



Westfield
OLD ORCHARD
**OLD ORCHARD
SUPER REGIONAL MALL**

SVN
CHICAGO COMMERCIAL

Endeavor
Health.
Skokie Hospital



DM DENTAL MATTERS

REGEVITY

**2,942 SF
AVAILABLE**

FOR LEASE

Old Orchard Trade Area 2,942 SF Retail Space

9319-9331 SKOKIE BLVD

Skokie, IL 60077

PRESENTED BY:

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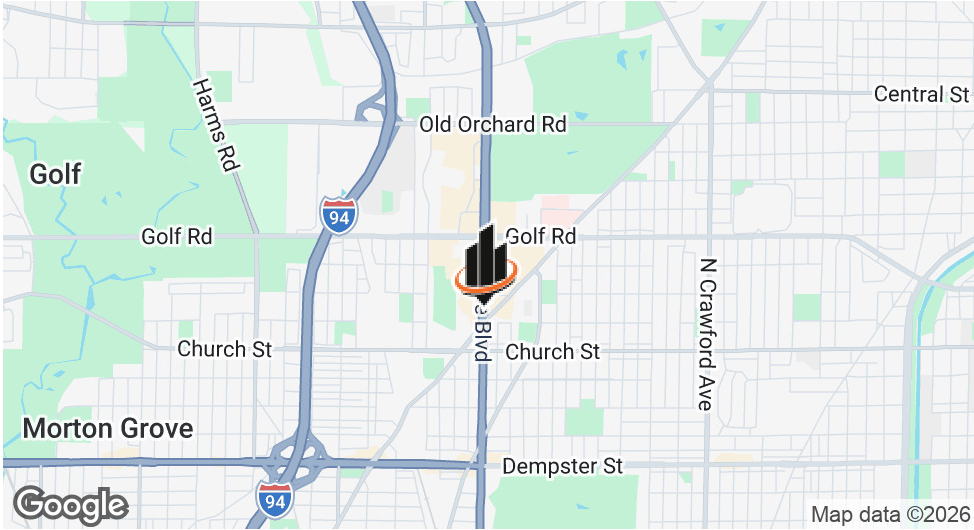
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$24/PSF NNN
AVAILABLE SF:	2,942 SF (Divisible)
PARKING:	29 spaces
RENOVATED:	2019
ZONING:	B3
SUBMARKET:	Old Orchard
TRAFFIC COUNT:	31,100 vpd

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to offer 9331 Skokie Blvd. FOR LEASE. Located in Skokie, IL in the heart of the Old Orchard Retail trade area, the subject building is at the hard corner of the highly traveled Skokie Blvd. and Gross Point Rd. which sees a combined 31,100 VPD. The location benefits from excellent national/regional co-tenancy. Westfield Old Orchard Mall, a 1.5M square foot Super Regional Mall, is 0.33 miles away. Additionally, a high-performing Chick-fil-A is immediately adjacent. Other nearby demand drivers include three schools (Niles North High School, MCC Academy, Old Orchard Jr. High School) and Endeavor Health Skokie Hospital. The building has multiple ingress/egress points and two visible monument signs. The eastern endcap is 2,942 SF of retail space (divisible) that features 14' ceilings, polished concrete floors, newer mechanicals, and is fully sprinklered. Please contact the Listing Advisors for further information.

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COMPLETE HIGHLIGHTS

LOCATION INFORMATION

BUILDING NAME	Old Orchard Trade Area 2,942 SF Retail Space
STREET ADDRESS	9319-9331 Skokie Blvd
CITY, STATE, ZIP	Skokie, IL 60077
COUNTY	Cook
MARKET	Skokie
SUB-MARKET	Old Orchard

PROPERTY HIGHLIGHTS

- Approx. 2,942 SF (Divisible) Retail spaces FOR LEASE
- Second generation, built-out spaces
- Newer mechanicals, fully sprinklered
- Ingress/egress from Skokie Blvd. and Gross Point Rd.
- Two visible monument signs on Skokie Blvd. and Gross Point Rd.
- Hard corner with great visibility to intersection
- Part of the Old Orchard retail trade area
- Westfield Old Orchard, a 1.5M SF super regional mall, is 0.33 miles away
- Great national/regional Retail co-tenancy in the immediate trade area
- Nearby demand drivers include three schools and Endeavor Health Skokie Hospital
- Excellent, stable demographics in the surrounding area

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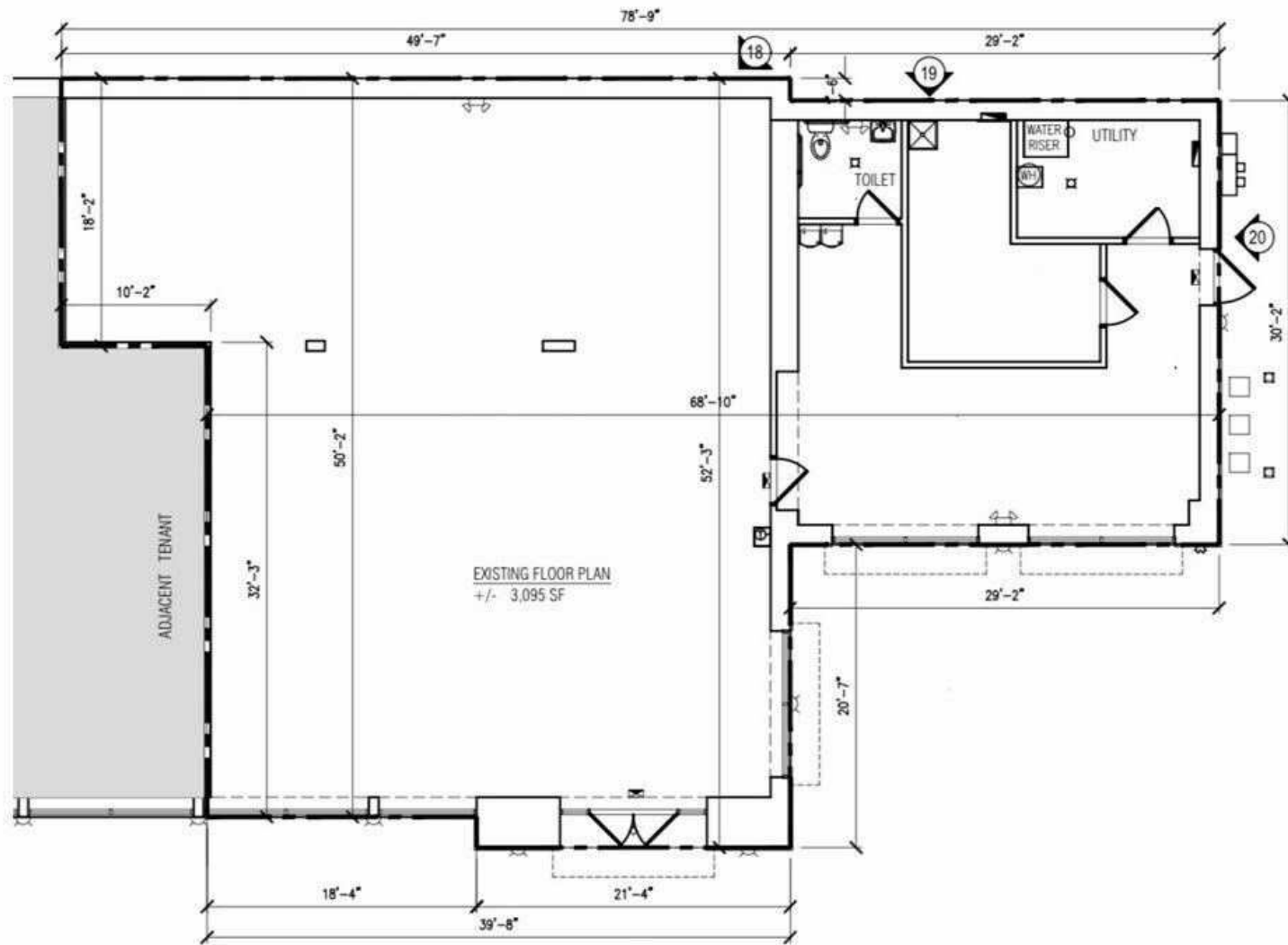
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FLOOR PLAN - 2,942 SF EAST ENDCAP SPACE



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SITE PLAN



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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RETAILER MAP



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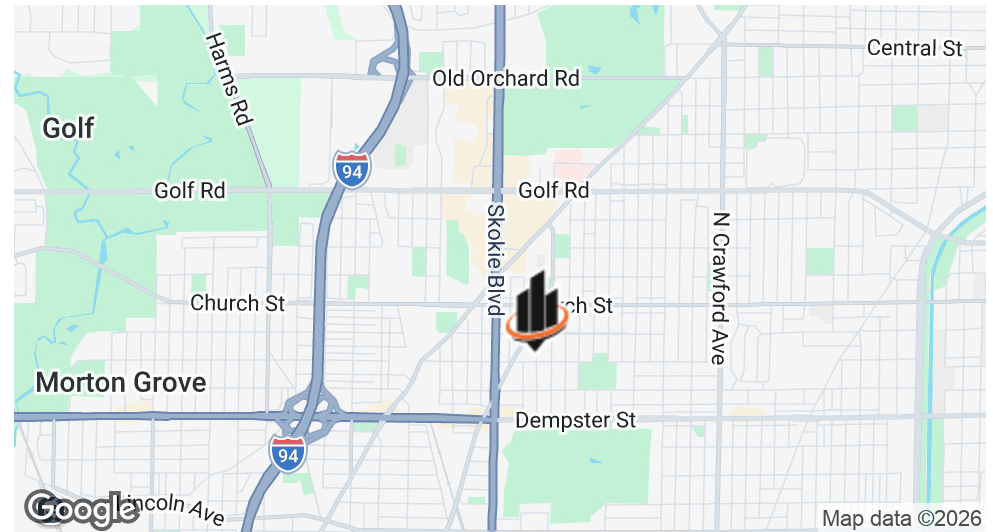
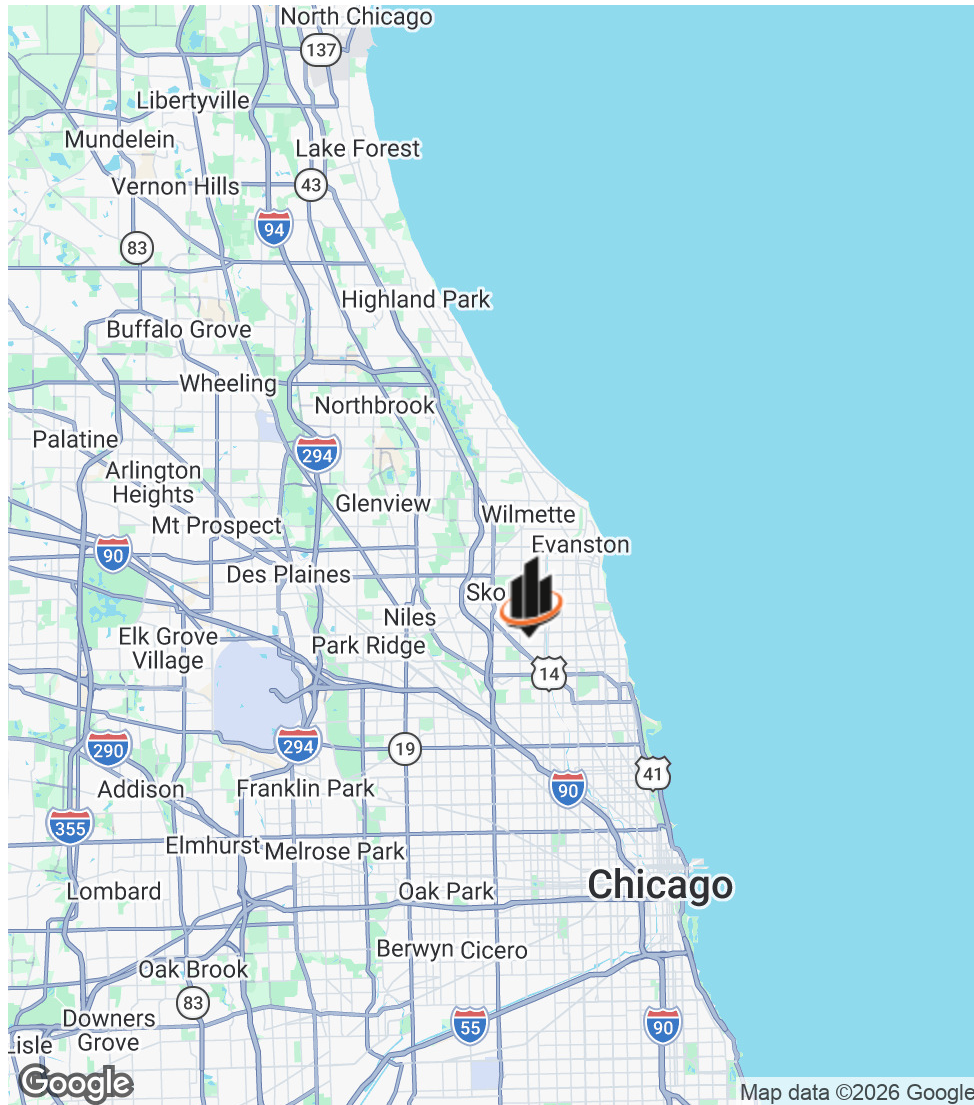
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LOCATION MAPS



LOCATION OVERVIEW

The Village of Skokie, Illinois, located 16 miles northwest of downtown Chicago and 12 miles east of O'Hare International Airport, has 64,000 residents, 24,000 households, and 2,400 businesses that call Skokie home. Accessibility to transportation is a key advantage in Skokie, with the Edens Expressway (Interstate 94) spanning the community's western edge, seven Chicago Transit Authority and 10 Pace suburban bus lines, and the CTA's Skokie Swift rail line offering numerous options for public transportation.

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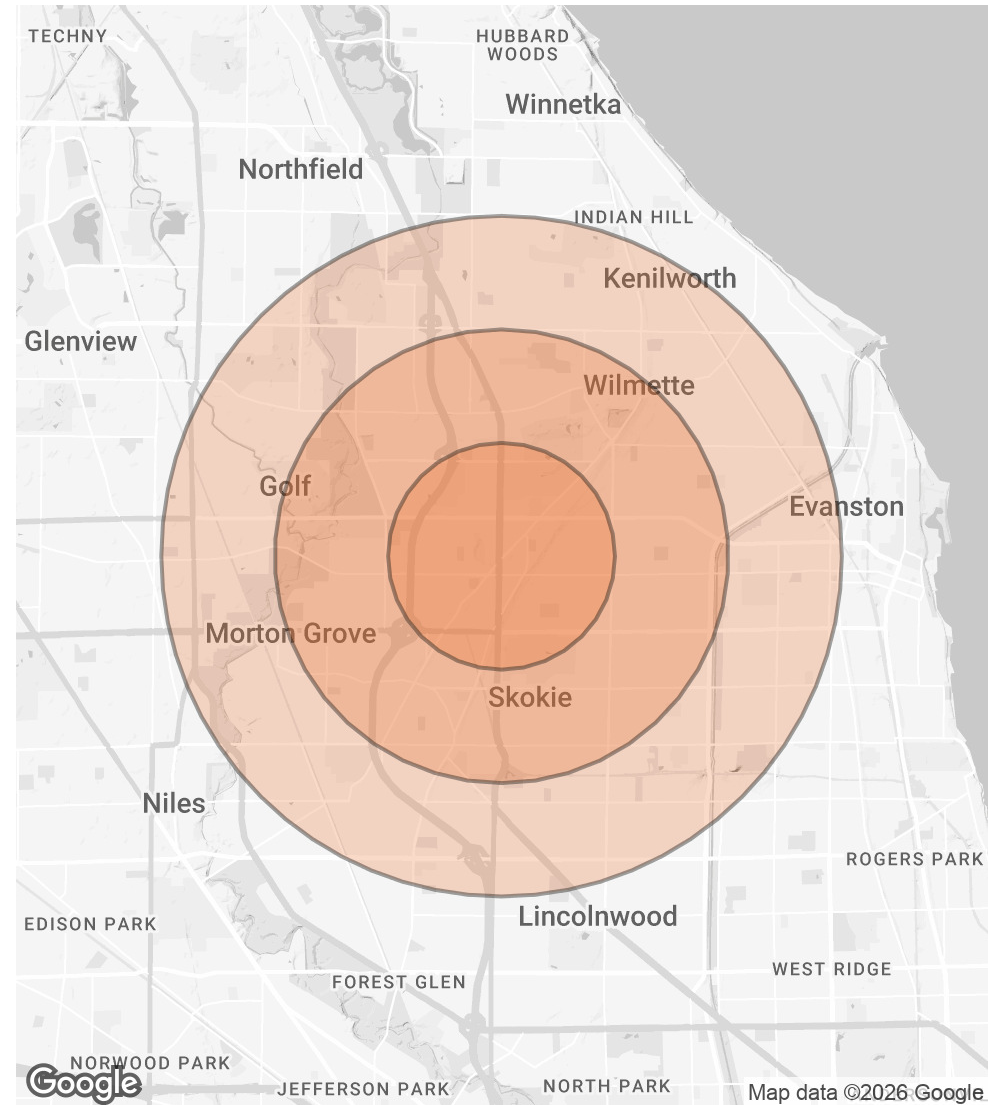
DEMOGRAPHICS MAP & REPORT

POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	20,971	80,203	152,017
AVERAGE AGE	44.9	44.3	43.7
AVERAGE AGE (MALE)	41.0	42.2	42.1
AVERAGE AGE (FEMALE)	47.8	46.1	45.3

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	7,886	29,778	56,883
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$104,420	\$151,172	\$166,875
AVERAGE HOUSE VALUE	\$365,216	\$473,308	\$530,860



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