

OFFICE/WAREHOUSE/FLEX SPACE FOR SALE

EXCELLENT OWNER/USER OPPORTUNITY

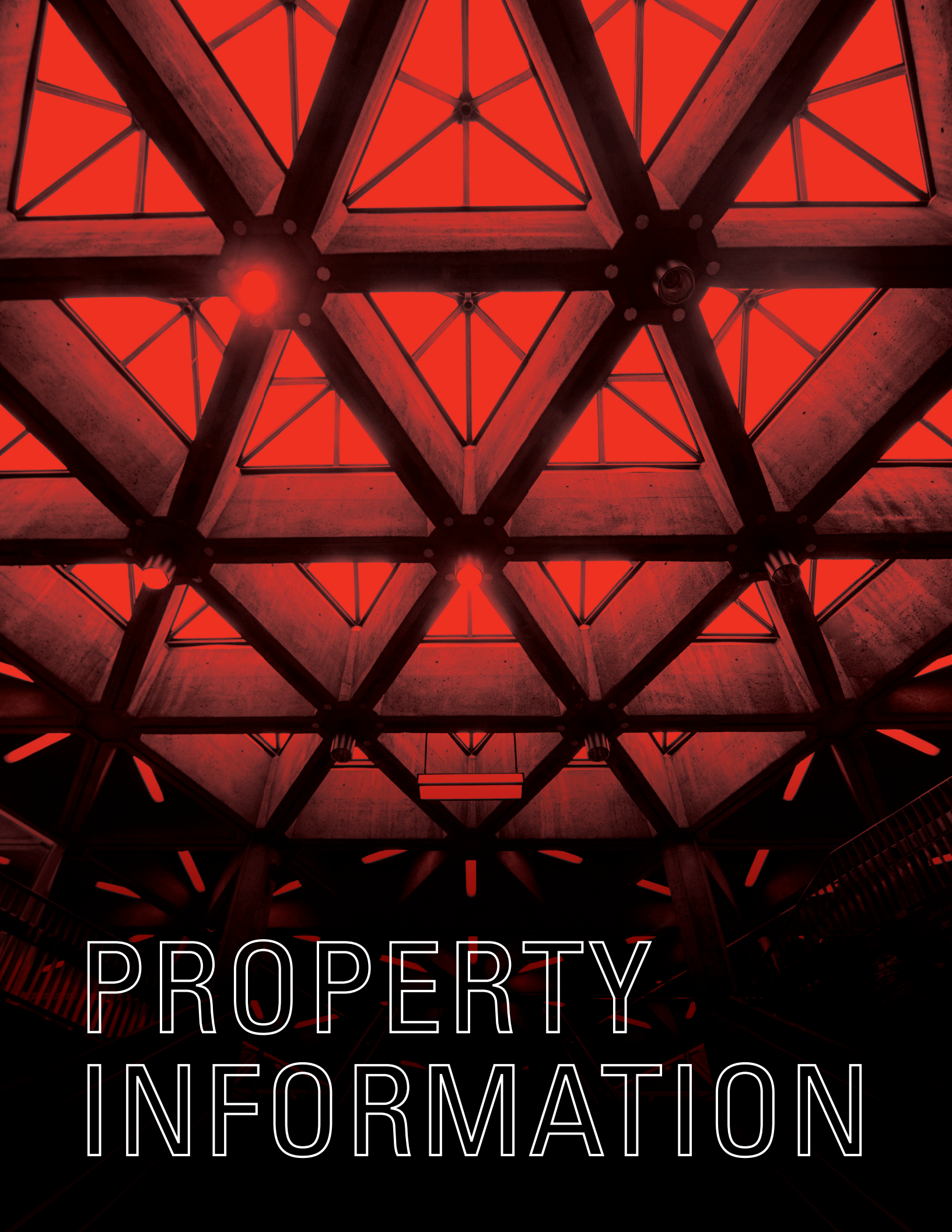
JAMESON.

OFFERING
MEMORANDUM

8114 RIDGEWAY AVE
SKOKIE, IL 60076

STEVEN GOLDSTEIN

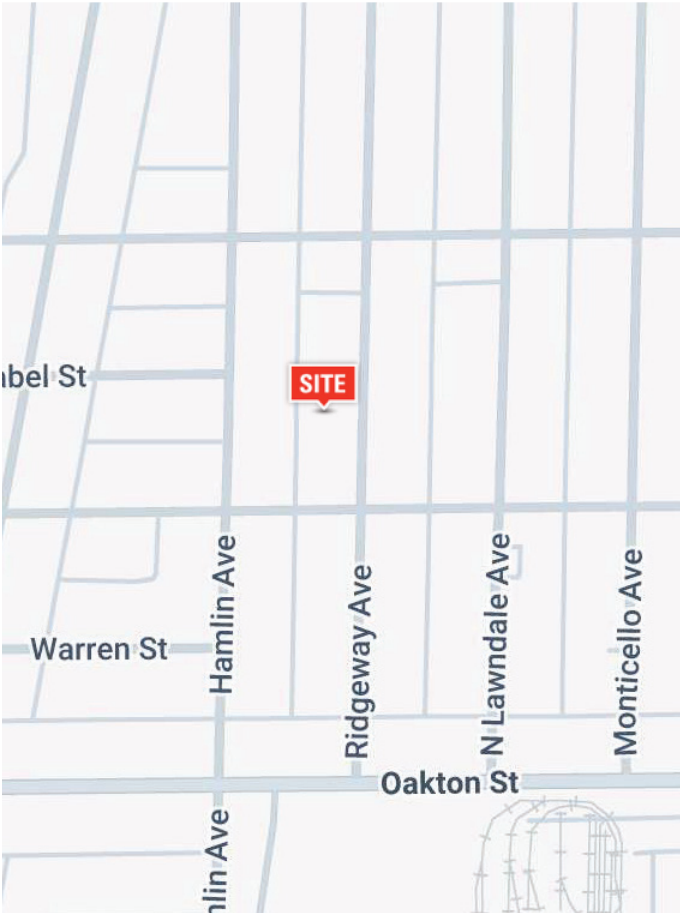
SENIOR VICE PRESIDENT
steve@chicagobroker.com
312.840.9002



PROPERTY INFORMATION

EXECUTIVE SUMMARY

Jameson Commercial is pleased to present 5000 SF of improved office/warehouse space situated on a 6,000 SF lot—a versatile industrial asset ideal for users or investors seeking a well-located and functional property. The building features a desirable 25% office and 75% warehouse configuration, with a convenient drive-in door and fully air-conditioned warehouse space. The efficient layout is well-suited for a variety of light industrial, distribution, or service-based businesses. This offering presents a rare opportunity to acquire a compact, well-maintained facility in a strong commercial corridor. Contact Steve for additional details.



SALES PRICE:	.....	\$899,000
PROPERTY SIZE:	.....	5,293 SF
PARKING:	.....	SURFACE SPOTS
INVESTMENT TYPE:	.....	OWNER/USER
LAND SF:	.....	6.000 SF
DRIVE-IN DOORS:	.....	ONE
ZONING:	.....	I, COOK
2024 RE TAXES:	.....	\$27,220

PHOTOGRAPHY

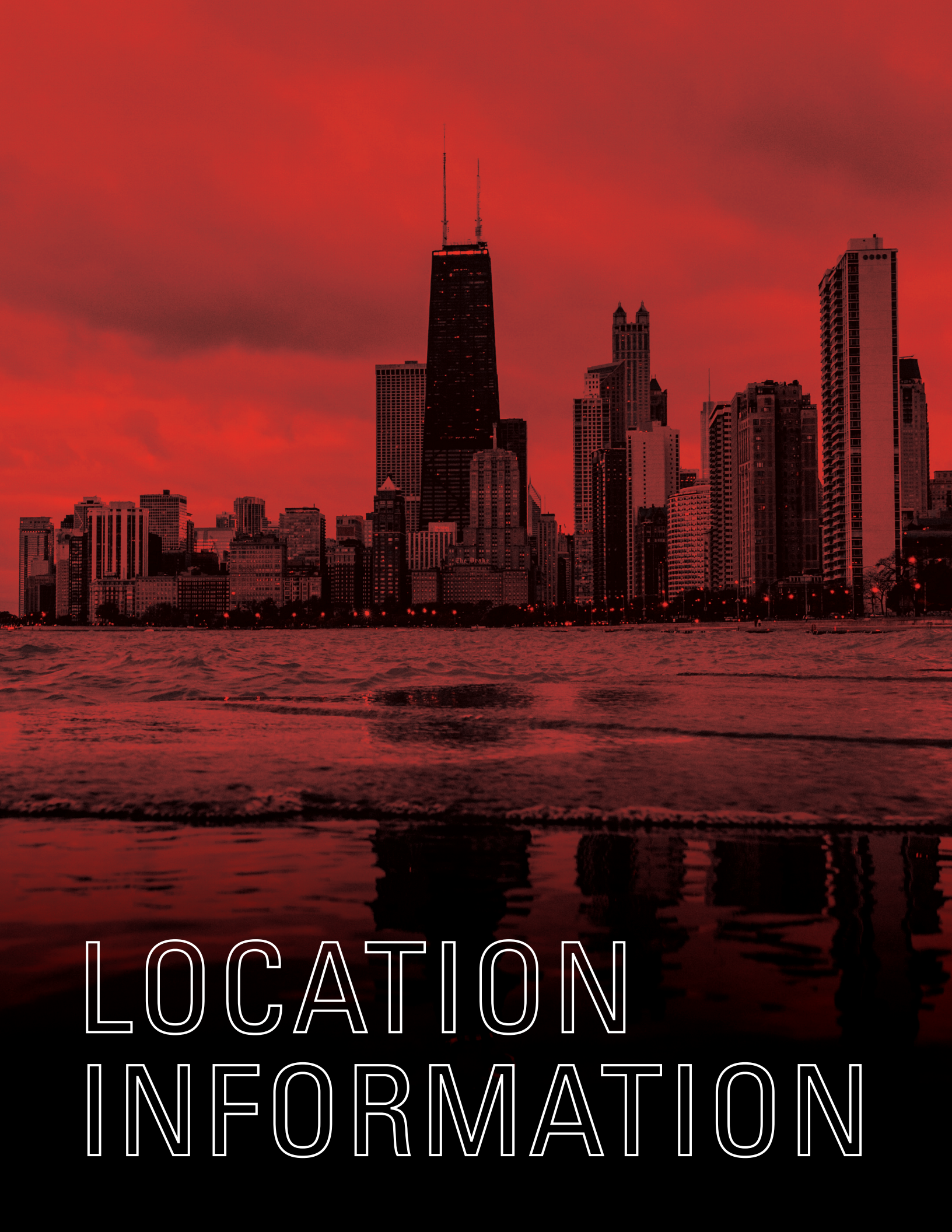


PHOTOGRAPHY

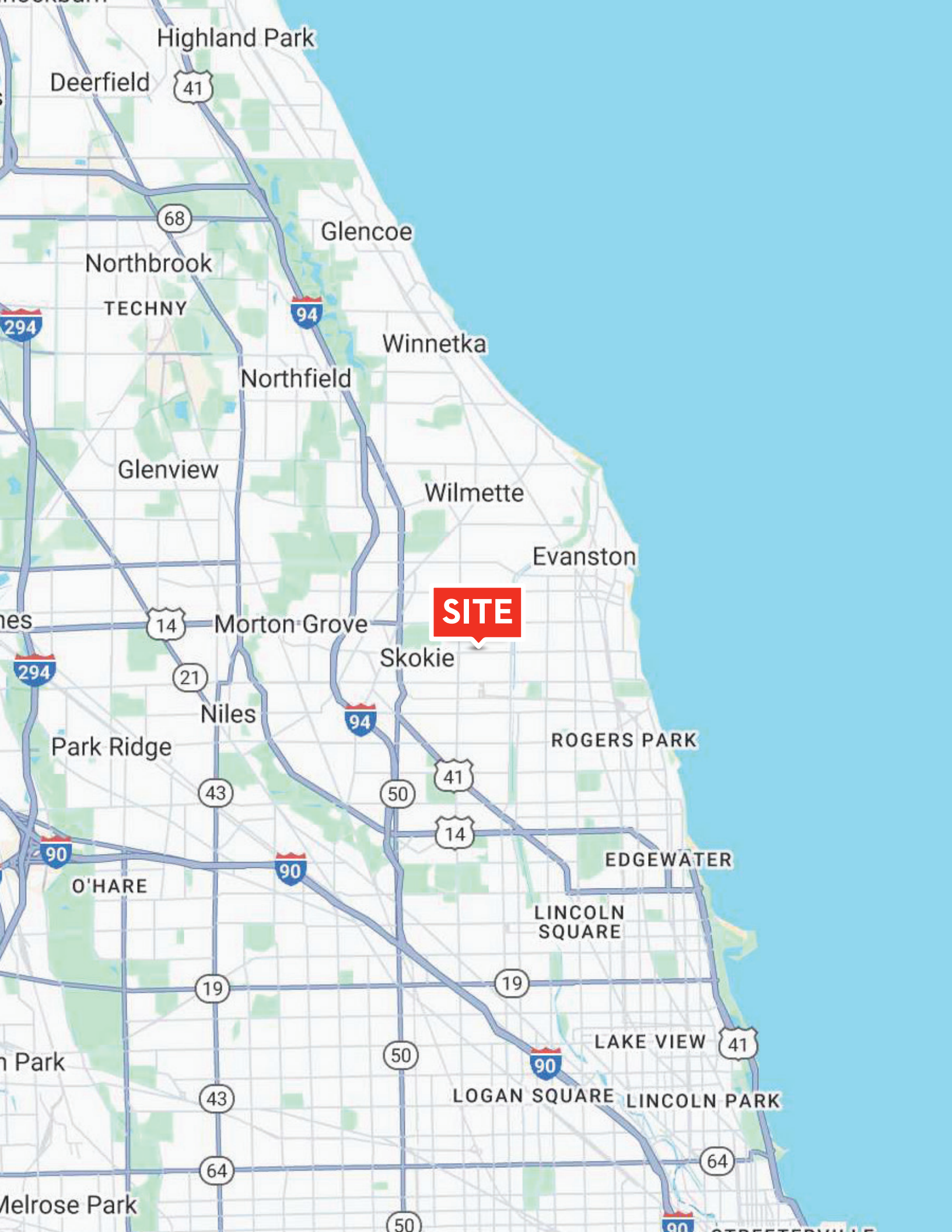


PHOTOGRAPHY

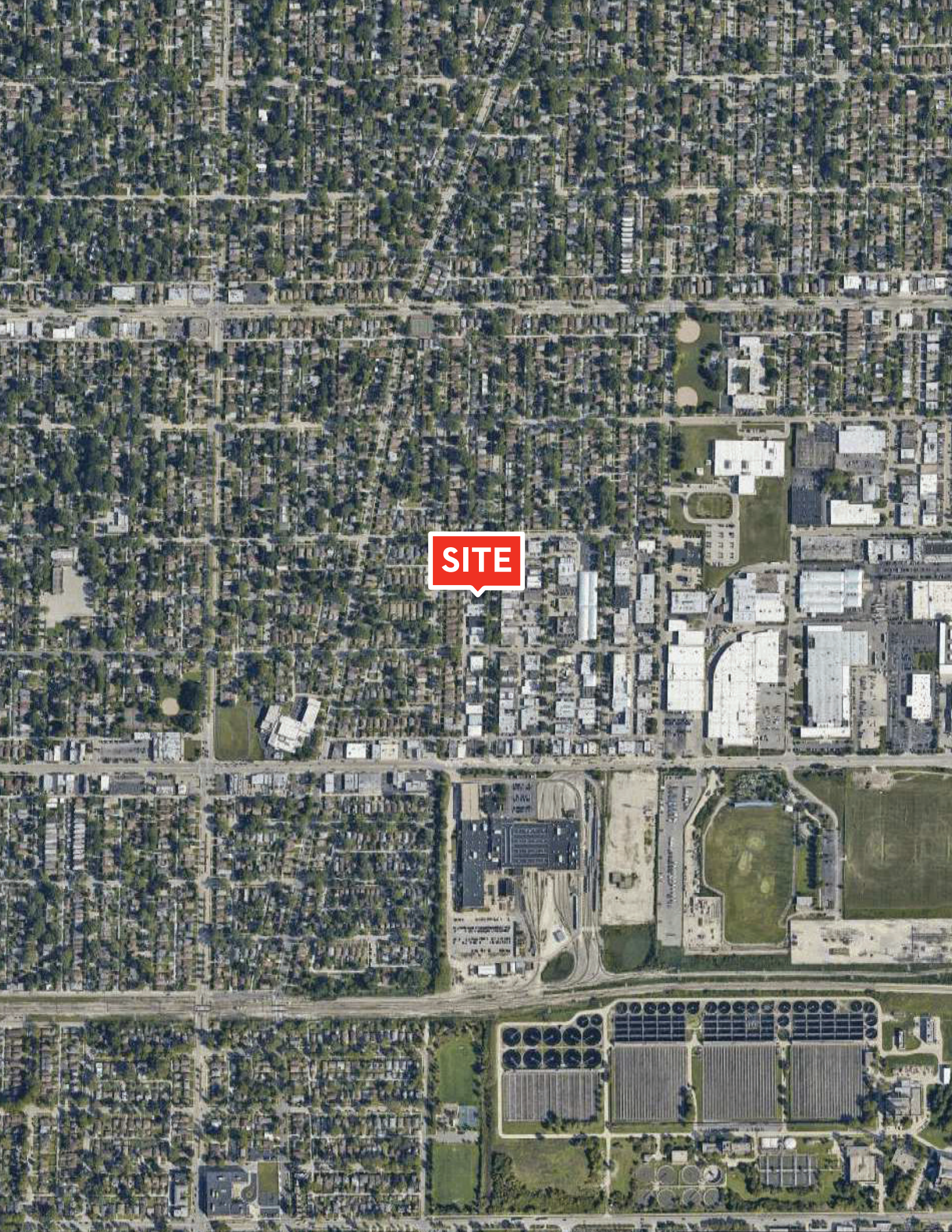




LOCATION INFORMATION



SITE



SITE

TRANSPORTATION HIGHLIGHTS

COMMUTER RAIL	DRIVE	DISTANCE
Evanston Main Street Station (Union Pacific North & Northeast)	5 min	2.8 mi
Evanston Davis Street Station (Union Pacific North Line)	7 min	3.8 mi
AIRPORT	DRIVE	DISTANCE
Chicago O'Hare International Airport	22 min	12.2 mi
Chicago Midway International Airport	34 min	18.2 mi



MARKET INFORMATION

CHICAGOLAND MARKET DATA

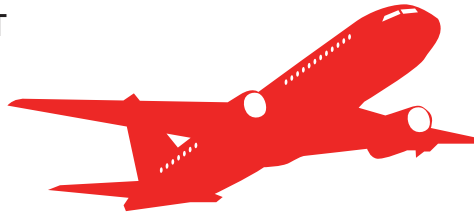
EDUCATION + TRANSPORTATION

Chicago provides easy access to the world with more than 1,400 daily departures (between O'Hare + Midway) to more than 250 cities worldwide. The city serves as a hub for six of the nation's seven Class 1 North American railroads, as well as six major U.S. Interstates. Virtually every major data network in the world intersects in Chicago.

WORLD'S BUSIEST AIRPORT: O'HARE INTERNATIONAL AIRPORT

79,828,183
passengers

903,000
flights



The CTA, one of three service boards within the Regional Transportation Authority, operates the second largest public transportation system in the United States. Metra trains provide service to and from downtown Chicago with 241 stations over 11 hours.

303 MILES OF BIKE LANES

2nd highest percentage of commuters riding their bikes to work

714K



people with bachelor's degrees or greater live in the City of Chicago

145K



annual graduates from 138 degrees-granting colleges & universities

CULTURE + REC

Chicago was the second most visited city in the United States with 57.6 million domestic and international visitors, behind the 62 million visitors to New York City in 2018. Chicago is home to 2,720,546 residents (9,504,753 Chicago metro) in 50 wards, 77 community areas, and 100 neighborhoods.

8,200+ RESTAURANTS

26 Michelin-Starred
40 James Beard Awards

167+ BREWERIES & DISTILLERIES

26 Michelin-Starred
40 James Beard Awards

WORLD CLASS SPORTS

Chicago has won championships in each of the four major professional leagues.



CHICAGO
WHITE SOX
3 World series



CHICAGO
WHITE SOX
3 World series



CHICAGO
BEARS
9 Championships



CHICAGO
BLACKHAWKS
9 Stanley Cups



CHICAGO
BULLS
6 NBA Championships

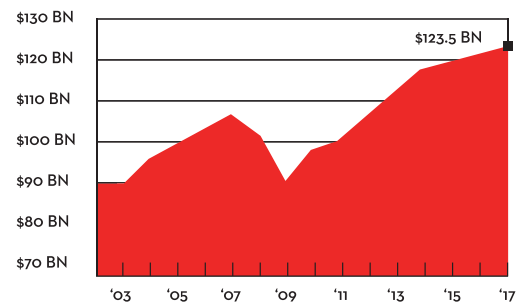
THE ECONOMY

Home to an unrivaled talent pool, Chicago features a strong, globally diverse economy - larger than that of many countries, has a uniquely friendly and welcoming business community, and boasts one of the best quality-of-life to cost-of-living ratios in the nation.

Chicago is located at the center of global trade, transit and data networks. The city is an economic powerhouse, home to more than 400 major corporate headquarters, including 36 in the Fortune 500. Among the most diversified economies in the nation, Chicago is a key player in every sector from risk management innovation to manufacturing to information technology to health services. Chicago's industry possesses no single economic engine employing more than 12% of its workforce. The metro also hosts 1,800 foreign-based companies, with more than \$100 billion in foreign direct investments.

CHICAGO METRO RETAIL SALES

\$123.5 BN, the HIGHEST Retail Sales in Chicagoland History



12% DIVERSIFIED WORKFORCE

the largest portion of the workforce employed by any single industry

9.5 MILLION+

population - 3rd largest in the United States

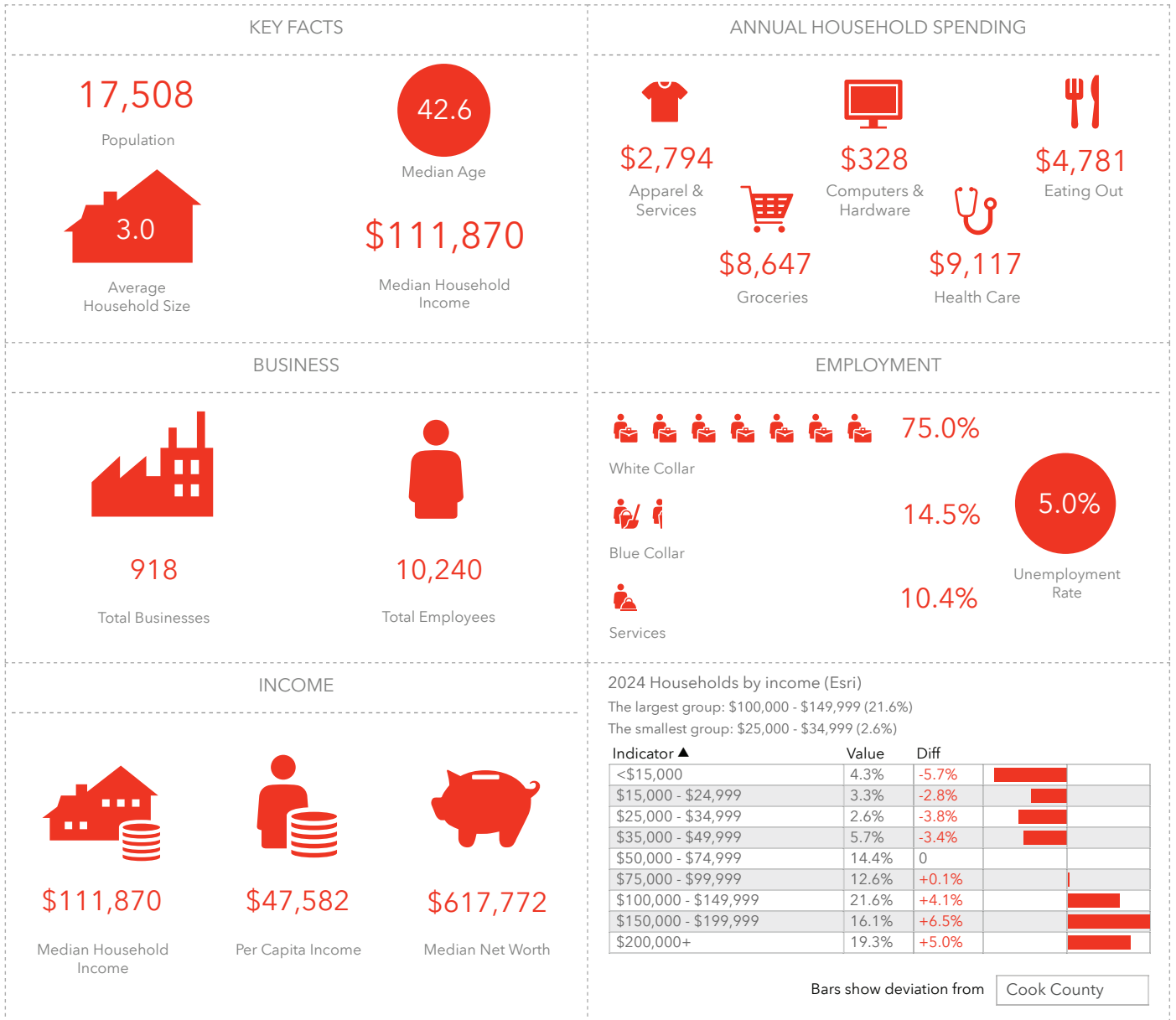
3RD LARGEST

gross metropolitan product exceeding \$680 BN

4.5 MILLION+

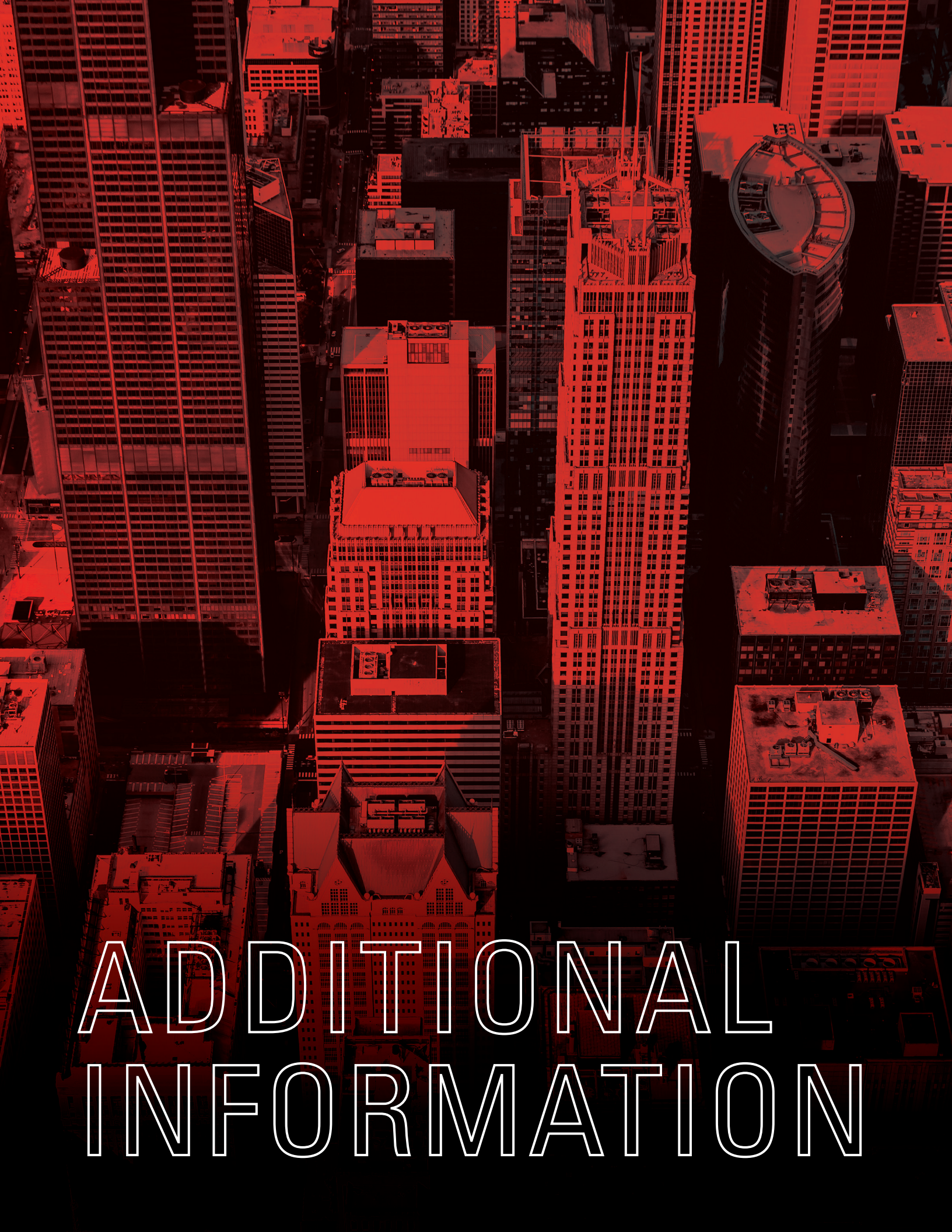
employees-3rd largest labor pool in the U.S.

DEMOGRAPHIC INSIGHTS



This infographic contains data provided by Esri, Esri-U.S. BLS, Esri-MRI-Simmons, Esri-Data Axle. The vintage of the data is 2024, 2029.

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ADDITIONAL
INFORMATION

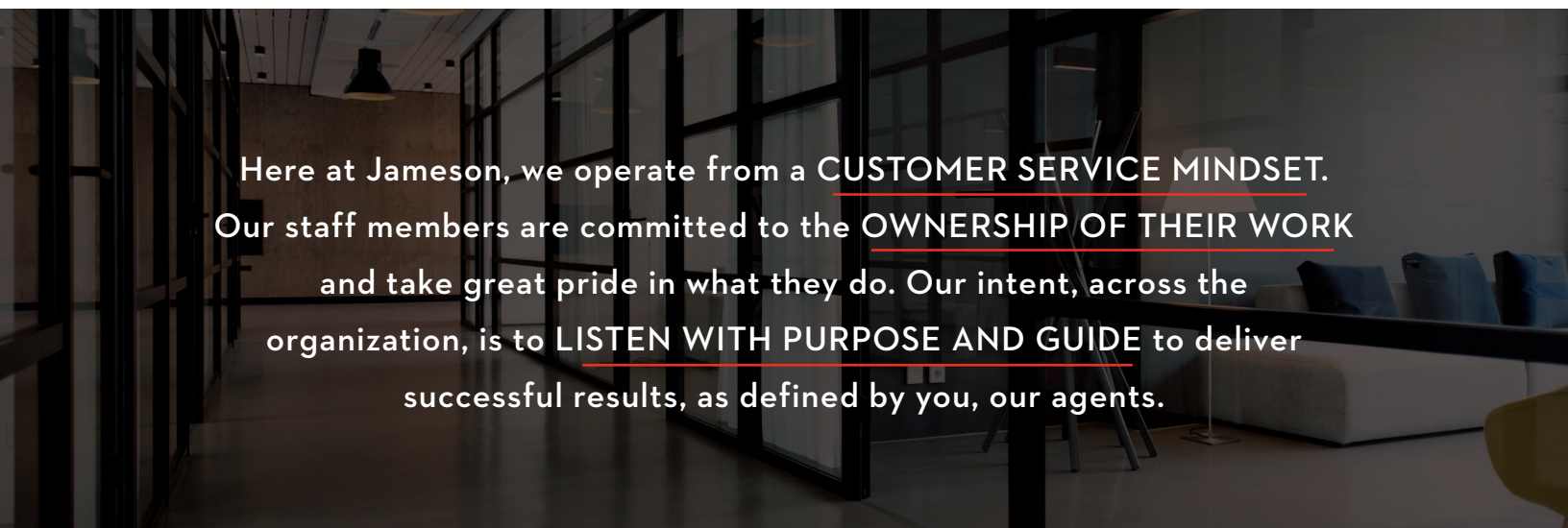
ABOUT JAMESON COMMERCIAL

With billions of dollars in transactions, Jameson Commercial has been a proven member of the Chicagoland Real Estate community since 1982. The expertise you will find at Jameson Real Estate's Commercial Division applies to all types of transactions, from purchases to sales to leasing. We have specialists in multi-family, retail, office, land, industrial, and business real estate - the right fit for your commercial real estate needs.

Our Jameson Commercial professionals offer a wealth of experience and knowledge. Because of our day-in and day-out presence in the marketplace, we have an extensive database of clients and properties. Our commercial real estate brokers are familiar with the marketplace and have marketed a wide variety of property types using an array of sales methods. This experience ensures that your goals will be optimized.

Founders Charley and Harry Huzenis have been active in the real estate industry for over 30 years. Shortly after acquiring their real estate licenses, the Huzenis brothers started Jameson Realty Group in 1982. They grew the company from a traditional storefront brokerage into one of the city's foremost representatives of developers of both new construction and renovation projects. The company has been responsible for successfully marketing over 300 residential development projects.

Now, Chris Feurer, CEO brings his years of successful experience in almost every facet of real estate: sales, leasing, management, training, commercial, and development. Jameson Real Estate has quickly grown to a nearly \$3 billion dollar company to become one of Chicago's leading realty firms.



Here at Jameson, we operate from a CUSTOMER SERVICE MINDSET.
Our staff members are committed to the OWNERSHIP OF THEIR WORK
and take great pride in what they do. Our intent, across the
organization, is to LISTEN WITH PURPOSE AND GUIDE to deliver
successful results, as defined by you, our agents.

ABOUT YOUR BROKER



STEVE@CHICAGOBROKER.COM
+1 312 840 9002

■ STEVEN GOLDSTEIN

Steven Goldstein is a lifelong Chicago area resident that has specialized in commercial real estate brokerage and development in Chicago since 1990.

Areas of Specialization

- Tenant Representation
- Landlord Representation
- Developer Representation
- Investment Property Sales
- Subleasing Services
- Commercial Development Consulting

Visit ChicagoBroker.com for more information on Steve and his experience and services.



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