

# RETAIL, OFFICE & SHOWROOM FOR LEASE

4123-25 OAKTON STREET  
SKOKIE, IL

JAMESON.

STEVEN GOLDSTEIN  
SENIOR VICE PRESIDENT  
312.840.9002  
STEVE@CHICAGOBROKER.COM



# EXECUTIVE SUMMARY



## PROPERTY ADDRESS

4123-4125 OAKTON STREET  
SKOKIE, IL

## SQUARE FOOTAGE

4,480 SF (DIVIS. TO 2,240 SF)

## PARKING

DEDICATED LOT

## SUBMARKET

NEAR NORTH / SKOKIE

## FOR LEASE

\$35.00/SF MG  
\$8.10/SF TAX & CAM (2023)

## PROPERTY DESCRIPTION

THIS VERSATILE 4,480 SF RETAIL, OFFICE, OR SHOWROOM SPACE IN THE NEAR NORTH SUBMARKET OF CHICAGO OFFERS A PRIME CORNER LOT LOCATION IN SKOKIE WITH PARKING AND PROMINENT SIGNAGE OPPORTUNITIES. CURRENTLY CONFIGURED WITH AN ADAPTABLE LAYOUT, THE EASTERN HALF FEATURES AN OPEN PLAN WITH A STORAGE ROOM AT THE REAR, WHILE THE WESTERN HALF INCLUDES PRIVATE OFFICES, A LARGE CONFERENCE ROOM, AND A PRIVATE WASHROOM ON EACH SIDE. THIS SPACE IS DESIGNED FOR FLEXIBILITY, ALLOWING FOR EASY DIVISION TO ACCOMMODATE A VARIETY OF TENANTS, ESPECIALLY MEDICAL TENANTS. RATES AND TERMS ARE NEGOTIABLE—CONTACT THE LISTING AGENT FOR FURTHER DETAILS ON THIS EXCEPTIONAL PROPERTY.

## AREA & TRANSPORTATION HIGHLIGHTS:

EASY ACCESS TO TO PUBLIC TRANSPORTATION WITH THE FOLLOWING TRANSIT STOPS NEARBY:

OAKTON-SKOKIE STATION (YELLOW LINE - CHICAGO) - 2 MIN DRIVE

EVANSTON MAIN STREET STATION (UNION PACIFIC NORTH LINE COMMUTER RAIL) - 6 MIN DRIVE

EDGEBROOK STATION (MILWAUKEE DISTRICT NORTH LINE COMMUTER RAIL) - 6 MIN DRIVE

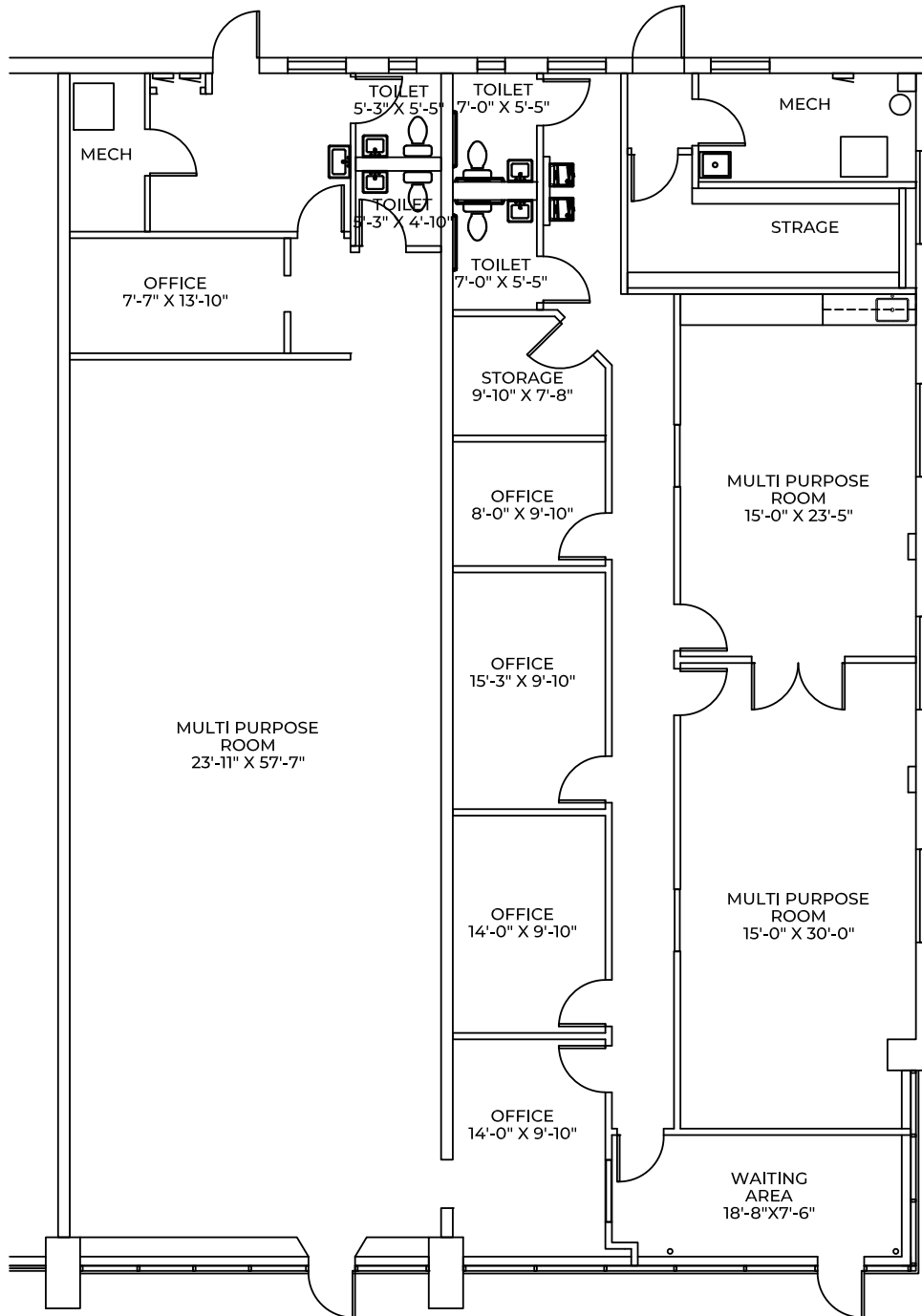
JAMESON.

STEVEN GOLDSTEIN  
SENIOR VICE PRESIDENT  
312.840.9002  
STEVE@CHICAGOBROKER.COM

# EXISTING CONDITIONS

4123-25 OAKTON STREET

SKOKIE, IL



STEVEN GOLDSTEIN  
SENIOR VICE PRESIDENT  
312.840.9002  
STEVE@CHICAGOBROKER.COM

# PROPERTY PHOTOS

4123-25 OAKTON STREET

SKOKIE, IL



PROPERTY PHOTOS

4123-25 OAKTON STREET

SKOKIE, IL



STEVEN GOLDSTEIN  
SENIOR VICE PRESIDENT  
312.840.9002  
STEVE@CHICAGOBROKER.COM

# DEMOGRAPHIC INSIGHTS

4123-25 OAKTON STREET

SKOKIE, IL

## KEY FACTS

21,999

Population



2.9

Average Household Size

42.2

Median Age

\$99,034

Median Household Income

## EDUCATION

9%

No High School Diploma



17%

High School Graduate



22%

Some College



52%

Bachelor's/Grad/Pr of Degree

## BUSINESS



899

Total Businesses



9,931

Total Employees

## EMPLOYMENT



74.8%

White Collar



14.2%

Blue Collar



11.0%

Services

5.8%

Unemployment Rate

## INCOME



\$99,034

Median Household Income



\$45,895

Per Capita Income



\$504,096

Median Net Worth

## 2024 Households By Income (Esri)

The largest group: \$200,000+ (19.4%)

The smallest group: \$15,000 - \$24,999 (4.1%)

Indicator ▲	Value	Diff	
<\$15,000	5.7%	-4.3%	
\$15,000 - \$24,999	4.1%	-2.0%	
\$25,000 - \$34,999	4.6%	-1.8%	
\$35,000 - \$49,999	8.3%	-0.8%	
\$50,000 - \$74,999	14.3%	-0.1%	
\$75,000 - \$99,999	13.4%	+0.9%	
\$100,000 - \$149,999	17.2%	-0.3%	
\$150,000 - \$199,999	13.1%	+3.5%	
\$200,000+	19.4%	+5.1%	

JAMESON.

STEVEN GOLDSTEIN  
SENIOR VICE PRESIDENT  
312.840.9002  
STEVE@CHICAGOBROKER.COM



JAMESON.

**STEVEN GOLDSTEIN**

SENIOR VICE PRESIDENT

312.840.9500

STEVE@CHICAGOBROKER.COM