



**SALE**

# Madison Franklin Retail Plaza

**7756 MADISON ST**

River Forest, IL 60305



**PRESENTED BY:**

**KAREN KULCZYCKI, CCIM**

O: 630.330.3352

kkulczycki@svn.com

IL #471020279

**OLIVIA WIRTH**

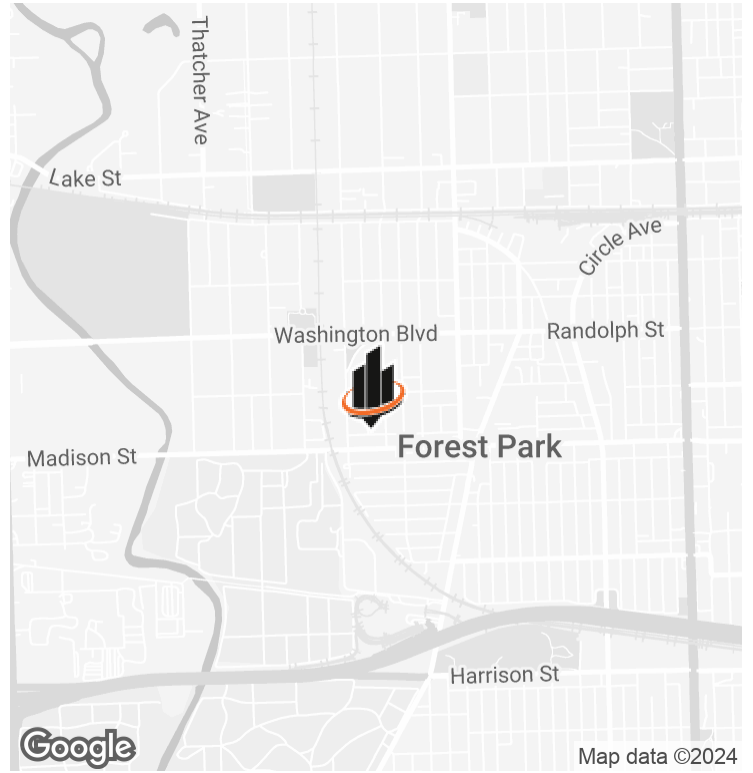
O: 312.770.0119

olivia.wirth@svn.com

IL #475.161032



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	Subject to Offer
<b>BUILDING SIZE:</b>	+/- 8,640 SF
<b>LOT SIZE:</b>	+/- 0.48 Acres
<b>NUMBER OF UNITS:</b>	9
<b>PRICE PER SF:</b>	\$161.45
<b>APN:</b>	15-12-320-039-0000

## PROPERTY DESCRIPTION

SVN is pleased to present 7756 Madison, a ±8,640 SF Retail Strip Center with 9 units located in River Forest, Illinois. Monumental signage, high visibility, value-add with 67% occupancy, and plenty of parking. Destination retailers such as Diamond in the Ruff, Promise of Growth, Synergy Salon Suites, and Puffs Cigarettes occupy the premises, and three suites soon to be available will create an exciting opportunity to add value.

## PROPERTY HIGHLIGHTS

- ±8,640 SF Retail Strip Center on 0.48 AC
- Monument signage available | High Visibility
- 29 on-site parking spaces | 9 Units | 67% Occupied
- 2 points of egress on Madison and Franklin
- Proximity to CTA, Metra, and I-290

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## ADDITIONAL PHOTOS



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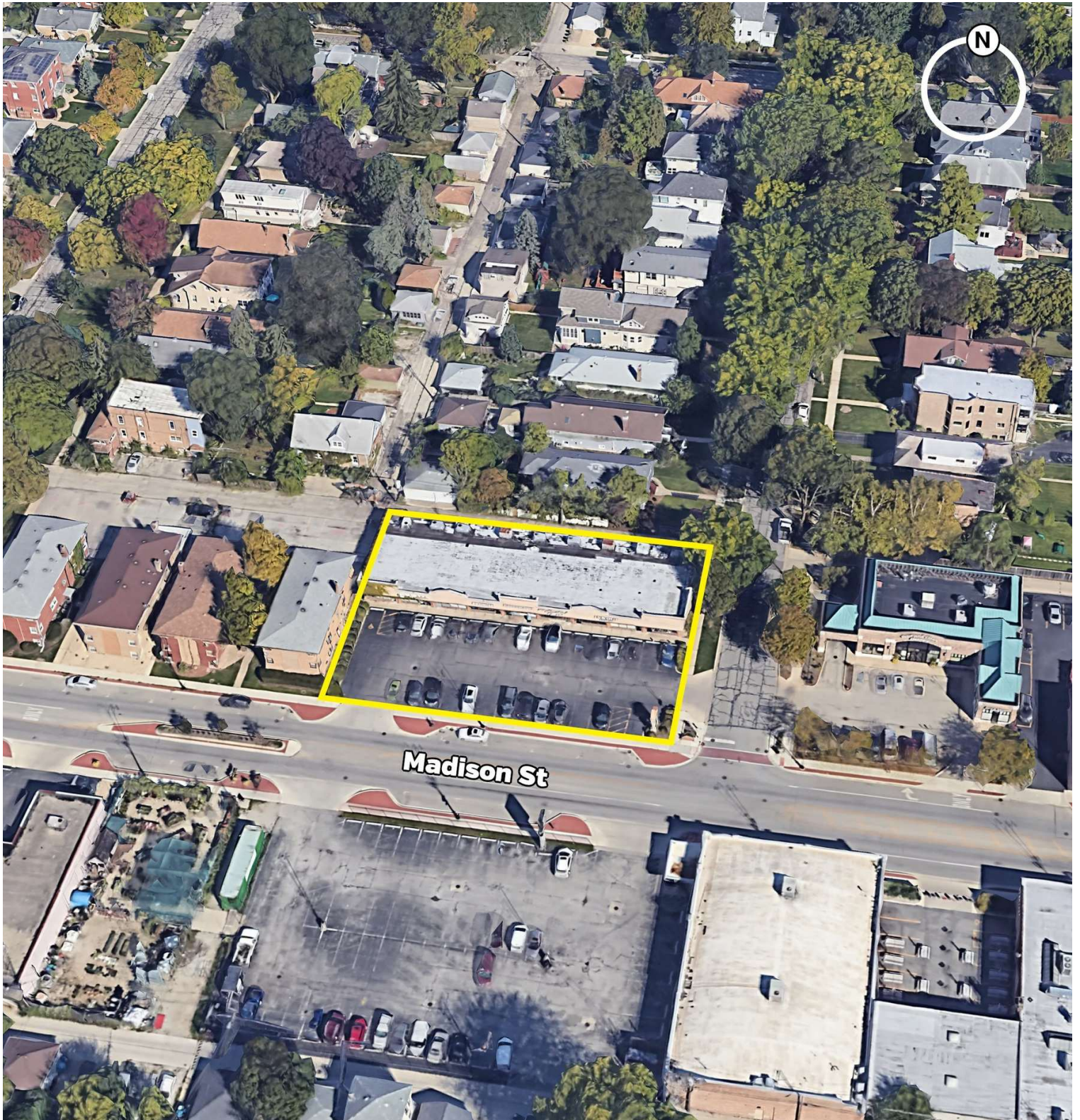
# RETAILER MAP



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# AERIAL



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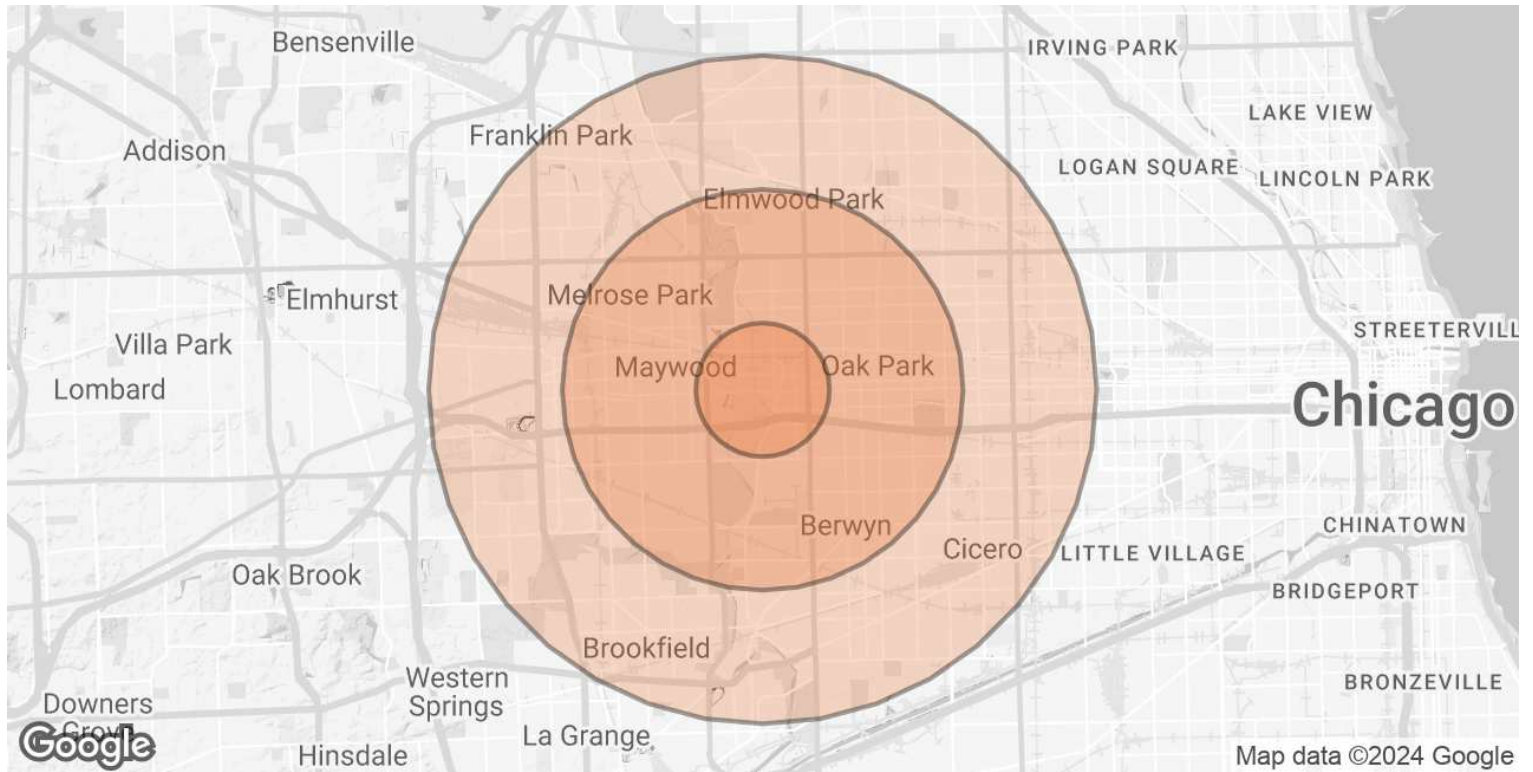
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	22,970	237,248	631,082
AVERAGE AGE	43	40	39
AVERAGE AGE (MALE)	42	39	38
AVERAGE AGE (FEMALE)	45	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	11,612	91,843	225,896
# OF PERSONS PER HH	2	2.6	2.8
AVERAGE HH INCOME	\$130,942	\$110,528	\$96,547
AVERAGE HOUSE VALUE	\$454,094	\$390,609	\$339,885

Demographics data derived from AlphaMap

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