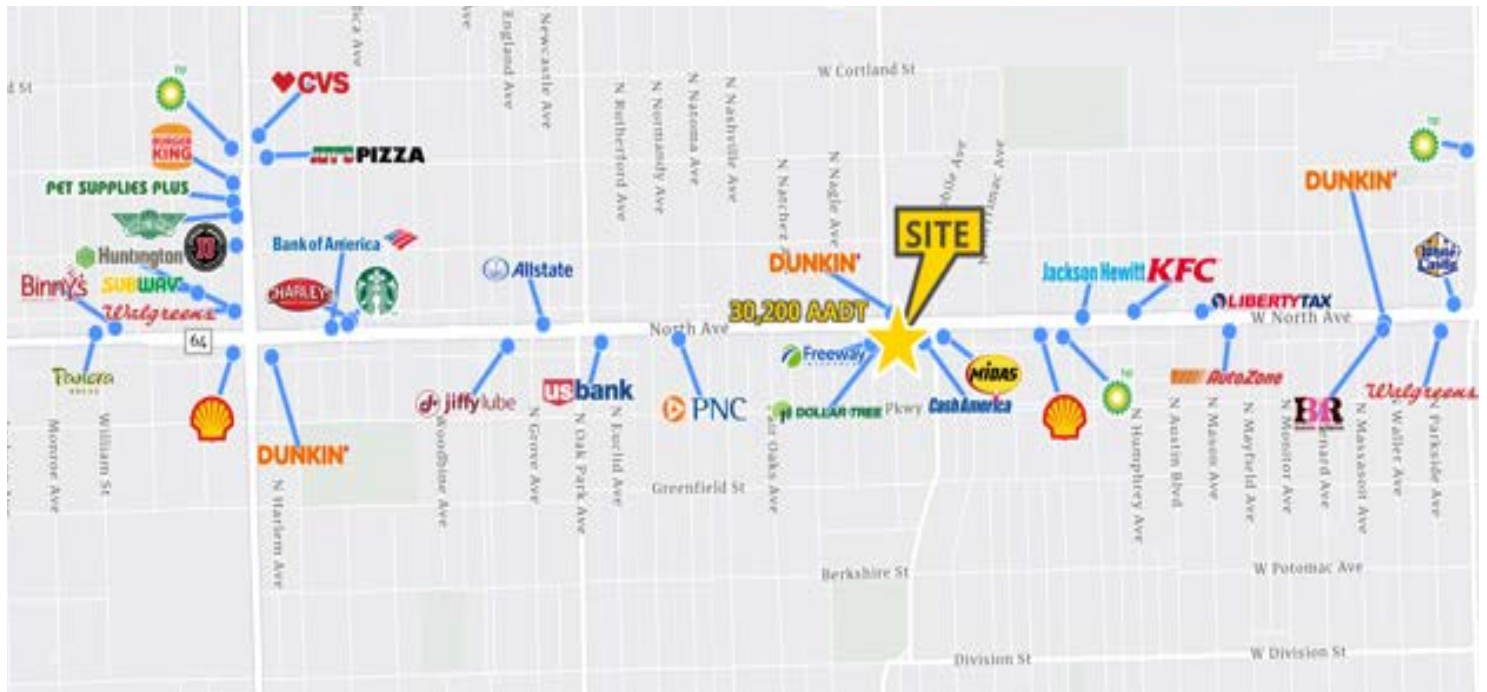
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Aerial & Retailers



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Additional Photos



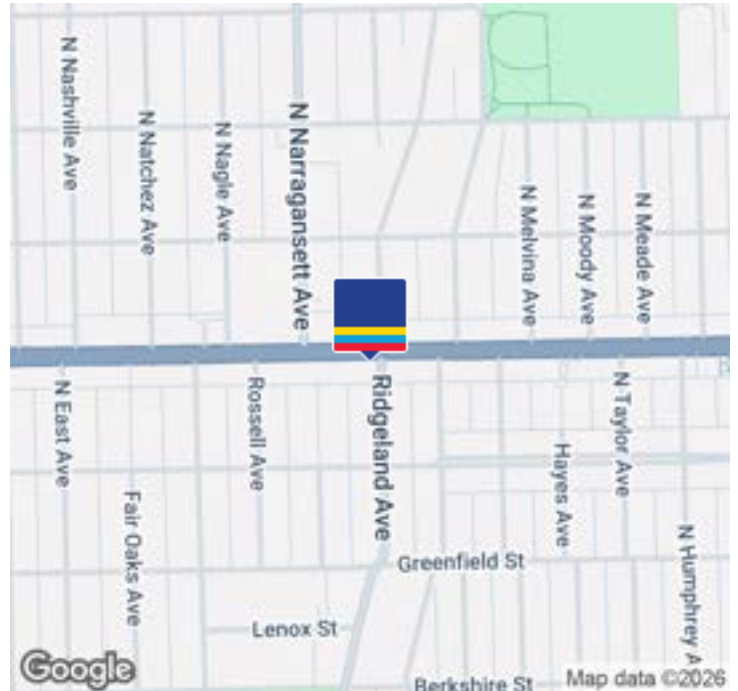
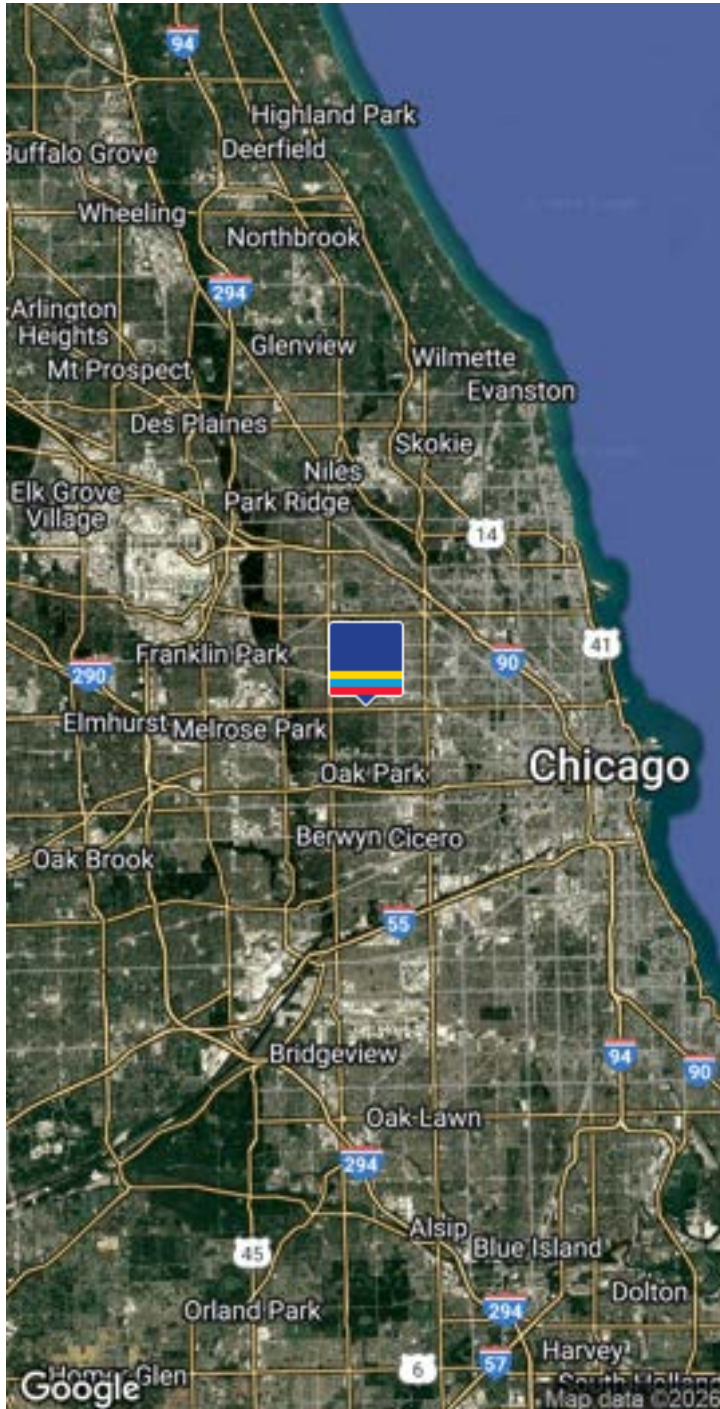
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Location Map



Location Overview

Nestled in the heart of Oak Park, an ideal destination for retail and strip center investment, the area around the property offers an array of attractions for prospective investors. With its close proximity to downtown Chicago, the property benefits from a thriving retail market and strong community foot traffic. Noteworthy nearby points of interest include the vibrant shopping and dining district along Lake Street. This bustling locale is also well-connected with excellent public transportation and convenient access to major highways, ensuring an optimal environment for successful retail ventures. Embrace the opportunity to invest in this dynamic, high-demand retail market.

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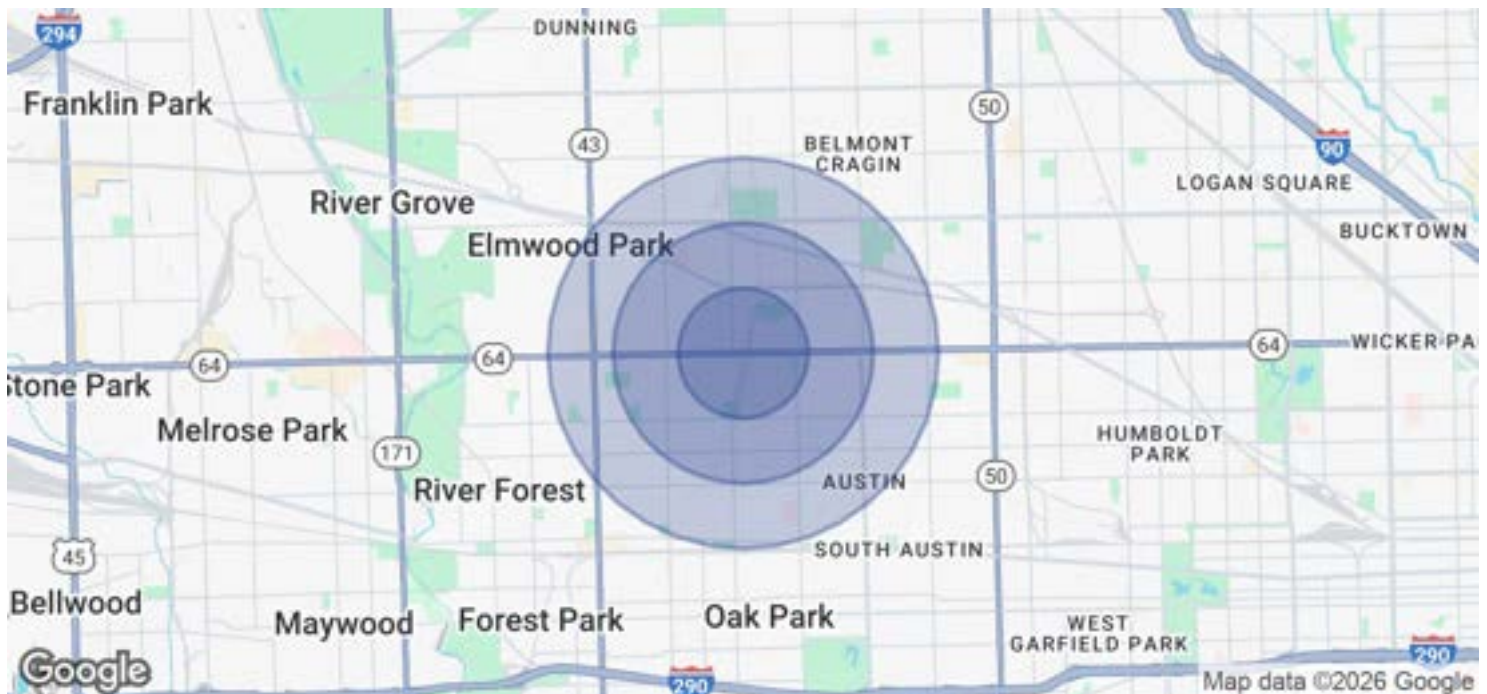
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Demographics Map & Demos



Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	7,957	34,050	96,672
Average Age	42	40	40
Average Age (Male)	40	39	38
Average Age (Female)	43	41	41
Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	2,909	11,841	34,851
# of Persons per HH	2.7	2.9	2.8
Average HH Income	\$137,500	\$121,285	\$107,447
Average House Value	\$460,043	\$407,862	\$385,016

Demographics data derived from AlphaMap

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