

LEASE

Forest Park Retail, Salon, Dental & Restaurant Suites Available

7736-48 MADISON STREET

Forest Park, IL 60130

PRESENTED BY:

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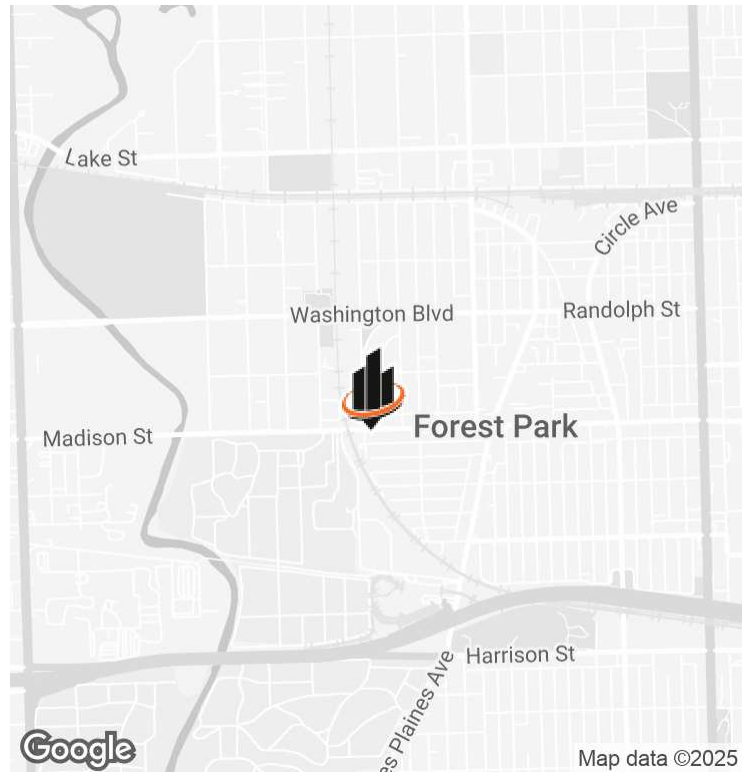
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Madison St

12,200 VPD

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$22.00/SF/Yr (NNN)
2025 TAX & CAM EST:	\$9.43/SF/Yr
AVAILABLE UNITS:	4
NUMBER OF UNITS:	7
OCCUPANCY:	74%
APN:	15-13-101-043-0000

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present 7736-7748 Madison, a ±12,000 SF 7-unit Retail Strip Center at the border of Forest Park and River Forest. This property is 74% leased and has proximity to the Forest Park Blue Line "el" station, as well as easy access to I-290. Existing tenants include Elite Fitness, Papa John's Pizza, and Cardio-Med & Pain Center.

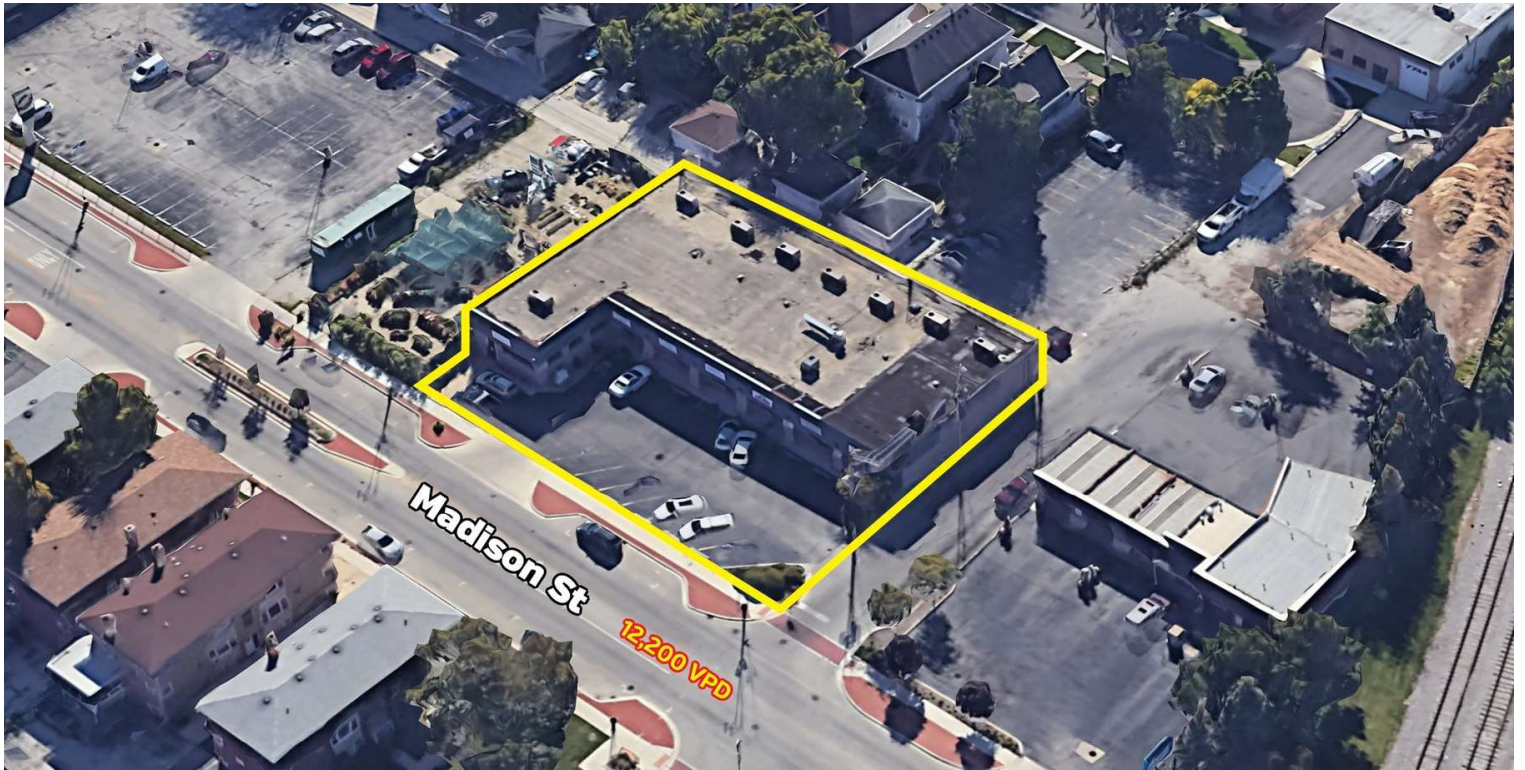
PROPERTY HIGHLIGHTS

- ±12,000 SF retail strip center on 0.43 AC
- 7 Units | 74% Leased | 4 Units Available
- Prime location at the Forest Park/River Forest border | 1.5 miles SW of downtown Oak Park
- High visibility | Ample parking for customers
- Diverse tenant mix including food service, fitness, and medical

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,200 - 2,400 SF	LEASE RATE:	\$22.00 SF/yr

AVAILABLE SPACES

SUITE SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 7748	1,200 SF	NNN	\$22.00 SF/yr	Unfinished restaurant buildout with kitchen, open area, two restrooms, and storage closet. 15.5' frontage on Madison Street.
Suite 7740	1,200 - 2,400 SF	NNN	\$22.00 SF/yr	Salon suite with 3-sink shampoo room, 6 private rooms, main waiting area, secondary waiting area, private restroom, and storage.
Suite 7742	1,200 - 2,400 SF	NNN	\$22.00 SF/yr	Former dental office available January 1, 2026.
Suite 7736	2,000 SF	NNN	\$22.00 SF/yr	Former garden studio available January 1, 2026.

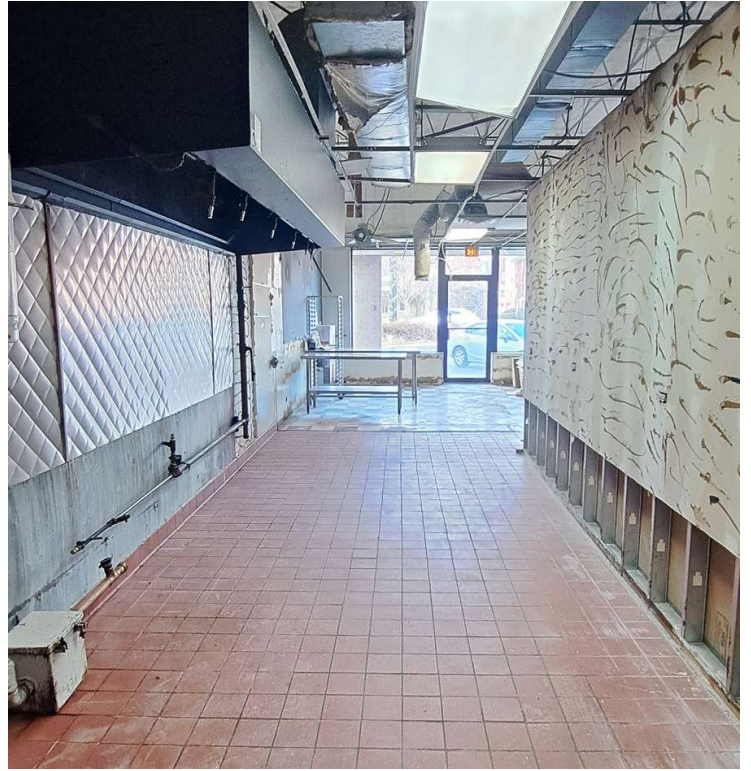
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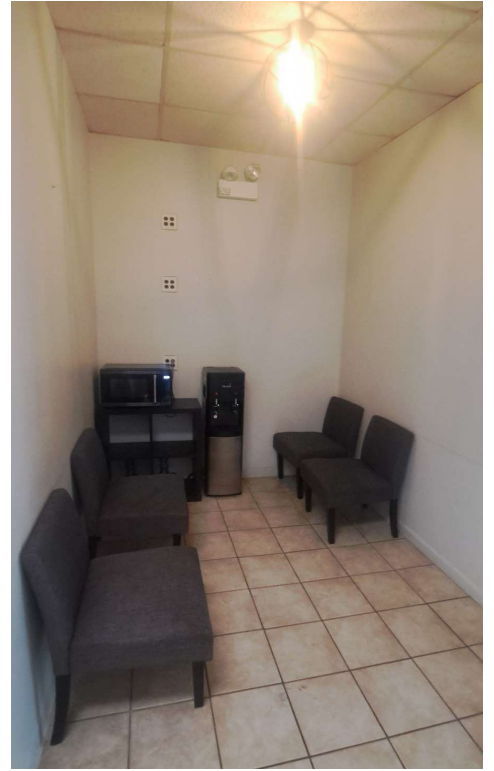
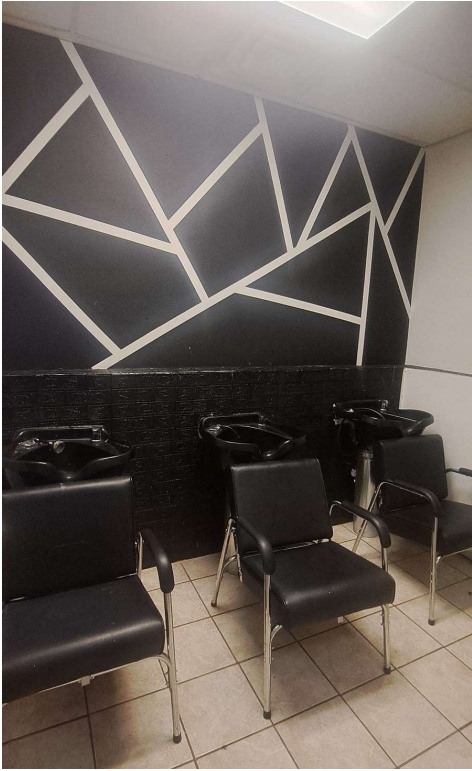
SUITE 7748 PHOTOS



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SUITE 7740 PHOTOS



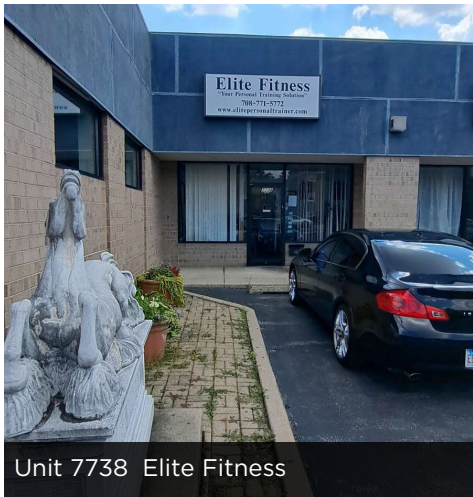
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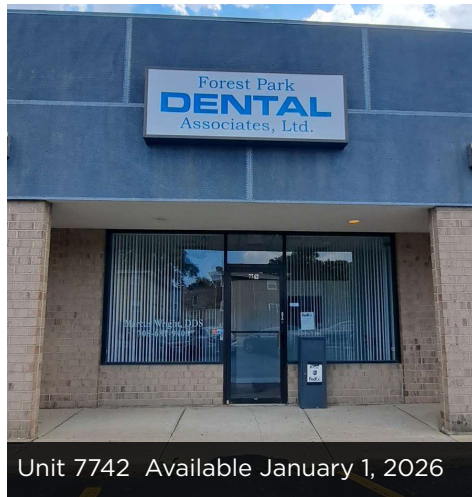
ADDITIONAL PROPERTY PHOTOS



Unit 7736 Available January 1, 2026



Unit 7738 Elite Fitness



Unit 7742 Available January 1, 2026



Unit 7744 Papa John's Pizza



Unit 7746 Cardio-Med & Pain Clinic



Unit 7740 Vacant



Unit 7748 Vacant

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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	3 MILES
TOTAL POPULATION	6,137	21,263	224,811
AVERAGE AGE	43	43	40
AVERAGE AGE (MALE)	42	42	39
AVERAGE AGE (FEMALE)	44	44	41
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
TOTAL HOUSEHOLDS	3,209	10,563	87,199
# OF PERSONS PER HH	1.9	2	2.6
AVERAGE HH INCOME	\$145,149	\$128,699	\$112,304
AVERAGE HOUSE VALUE	\$469,538	\$447,556	\$393,131

Demographics data derived from AlphaMap

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