

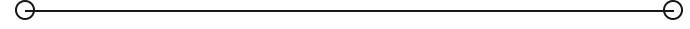


## LEASE

# 2-Story Oak Park Office Available

**6955 W. NORTH AVENUE**

Oak Park, IL 60302

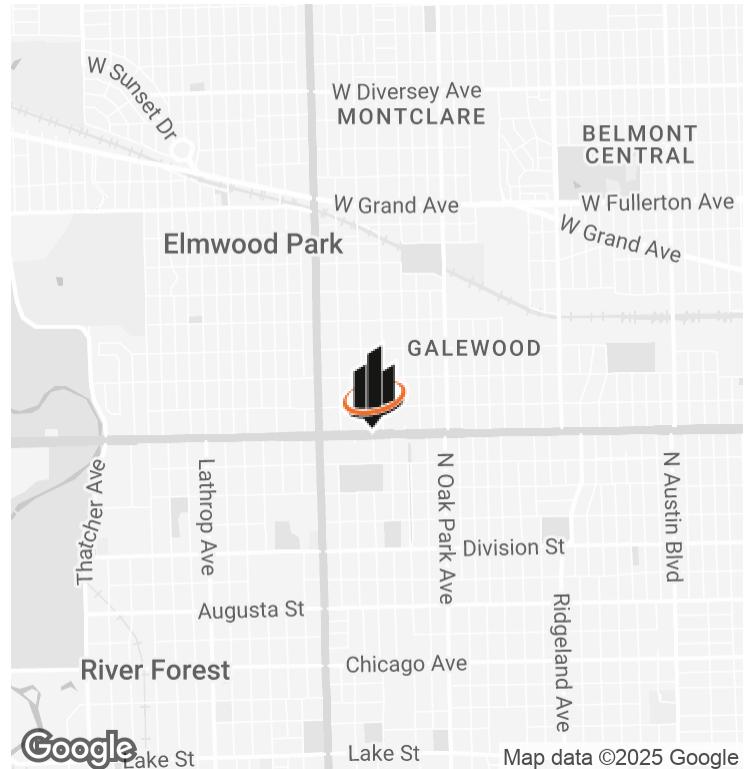


### PRESENTED BY:

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$16.00 SF/yr (NNN) NNN/SF \$7.24 (2024)
<b>TOTAL NUMBER OF UNITS:</b>	12
<b>AVAILABLE SF:</b>	450 - 1,000 SF
<b>LOT SIZE:</b>	0.14 Acres
<b>BUILDING SIZE:</b>	6,700 SF

## PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present 6955 West North Avenue, a ±6,700 SF 2-story office building with garden level in Oak Park, Illinois. 12-Units and 17% occupancy. Various small suites available. Frontage on North Ave (33,500 VPD) just east of Harlem Avenue. With nearby access to I-290, I-294, the CTA Green Line and multiple bus routes, the property enjoys seamless connections to the broader Chicago metropolitan area.

## PROPERTY HIGHLIGHTS

- Flexible office and medical office suites under 1,000 SF
- Full Windows | Open Concepts
- Ample street parking | Frontage on North Avenue
- Nearby access to CTA Green Line, bus routes, I-290, and I-294

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## LEASE SPACES



### LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	450 - 1,000 SF	LEASE RATE:	\$16.00 SF/yr

### AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite G4 & 5	1,000 SF	NNN	\$16.00 SF/yr	Former Salon   Open Concept
Suite 101	560 SF	NNN	\$16.00 SF/yr	2 private offices, open area, private restroom.
Suite 102	450 SF	NNN	\$16.00 SF/yr	Large Office, Kitchenette, Reception Area, Restroom, Storage
Suite 103	670 SF	NNN	\$16.00 SF/yr	Lobby, Reception, 3 Offices, Restroom, Kitchenette
Suite 201	510 SF	NNN	\$16.00 SF/yr	2 private offices, open area, private restroom, storage closet.
Suite 202	500 SF	NNN	\$16.00 SF/yr	2 private offices, open area, private restroom. Windowline facing North Avenue.

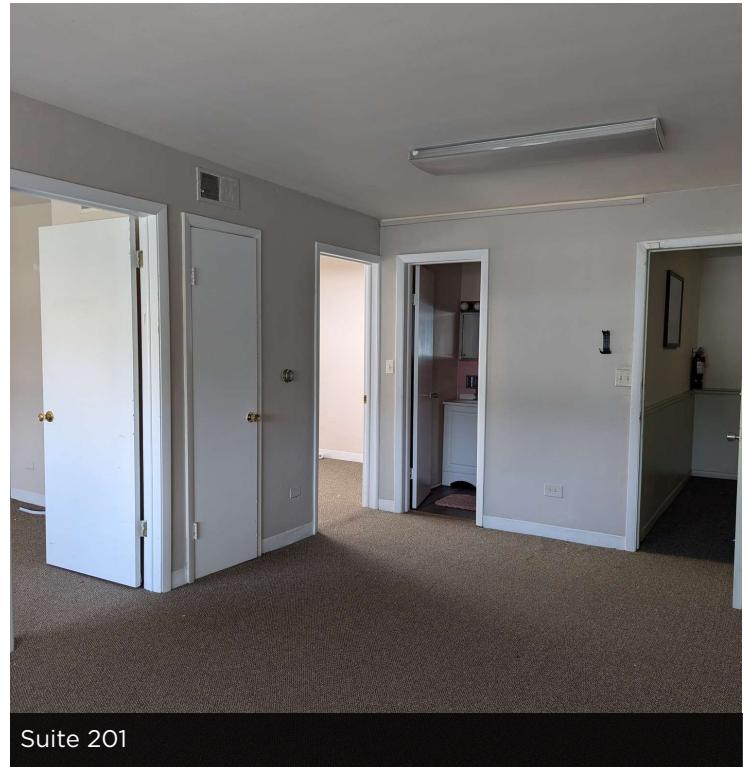
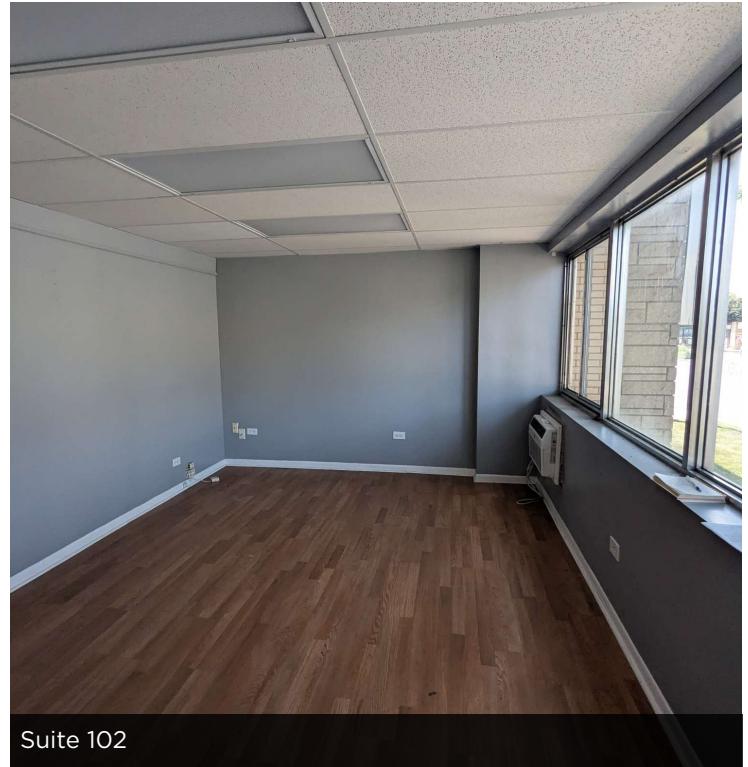
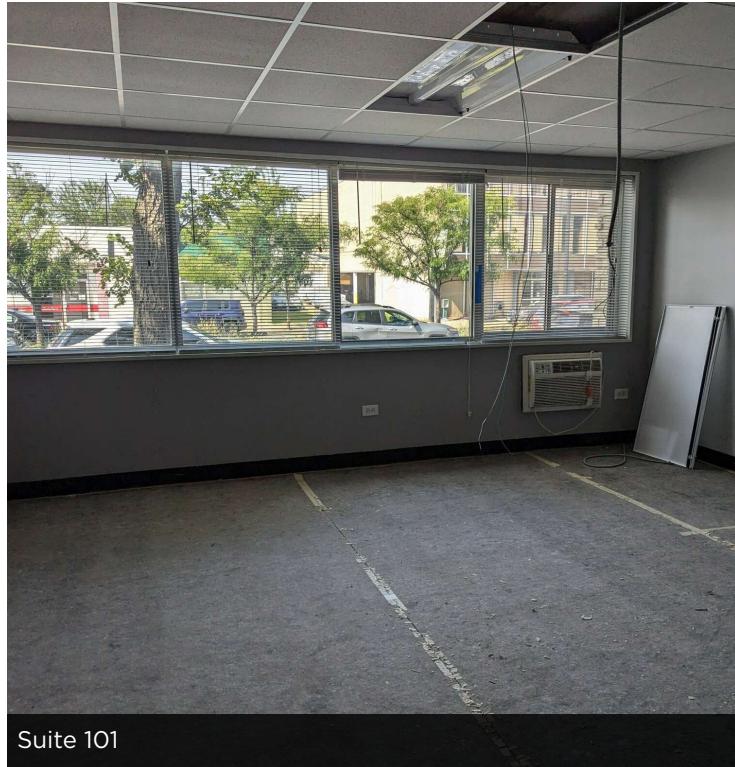
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## INTERIOR PHOTOS



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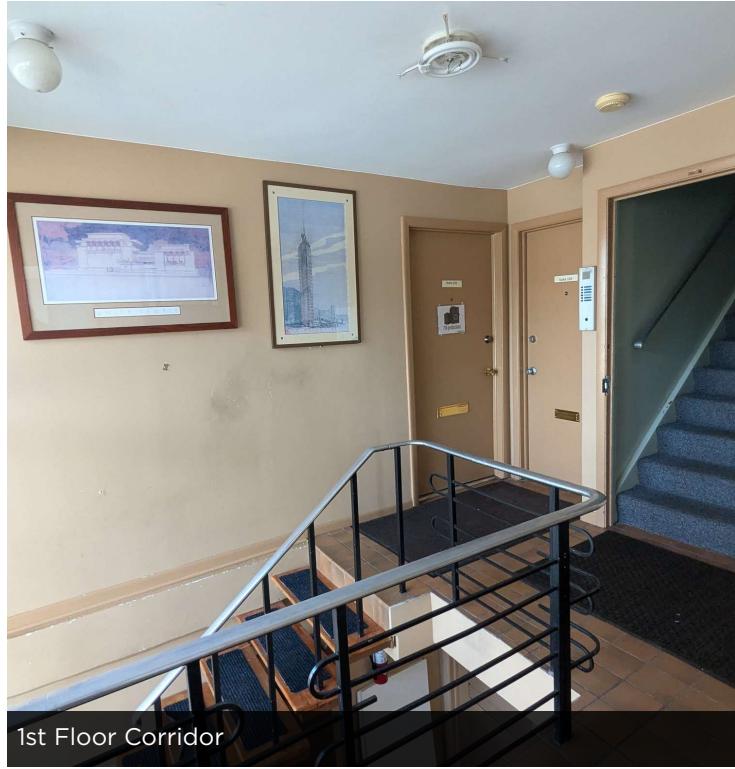
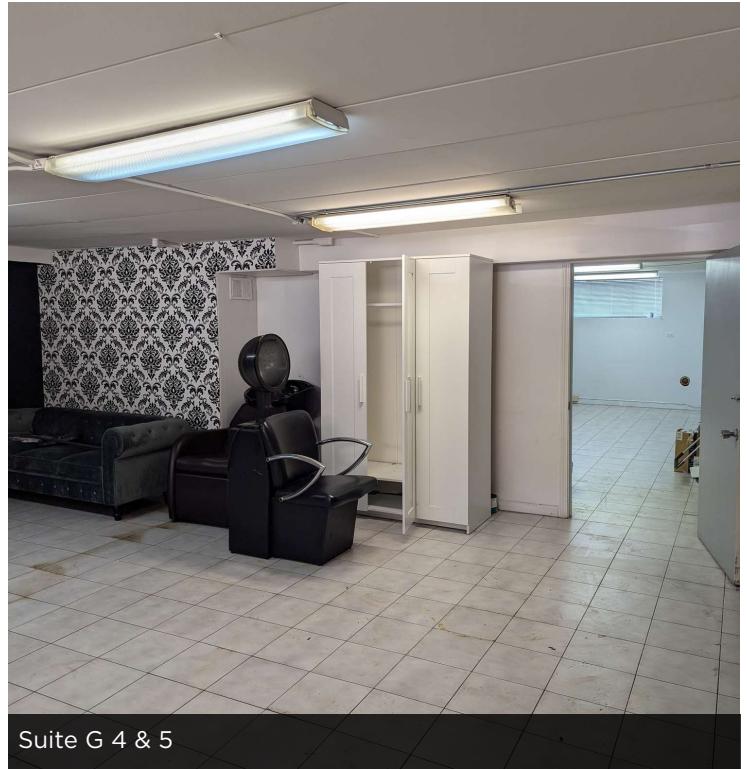
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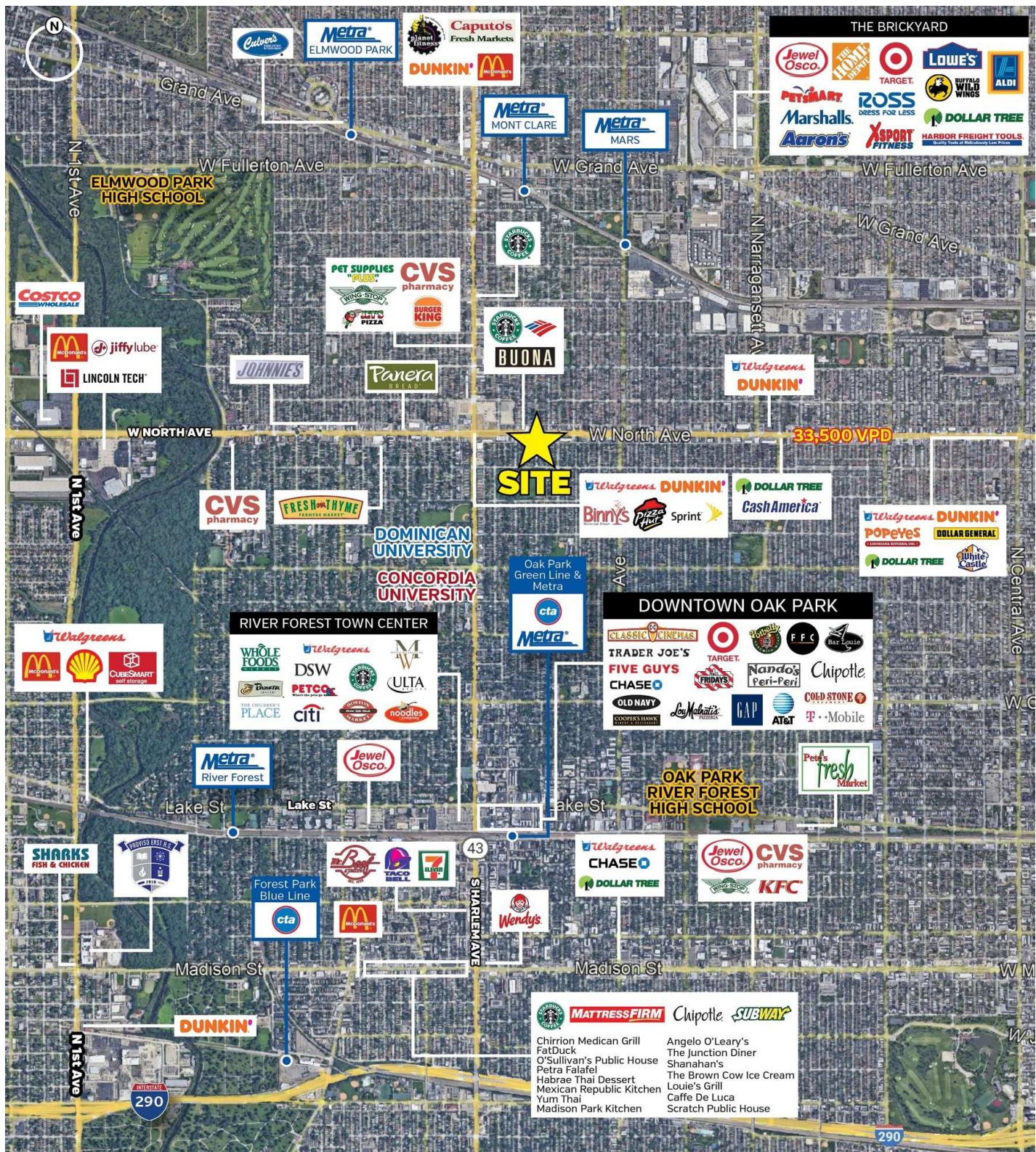
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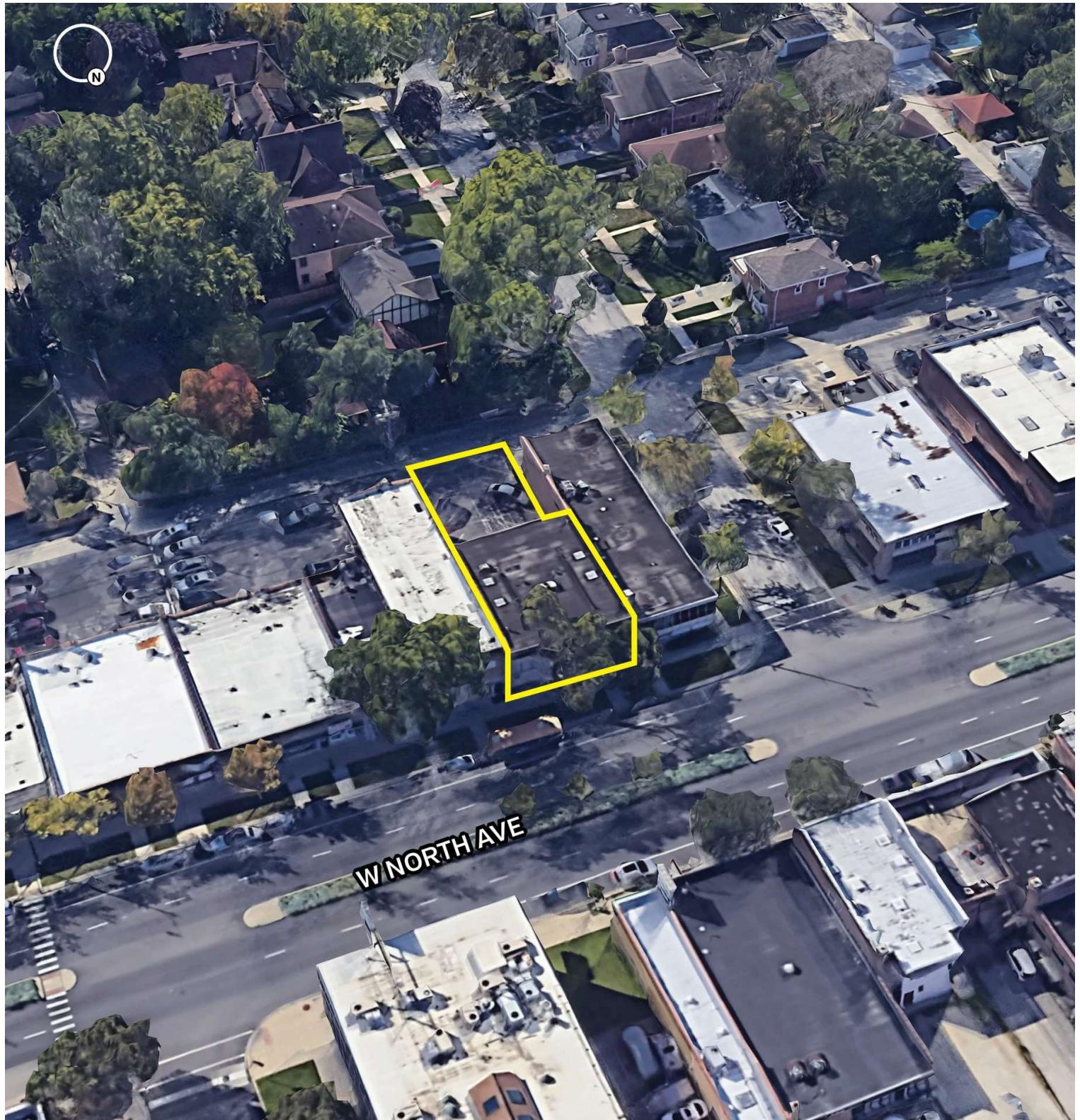
# RETAILER MAP



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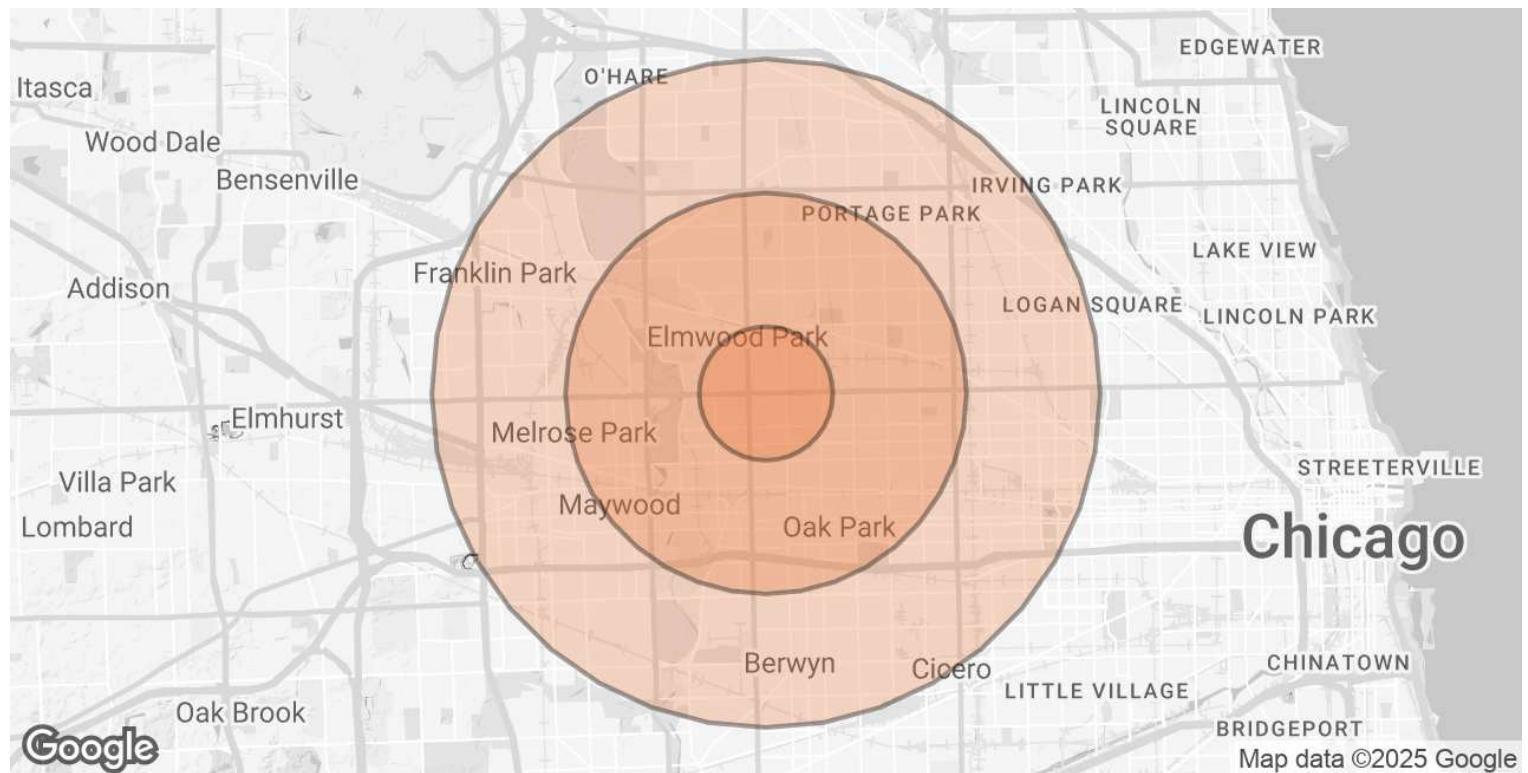
# AERIAL



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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	25,884	311,562	833,901
<b>AVERAGE AGE</b>	42	40	39
<b>AVERAGE AGE (MALE)</b>	41	39	38
<b>AVERAGE AGE (FEMALE)</b>	43	41	40

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	9,875	116,204	306,339
<b># OF PERSONS PER HH</b>	2.6	2.7	2.7
<b>AVERAGE HH INCOME</b>	\$162,332	\$103,536	\$96,818
<b>AVERAGE HOUSE VALUE</b>	\$519,483	\$381,911	\$368,438

Demographics data derived from AlphaMap

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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.

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