

LEASE

# ±6,709 SF Retail Space at Signalized Corner

7525 MADISON STREET

Forest Park, IL 60130

PRESENTED BY:

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BENTLEY ACADEMY OF IRISH DANCE



Duffy's Tavern



Madison St 12,200 VPD

Des Plaines Ave 16,900 VPD



## PROPERTY SUMMARY



### OFFERING SUMMARY

LEASE RATE:	\$28.00 SF/yr (MG)
AVAILABLE SF:	+/- 6,709 SF
AVAILABLE UNITS:	1
LOT SIZE:	0.87 Acres
BUILDING SIZE:	10,398 SF
NOI:	\$11,643.02
CAP RATE:	0.0%

### PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present a ±6,709 SF leasing opportunity at 7525 W Madison Street, a former bank building situated at the signalized, high-traffic corner of Madison Street & Des Plaines Avenue in Forest Park, IL. This prime location is a 10 minute walk to the Forest Park Blue Line Station and a 20 minute walk to the River Forest and Oak Park UP-W Metra stops. With on-site parking and additional storage available, the property has excellent visibility and accessibility. Join popular local breakfast and lunchtime cafe, Madison Park Kitchen.

### PROPERTY HIGHLIGHTS

- ±6,709 SF Former Bank Building | 0.95 Acre site
- Signalized, High-Traffic Corner of Madison St & Des Plaines Ave
- 0.5 Miles (10 min walk) from the Forest Park Blue Line Station
- 1 mile (20 min walk) from the River Forest & Oak Park UP-W Metra Stops
- Adjacent to Popular Local Restaurant, Madison Park Kitchen
- Parking Available On Site | Additional Storage Available

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## LEASE SPACES



## LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	6,709 SF	LEASE RATE:	\$28.00 SF/yr

## AVAILABLE SPACES

### SUITE SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

Suite 1	6,709 SF	Modified Gross	\$28.00 SF/yr	Former Bank with open area, three private offices, storage, vault room, and private restroom. Highly visible window line along Madison Street and Des Plaines Avenue.
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## ADDITIONAL PHOTOS



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# AERIAL



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# RETAILER MAP

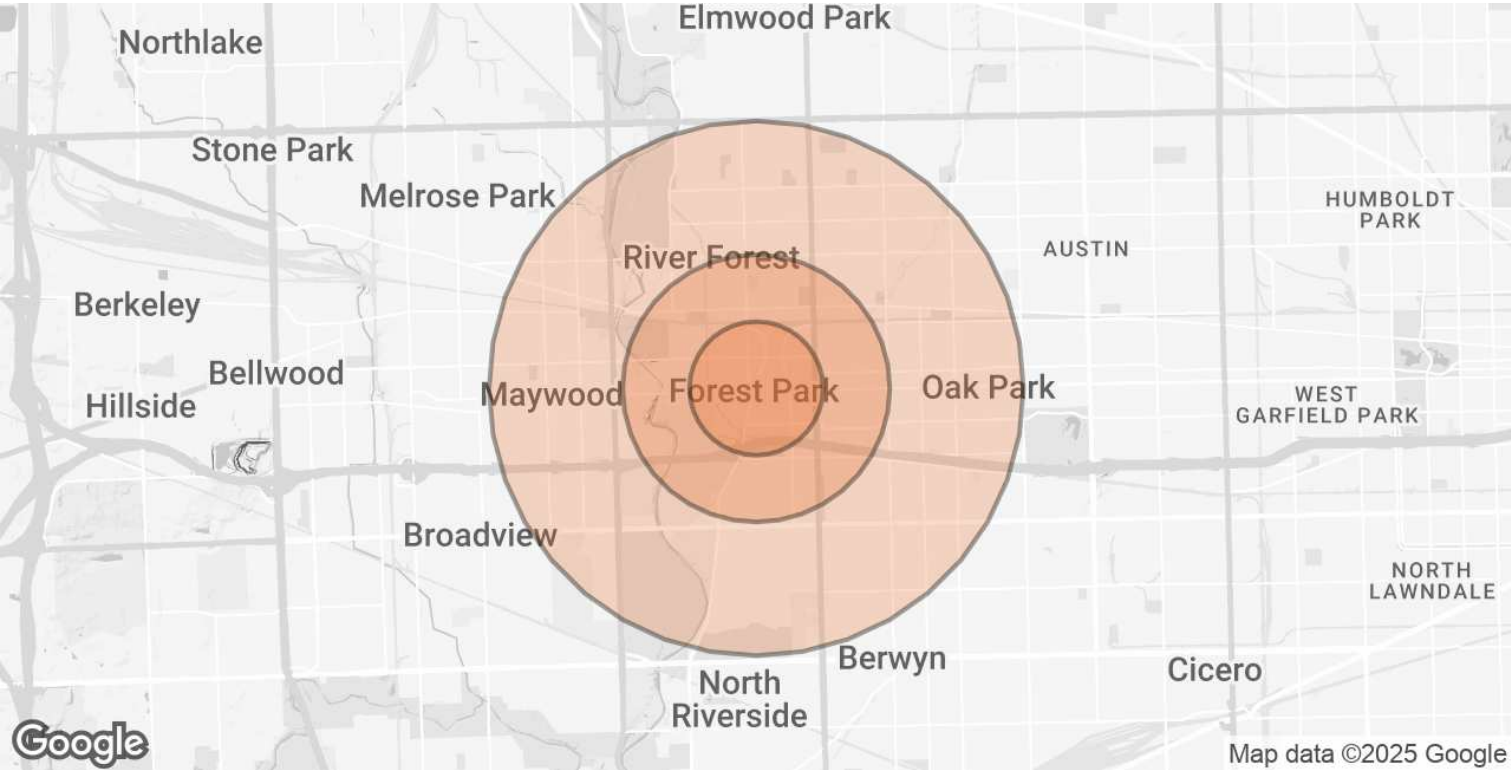


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	2 MILES
TOTAL POPULATION	11,782	39,892	175,556
AVERAGE AGE	39	40	39
AVERAGE AGE (MALE)	38	38	38
AVERAGE AGE (FEMALE)	41	41	40

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
TOTAL HOUSEHOLDS	5,271	16,894	66,861
# OF PERSONS PER HH	2.2	2.4	2.6
AVERAGE HH INCOME	\$82,733	\$87,254	\$96,267
AVERAGE HOUSE VALUE	\$465,283	\$440,340	\$381,178

Demographics data derived from AlphaMap

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