



**LEASE**

# Oak Park Office/Medical Building Available

**6142-6144 W. ROOSEVELT RD**

Oak Park, IL 60304

**PRESENTED BY:**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$24.00 SF/yr (NNN) NNN/SF \$5.80 (2024)
<b>TOTAL NUMBER OF UNITS:</b>	16
<b>AVAILABLE SF:</b>	108 - 870 SF
<b>LOT SIZE:</b>	0.12 Acres
<b>BUILDING SIZE:</b>	9,000 SF
<b>NOI:</b>	\$19,716.67
<b>CAP RATE:</b>	1.32%

## PROPERTY DESCRIPTION

SVN is pleased to present 6142-6144 Roosevelt Road, a ±9,000 SF Office building with street retail in Oak Park, Illinois. High visibility with frontage on Roosevelt Road (17,000 VPD). This two-story, 16-unit building is 60% occupied and next to city parking. Small Units Available. Join destination retailers such as Segreti Pharmacy, Evoluzion Alternative Health, Wakeupandgo Lashes, and Acuweks.

## PROPERTY HIGHLIGHTS

- 4- Flexible Office and Medical suites under 1,000 SF
- City-owned parking adjacent to the building
- Pharmacy on site | High Visibility
- Close proximity to Austin CTA Blue Line station and I-290

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## LEASE SPACES



### LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	108 - 870 SF	<b>LEASE RATE:</b>	\$24.00 SF/yr

### AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 104	515 SF	NNN	\$24.00 SF/yr	+/- 515 SF Medical Office Waiting Room, Reception   Private Office 2 Exam Rooms with Sinks   Storage Closet
Suite 201	665 SF	NNN	\$24.00 SF/yr	+/- 665 SF Medical Office Waiting Room   Reception 2 Exam Rooms   2 Offices Conference Room   Restroom   Storage
Suite 202-1	300 SF	NNN	\$24.00 SF/yr	+/- 300 SF 2 Private Offices   Conference Room

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## LEASE SPACES

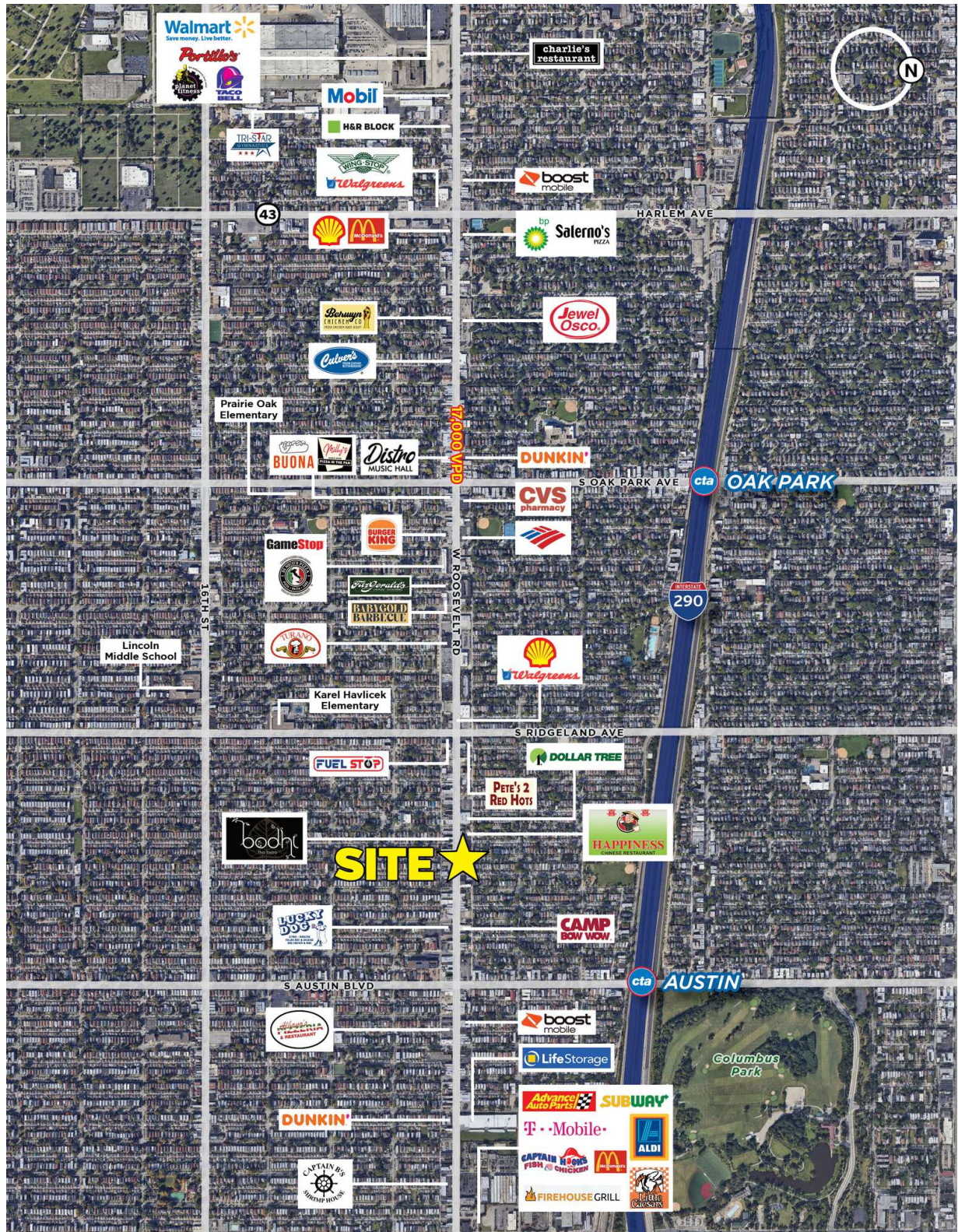


SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 202-2	108 SF	NNN	\$24.00 SF/yr	+/- 108 SF 1 Private Office
Suite 105	870 SF	NNN	\$24.00 SF/yr	+/- 870 SF Medical Office Waiting Room   Reception Area 3 Exam Rooms with Sinks   Storage Closet

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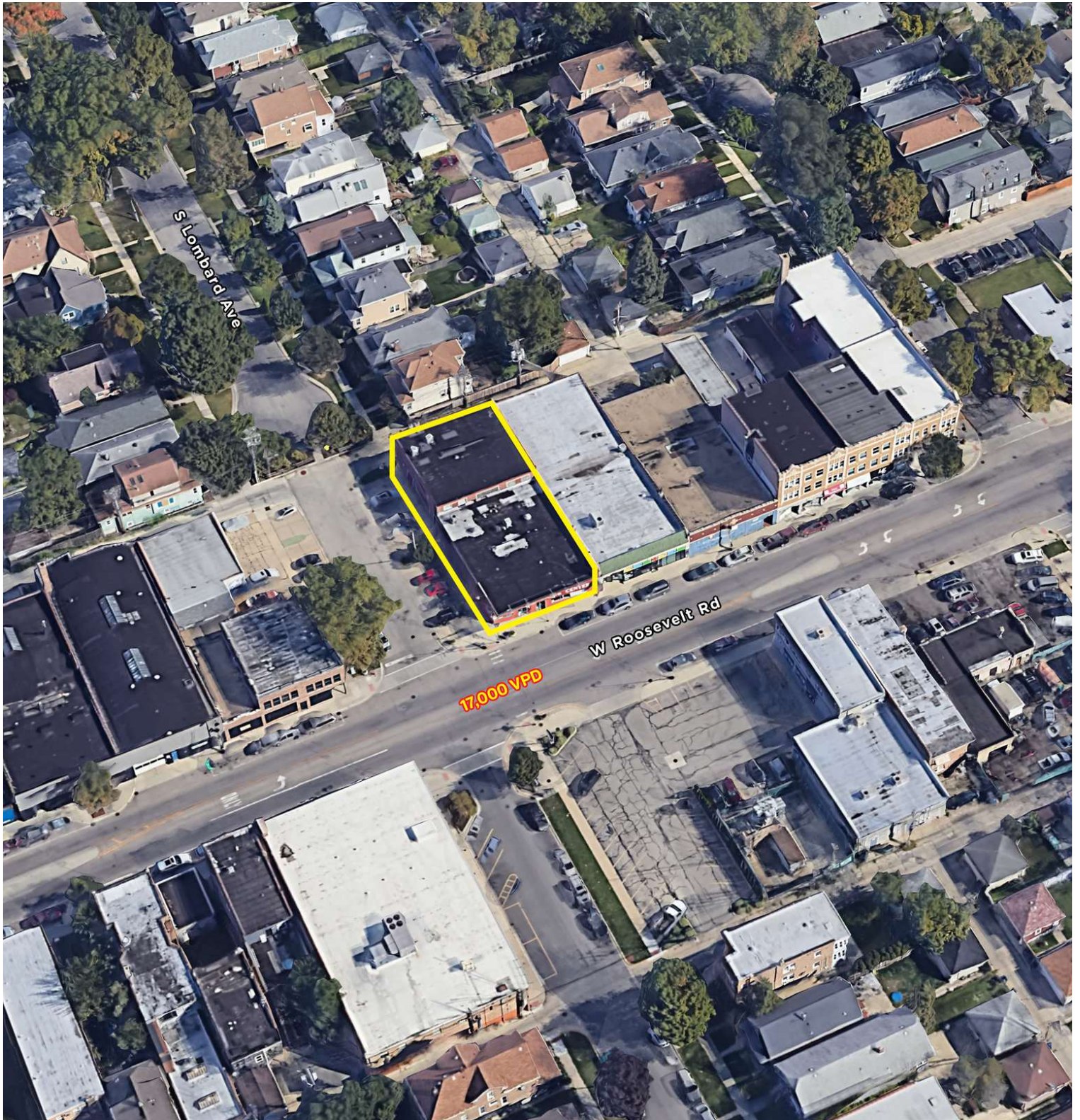
# RETAILER MAP



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# AERIAL



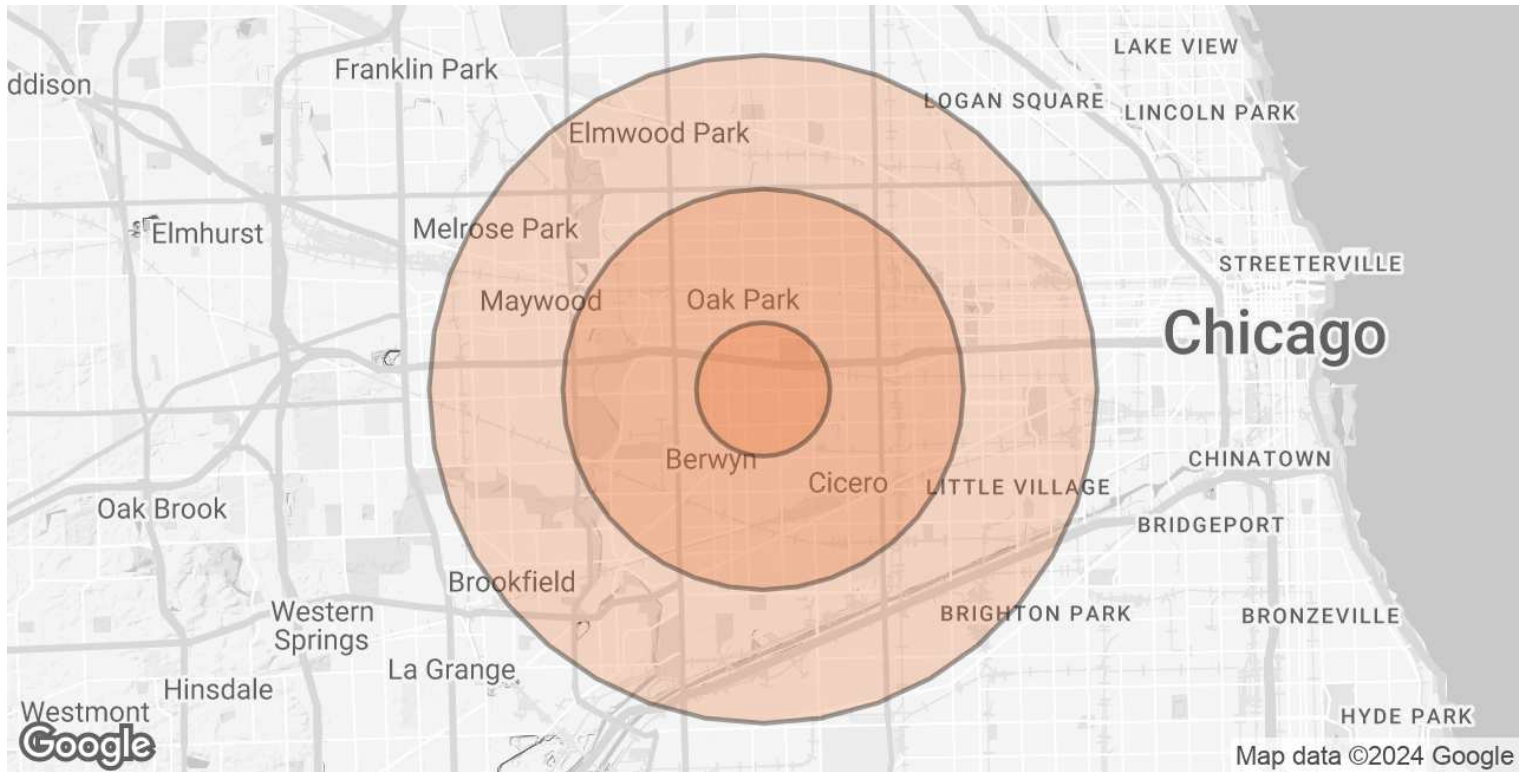
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	46,405	306,556	782,589
<b>AVERAGE AGE</b>	37	38	38
<b>AVERAGE AGE (MALE)</b>	37	37	37
<b>AVERAGE AGE (FEMALE)</b>	38	39	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	15,513	111,972	276,703
<b># OF PERSONS PER HH</b>	3	2.7	2.8
<b>AVERAGE HH INCOME</b>	\$105,466	\$92,101	\$88,820
<b>AVERAGE HOUSE VALUE</b>	\$351,605	\$351,845	\$337,687

Demographics data derived from AlphaMap

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