

PRIME RETAIL / MEDICAL OPPORTUNITY

7045 W North Avenue

Oak Park, Illinois 60302 · North & Harlem Corridor

\$725,000

5,000 SF Freestanding Storefront
~\$145 / SF · Owner-User or Investor

"Signalized North & Harlem visibility with ~28,000 vehicles a day, private rear parking, and flexible retail/medical zoning."

5,000 SF

BUILDING

0.14 AC

LOT

7

PARKING

1957

BUILT

C

N. AVE ZONING

50 FT

FRONTAGE

Executive Summary

Prime Owner-User or Investment Opportunity | Oak Park's Premier North Avenue Corridor

Position your business in one of the most established and highly visible commercial corridors in the western suburbs. Located at **7045 W. North Avenue, Oak Park, Illinois**, this approximately 5,000-square-foot commercial building offers exceptional frontage, outstanding visibility, and flexible space suitable for a wide variety of retail, medical, showroom, office, and service-oriented users.

Offered at **\$725,000**, this property presents a rare opportunity to acquire commercial real estate in one of the Chicago area's most desirable and supply-constrained submarkets at an attractive price of approximately **\$145 per square foot**.

The property features approximately **50 feet of frontage** on heavily traveled North Avenue with exposure to more than **28,000 vehicles per day**, providing excellent signage and brand visibility. The open-concept interior allows for efficient space planning and can easily accommodate medical offices, dental practices, physical therapy, professional services, specialty retail, furniture or design showrooms, boutique fitness concepts, educational facilities, and other commercial uses.

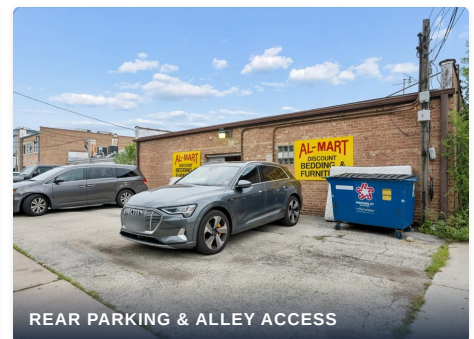
Recent capital improvements include a **new roof (2017)** and **HVAC system (2021)**, allowing a purchaser to occupy or reposition the property with minimal immediate capital expenditures. The building also benefits from rear private parking, alley access, and excellent accessibility for customers and employees.

Strategically located just east of the busy **Harlem Avenue and North Avenue intersection**, the property serves the affluent communities of Oak Park, River Forest, Galewood, and Elmwood Park while offering convenient access to Interstate 290, Interstate 90/94, CTA bus routes, and nearby Metra stations.

The surrounding trade area continues to experience significant public and private investment, including a **new Rush University Medical Center outpatient facility**, new multifamily residential development, and continued retail growth. These projects are expected to increase daytime population, consumer spending, and demand for healthcare, retail, restaurant, and professional office users.

Nearby national retailers and service providers include **Starbucks, Walgreens, Bank of America, Chase, PNC Bank, Fresh Thyme, Orangetheory Fitness, The UPS Store**, and numerous established local businesses, creating a strong commercial environment with consistent customer traffic.

With strong demographics, exceptional visibility, flexible commercial zoning, and continued investment throughout the surrounding area, **7045 W. North Avenue** represents an outstanding opportunity for owner-users seeking to control occupancy costs or investors pursuing long-term appreciation in one of metropolitan Chicago's most stable commercial markets.



The Property

A **5,000-square-foot freestanding storefront** on the high-traffic North Avenue retail corridor, currently operating as an open-concept furniture & bedding showroom. The single-story building offers wide-open display space, a clean glass-line frontage of **50 feet** directly on North Avenue, a private rear parking lot with alley access, and functional back-of-house storage, office, and restroom areas.

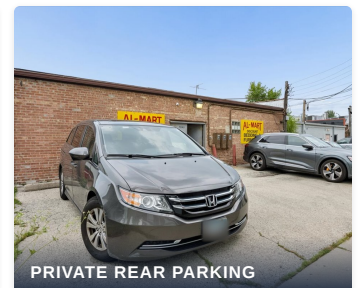
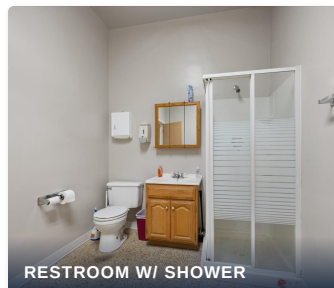
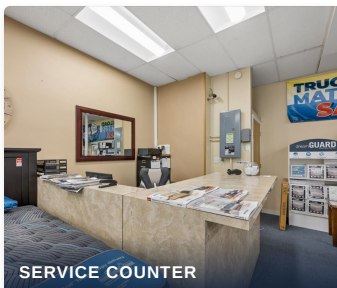
Recent capital improvements — **updated HVAC (2021)** and a **newer roof (2017)** — reduce near-term ownership cost. The flexible floor plate and North Avenue "C" zoning make it a strong fit for an owner-user in retail, service, or medical/dental, or a value-add investor seeking a leased storefront on a proven arterial.

BUILDING HIGHLIGHTS

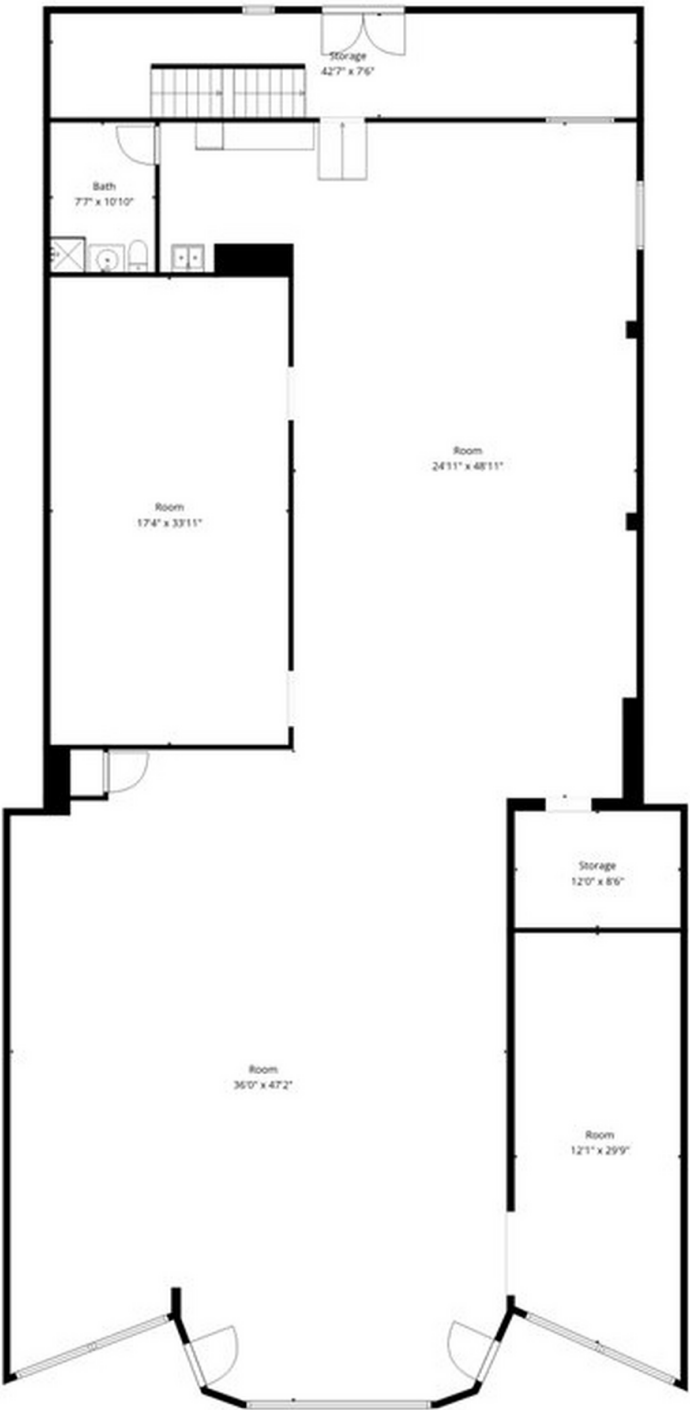
- ▶ Open-concept showroom / flex retail floor plate
- ▶ ~10 ft ceilings · abundant natural light at glass line
- ▶ Private rear parking (7 spaces) with alley access
- ▶ HVAC updated 2021 · roof replaced 2017
- ▶ Rear storage room, private office & restroom w/ shower
- ▶ Pylon/façade signage facing North Avenue traffic

Address	7045 W North Ave
City / Zip	Oak Park, IL 60302
List Price	\$725,000
Price / SF	~\$145
Building Size	5,000 SF
Lot Size	6,250 SF (0.14 AC)
Frontage	50 ft on North Ave
Stories	1
Year Built	1957
Ceiling Height	~10 ft
Parking	7 (rear, private)
Zoning	C — North Ave District
PIN #1	16-06-101-009-0000
PIN #2	16-06-101-010-0000
Taxes (2024)	\$37,590
Current Use	Furniture showroom

PROPERTY GALLERY



Floor Plan



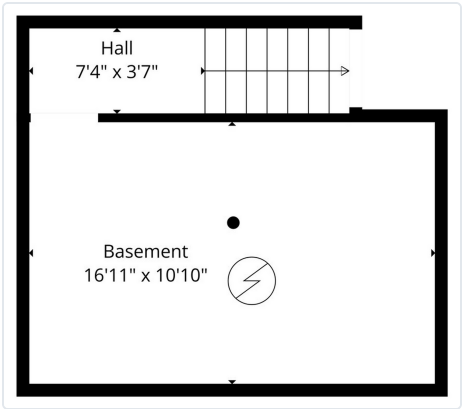
ROOM SCHEDULE

Front Showroom	36'0" × 47'2"
Main Showroom	24'11" × 48'11"
Showroom / Flex	17'4" × 33'11"
Side Room	12'1" × 29'9"
Rear Storage	42'7" × 7'6"
Storage	12'0" × 8'6"
Bath	7'7" × 10'10"
Basement Room	16'11" × 10'10"

PARCEL & TAX DATA

- ▶ PIN 16-06-101-009-0000
- ▶ PIN 16-06-101-010-0000
- ▶ 2024 Real Estate Taxes: **\$37,590** (both PINs)
- ▶ Lot: 50' × 125' · 6,250 SF (0.14 AC)
- ▶ 16-ft public alley at rear

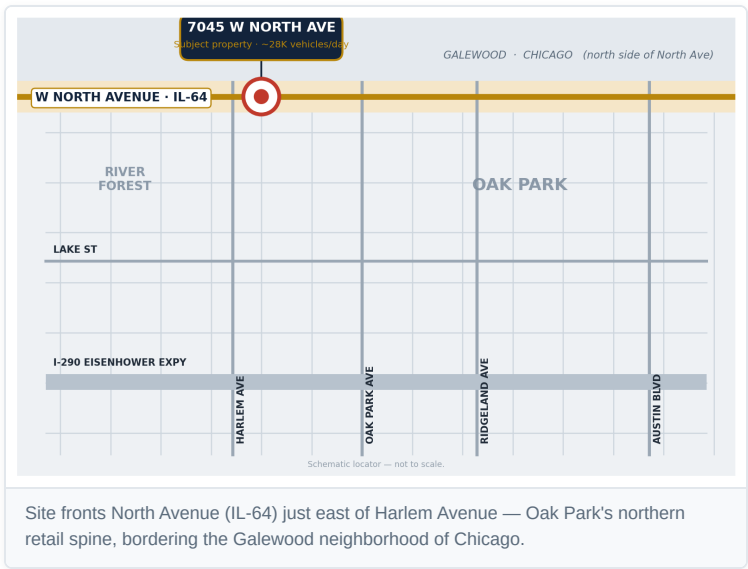
BASEMENT



Basement storage room 16'11" × 10'10" with interior stair.

Floor plan created by Cubicasa. Measurements deemed highly reliable but not guaranteed.

Location & Access



The property sits on the **signalized North & Harlem corridor**, one of the busiest arterial retail stretches on Chicago's near-west border. North Avenue carries roughly **28,000 vehicles per day** past the door, and the intersection draws from four communities at once — **Oak Park, River Forest, Galewood/Chicago, and Elmwood Park** — with convenient access to I-290, CTA bus routes, and Metra.

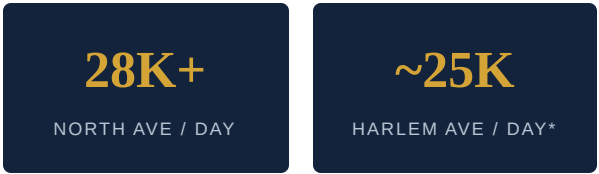


TRADE-AREA DEMOGRAPHICS

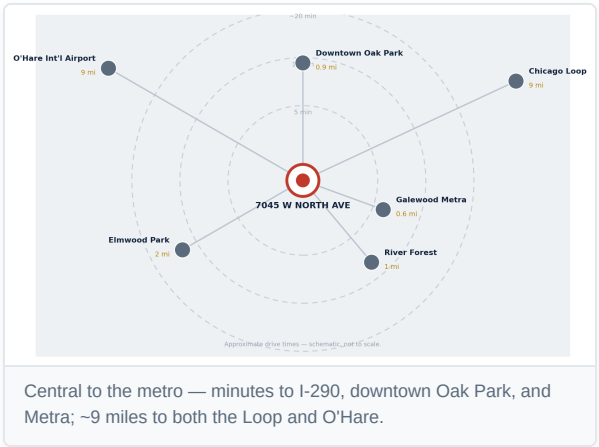
RADIUS	POPULATION	MEDIAN HH INCOME
1 Mile	~27,000	~\$119,000
3 Miles	~300,000	—
5 Miles	760,000+	—

Oak Park village-wide: 53,292 residents · \$110,820 median household income · ~69% hold a bachelor's degree or higher.

TRAFFIC EXPOSURE



North Avenue AADT per listing & IDOT arterial data. *Harlem Avenue count is an approximate corridor estimate.



Oak Park is one of the most affluent, highly educated inner-ring suburbs in metro Chicago, and the North/Harlem node also pulls from equally strong **River Forest** and dense Chicago neighborhoods to the east. Within **1 mile** of the site: ~27,000 residents earning a median **~\$119,000** per household. The **3-mile trade area** captures ~300,000 people, expanding to **760,000+ within 5 miles** — blending high suburban incomes with urban density, an unusually deep customer base for a single storefront.

WHY THE CORRIDOR WORKS

- Established North Ave retail & medical cluster
- Walk-up + drive-by + destination demand
- Affluent, stable, education-driven population
- Four communities converge at North & Harlem

The Opportunity

The building's flexible **North Avenue "C" zoning**, 5,000 SF open plate, on-site parking, and heavy traffic make it a rare owner-user or income play. Below are the business concepts best positioned to capitalize on this location.

HIGHEST & BEST

Medical / Dental / Physical Therapy

The corridor already hosts Loyola, WellNow and cardiology practices; the open span, rear parking and arterial signage suit a medical office, dental practice, PT, or specialty clinic serving an affluent, aging-in-place population.

UNDERSERVED DEMAND

Veterinary Clinic

Dense, pet-owning Oak Park / River Forest / Galewood households and a clear-span, easily demised floor plate make this a natural fit for a veterinary practice or animal hospital with dedicated client parking.

SERVICE & OFFICE

Professional Office

Insurance, financial services, real estate, law, or a satellite/co-working office benefits from high-visibility North Avenue frontage, on-site parking, and ~28,000 vehicles of daily brand exposure.

EXPERIENTIAL

Boutique Fitness & Wellness

The open showroom converts cleanly to boutique fitness, yoga/pilates, martial arts, or a med-spa — categories that thrive on affluent, health-focused near-west suburban households.

DESTINATION RETAIL

Specialty Retail / Showroom

Continue a showroom use — furniture, appliances, flooring, lighting, or pet — where 50 feet of glass frontage and a 5,000 SF floor drive impulse and destination shopping alike.

COMMUNITY USE

Educational Facility

Tutoring center, enrichment academy, music or arts school, or early-childhood program — supported by Oak Park's family density, top-rated schools, and easy drop-off via the private rear lot.

Ariel Marini

SENIOR BROKER

980 N Michigan Ave., Suite 1640
Chicago, IL 60611



Phone 312.607.5405
Email AMarini@bhhschicago.com
Price \$725,000

This brochure has been prepared for marketing purposes from sources believed reliable, including the MLS/public listing, U.S. Census / Data USA, and IDOT traffic references. Square footage, lot size, zoning, traffic counts, demographic figures and drive times are approximate and not guaranteed; buyers should independently verify all information, permitted uses and site conditions with the Village of Oak Park and their own advisors. Maps are schematic and not to scale.

ALTA/NSPS Land Title Survey

