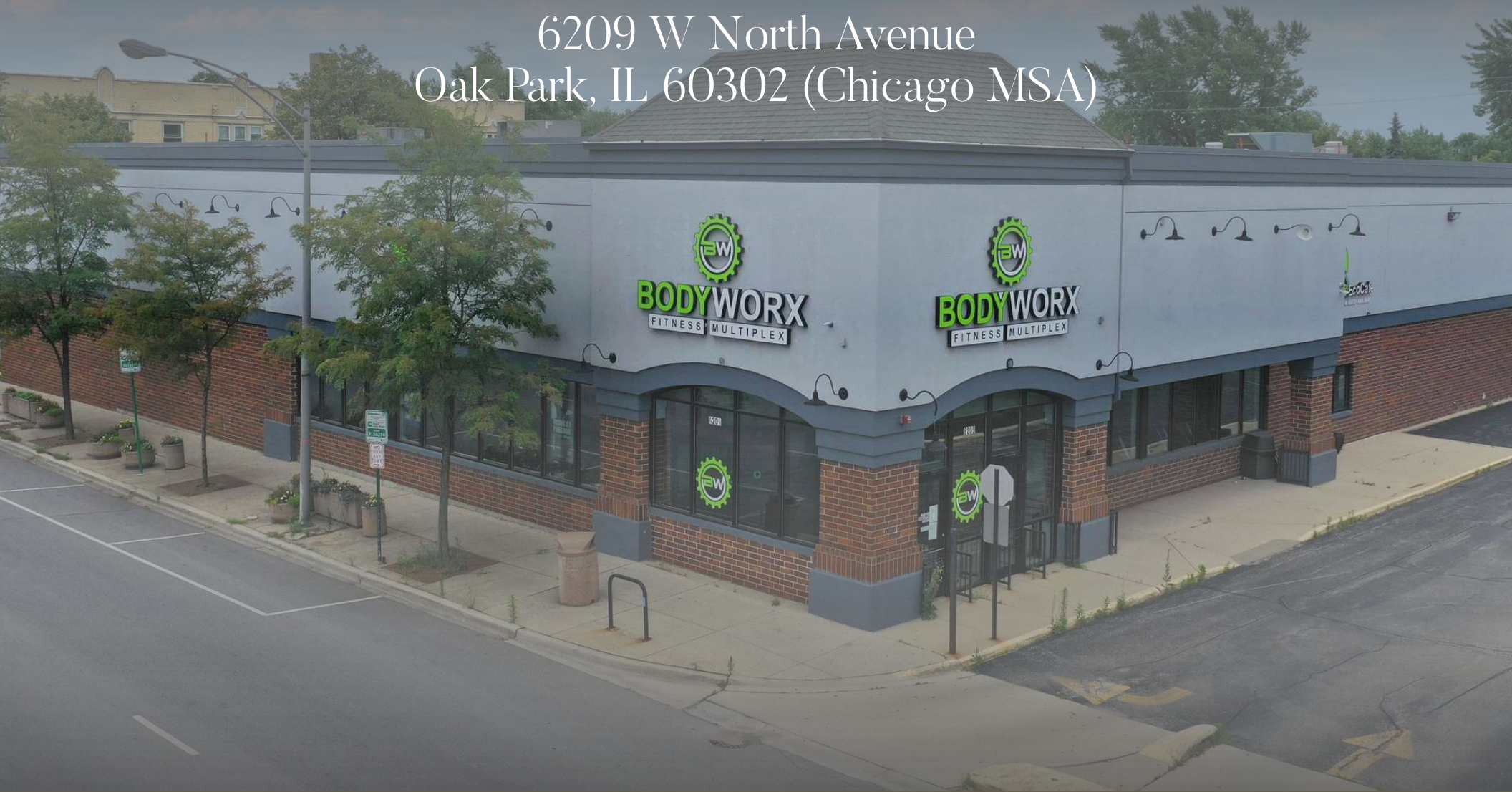


REO FREESTANDING RETAIL BUILDING - FOR SALE

6209 W North Avenue
Oak Park, IL 60302 (Chicago MSA)



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Frontline Real Estate Partners, LLC in compliance with all applicable fair housing and equal opportunity laws.

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Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Picchietti
Vice President

847.602.2005
apicchietti@frontlinerepartners.com

Andrew Slovis
Associate Broker

847.989.6020
aslovis@frontlinerepartners.com

An aerial photograph of a commercial property. The main building is a large, single-story structure with a flat roof and several HVAC units. It has a brick base and large windows. To the right of the building is a paved parking lot with several cars. In the foreground, there is a multi-lane road with a few vehicles, including a white car, a dark SUV, and a white van. A large green number '1' is superimposed over the center of the image. The background shows a residential neighborhood with houses and trees.

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PROPERTY INFORMATION



Offering Summary

Sale Price:	Subject to Offer
Building Size:	14,000 SF
Occupancy:	Vacant
Lot Size:	0.83 Acres
Year Built:	1964
Renovated:	2021
Zoning:	North Avenue Zoning District
Parking:	41 Surface-Level Spaces
VPD:	Approx. 30,200 VPD

Property Overview

Prominently located freestanding retail building at the southwest corner of North Avenue and Ridgeland Avenue in Oak Park. The building is 14,000 square foot second generation fitness facility. The building features a flexible layout ideal for a variety of retail, fitness, medical, or service-based uses, with open floor plans, high ceilings, and abundant natural light. The Property includes on-site parking adjacent to the building and benefits from direct access and visibility along North Avenue (approx. 30,200 VPD). The offering presents a compelling purchase opportunity for an owner/user or a value-add opportunity through lease-up or adaptive reuse. The prominent corner location, strong surrounding demographics, and proximity to Chicago, along with a large on-site parking, lot makes it an attractive opportunity for retail and medical users. Nearby retailers include Walmart, Jewel-Osco, Walgreens, McDonald's, AutoZone Auto Parts, Dunkin', CVS Pharmacy, Popeyes, Jimmy John's, & Chase Bank, among many others.

Property Highlights

- Unique freestanding building with parking lot in highly sought after Oak Park - ideal for an owner/user or investor looking to add value through lease-up or adaptive reuse
- Second generation fitness space with high ceilings and open floorplans - ideal for a variety of users
- Features on-site parking with 41 parking spaces and excellent frontage along North Avenue (30,200+ VPD)

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Executive Vice President

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zpearlstein@frontlinerepartners.com

Andrew Picchietti
Vice President

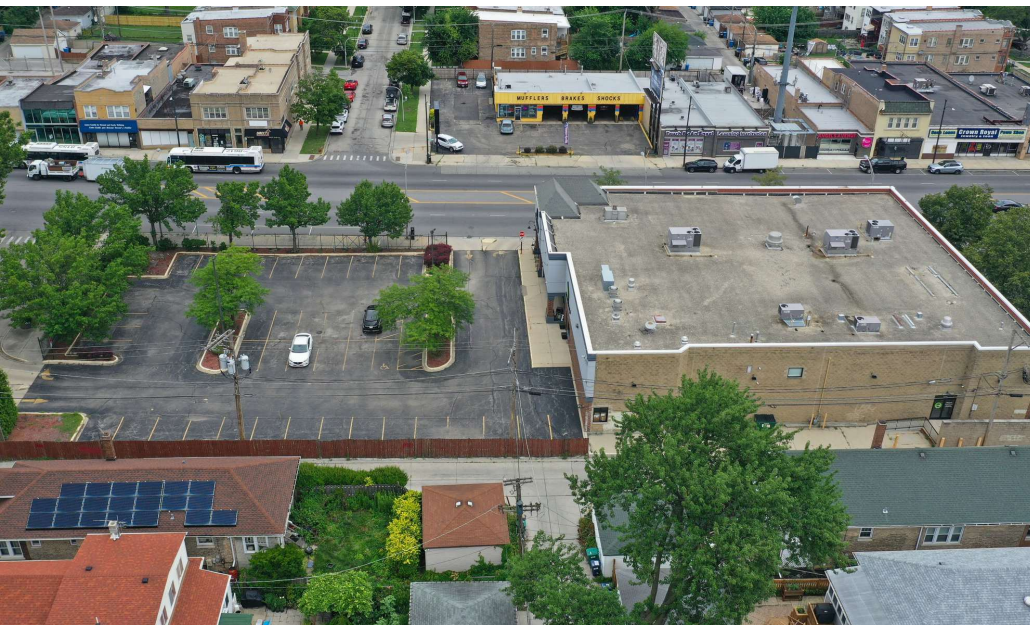
847.602.2005
apicchietti@frontlinerepartners.com

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Associate Broker

847.989.6020
aslovis@frontlinerepartners.com

RETAIL PROPERTY FOR SALE

PROPERTY DESCRIPTION



Location Description

6209 W North Avenue is a freestanding retail property located at the southwest corner of the signalized intersection at North Avenue & Ridgeland Avenue in Oak Park, Cook County, Illinois. Oak Park is a densely populated western suburb of Chicago known for its historic architecture and strong community amenities. The area features a population of over 365,000 people and an average household income exceeding \$98,000 within a three (3) mile radius of the Property. The Property is situated approx. two (2) miles east of Interstate-290 (Eisenhower Expressway) and approximately eight (8) miles west of downtown Chicago, offering convenient access to major thoroughfares. The Property benefits from strong visibility along North Avenue, which averages over 30,200 vehicles per day (VPD). Nearby retailers include Walmart, Jewel-Osco, Walgreens, McDonald's, AutoZone Auto Parts, Dunkin', CVS Pharmacy, Popeyes, Jimmy John's, and Chase Bank, as well as several local businesses and service-oriented businesses that draw consistent daily traffic.

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Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

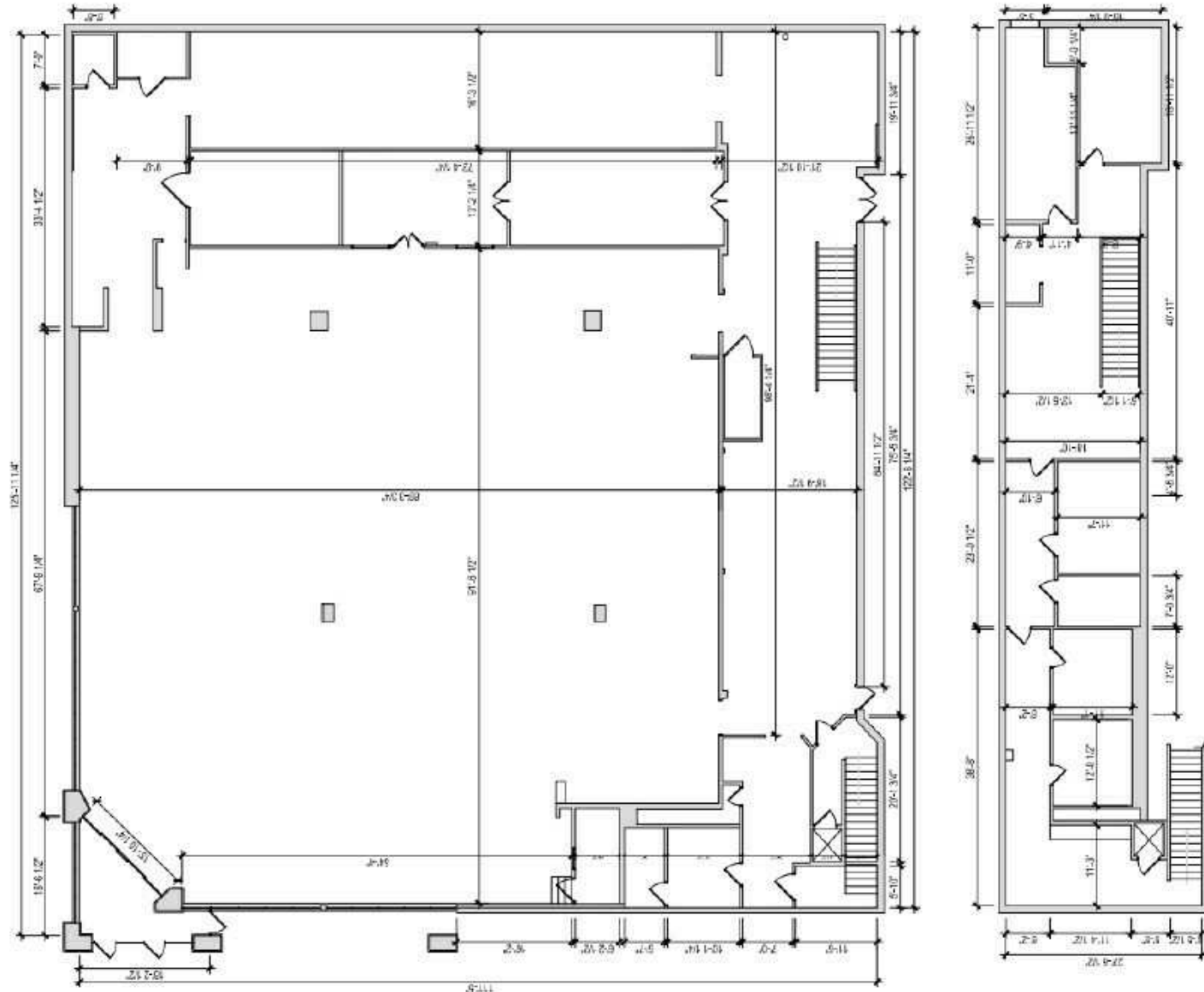
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zpearlstein@frontlinerepartners.com

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LOCATION INFORMATION

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ADDITIONAL PHOTOS



Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

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RETAIL PROPERTY FOR SALE

RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

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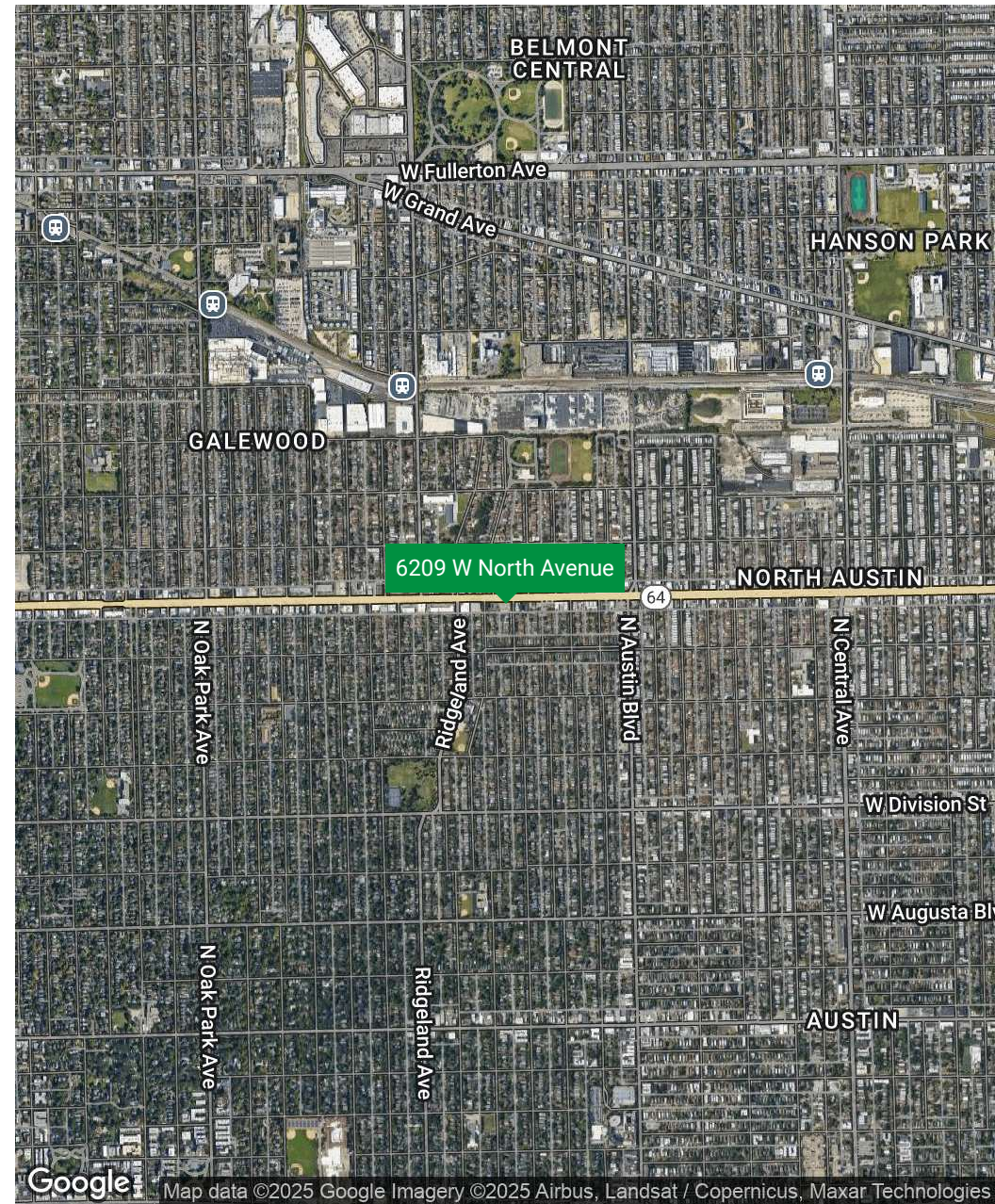
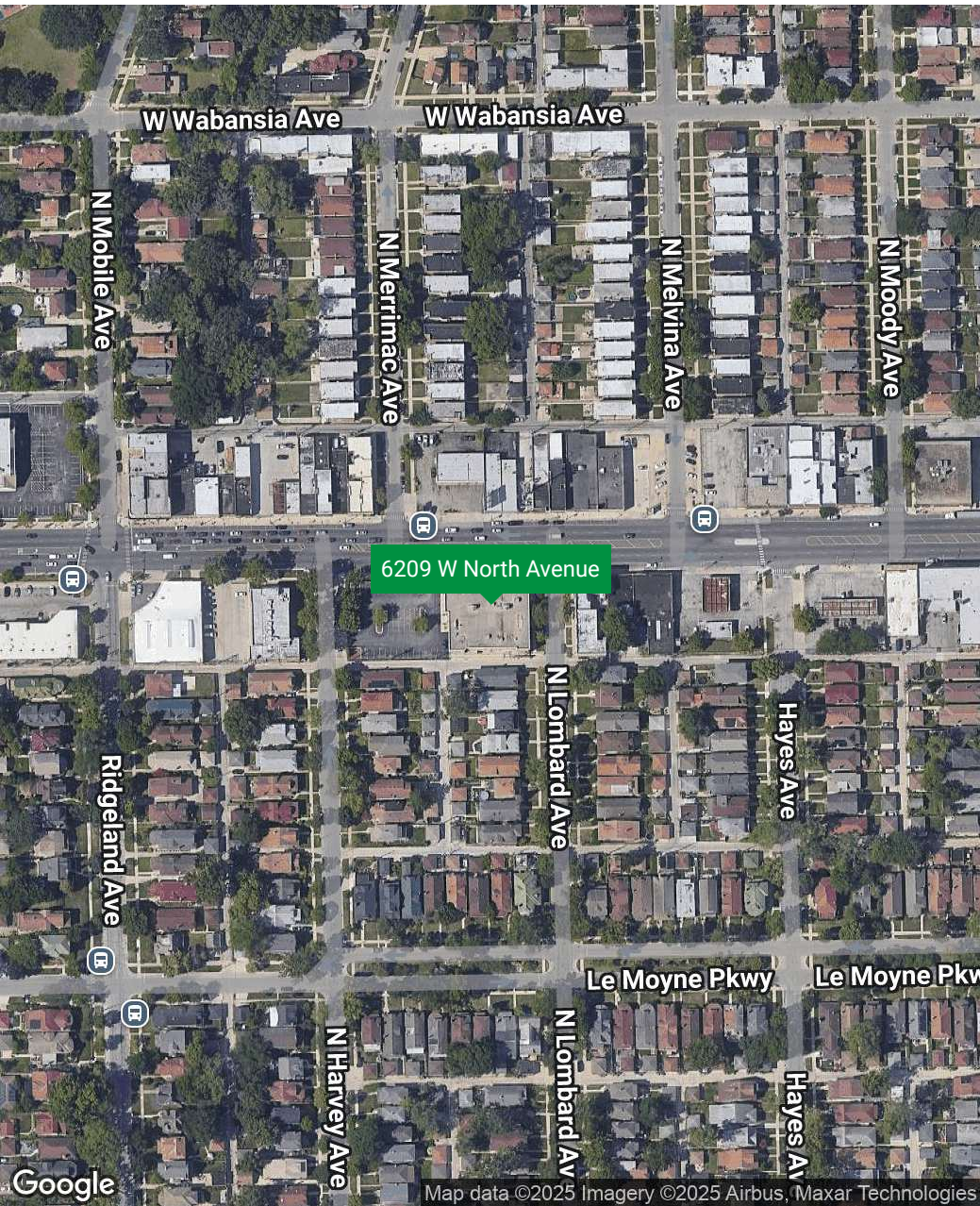
847.602.2005
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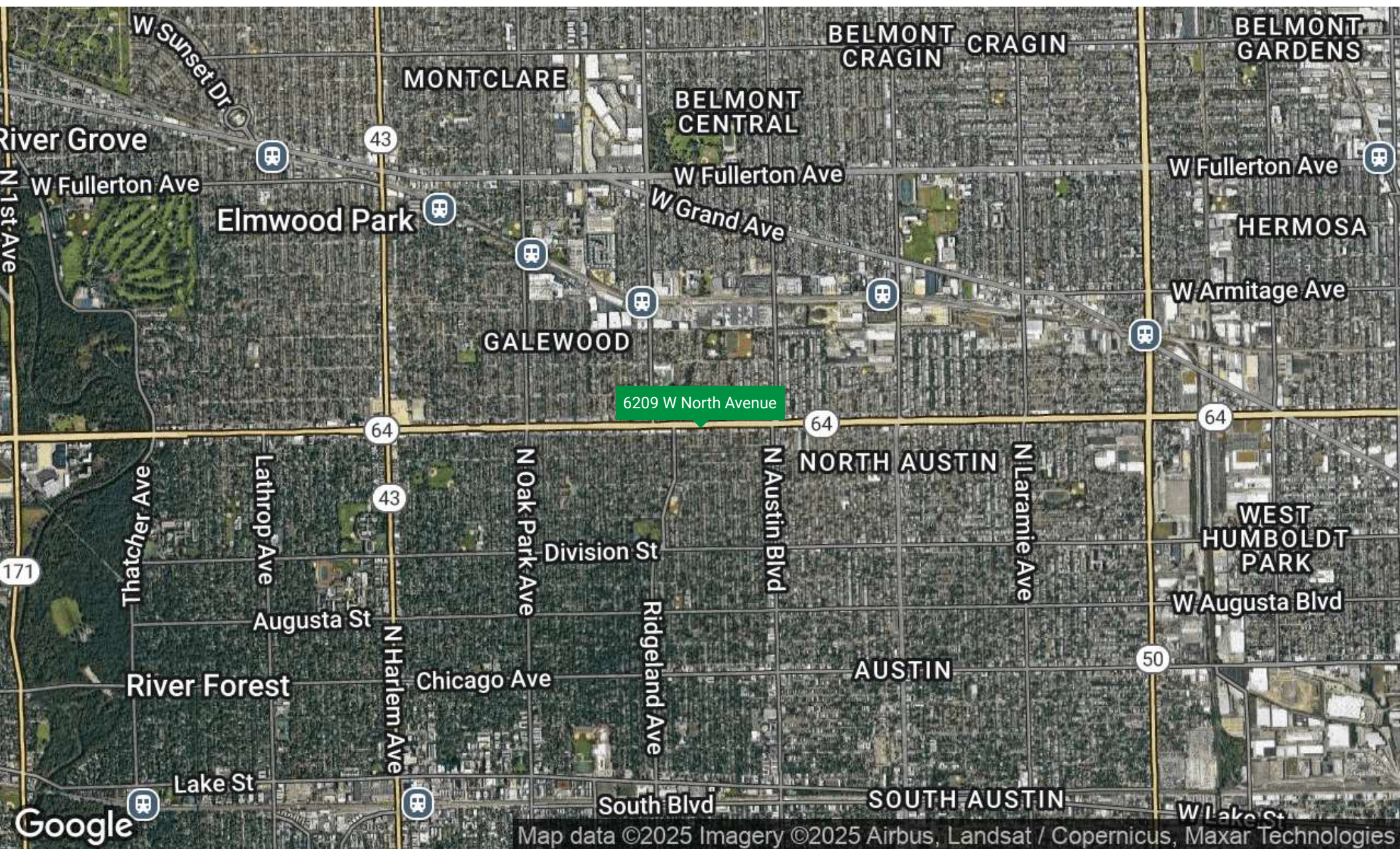
Andrew Slovis
Associate Broker

847.989.6020
aslovis@frontlinerepartners.com

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RETAIL PROPERTY FOR SALE

AERIAL MAP



Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Picchietti
Vice President

847.602.2005
apicchietti@frontlinerepartners.com

Andrew Slovis
Associate Broker

847.989.6020
aslovis@frontlinerepartners.com

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An aerial photograph of a suburban neighborhood. In the foreground, there is a commercial building with a flat roof and several air conditioning units. To its right is a parking lot with a few cars. The background is filled with residential houses and lush green trees. The entire image has a light green tint.

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DEMOGRAPHICS

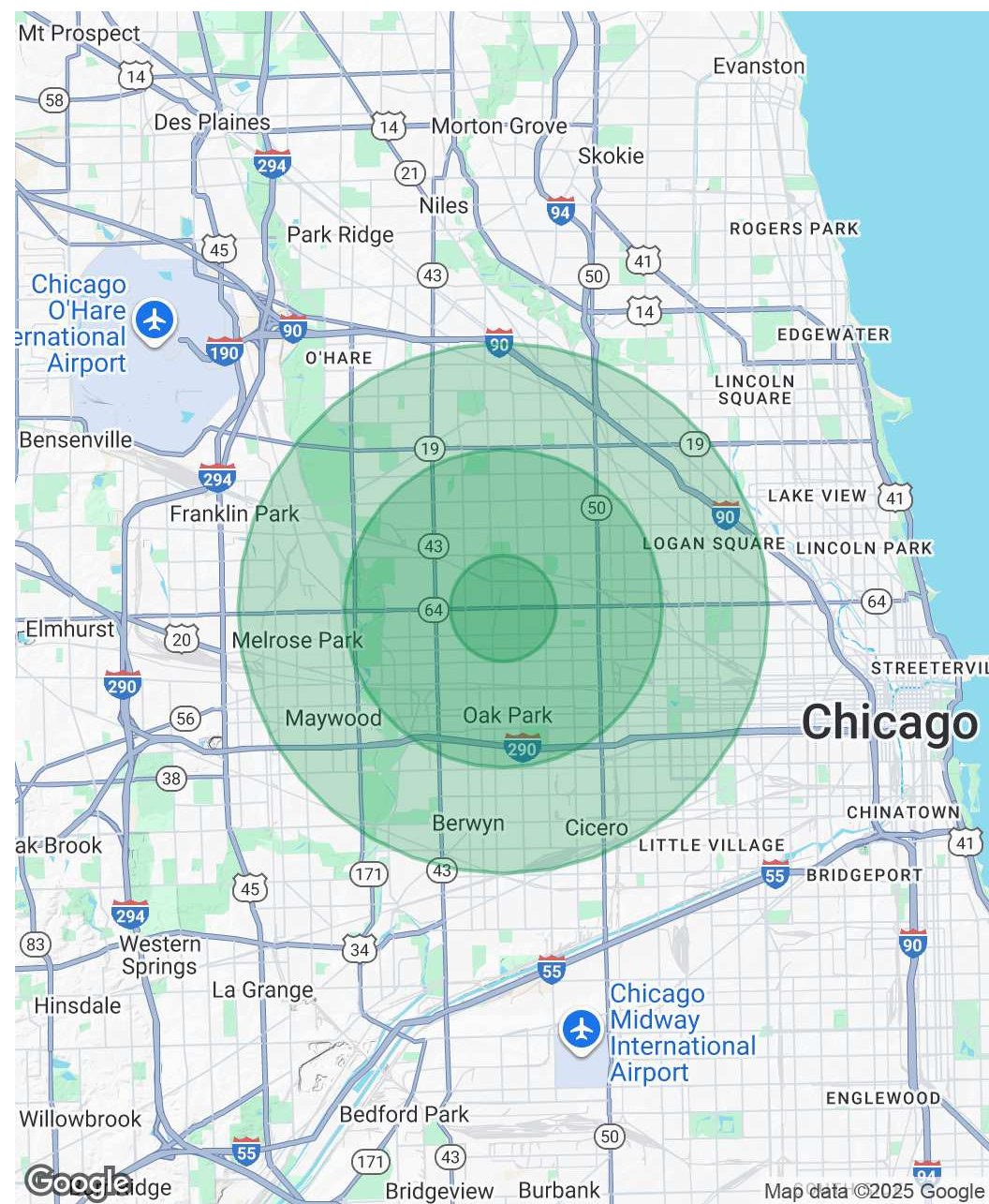
RETAIL PROPERTY FOR SALE

DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	37,141	365,964	853,775
Average Age	40	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	41	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	12,859	134,256	319,148
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$116,553	\$98,699	\$98,016
Average House Value	\$399,149	\$381,743	\$387,349

Demographics data derived from AlphaMap



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Executive Vice President

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Senior Vice President

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zpearlstein@frontlinerepartners.com

Andrew Picchietti
Vice President

847.602.2005
apicchietti@frontlinerepartners.com

Andrew Slovis
Associate Broker

847.989.6020
aslovis@frontlinerepartners.com



ADVISOR BIOS

RETAIL PROPERTY FOR SALE

MEET THE TEAM



Matthew Tarshis

Principal

Direct: 847.780.8063 **Cell:** 847.542.9058
mtarshis@frontlinerepartners.com



Andrew Rubin

Executive Vice President

Direct: 224.628.4005 **Cell:** 224.628.4005
arubin@frontlinerepartners.com

IL #475.156642



Zack Pearlstein

Senior Vice President

Direct: 847.275.6106 **Cell:** 847.275.6106
zpearlstein@frontlinerepartners.com



Andrew Picchietti

Vice President

Direct: 847.602.2005 **Cell:** 847.602.2005
apicchietti@frontlinerepartners.com

IL #475168541

IL #475-181270

Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

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zpearlstein@frontlinerepartners.com

Andrew Picchietti
Vice President

847.602.2005
apicchietti@frontlinerepartners.com

Andrew Slovis
Associate Broker

847.989.6020
aslovis@frontlinerepartners.com



Andrew Slovis

Associate Broker

Direct: 847.989.6020 **Cell:** 847.989.6020
aslovis@frontlinerepartners.com

IL #475.215824

Frontline Real Estate Partners, LLC
570 Lake Cook Rd, Suite 120, Deerfield, IL 60015

main: 847.780.8065

fax: 847.919.3816

frontlinerepartners.com

6209 W NORTH AVENUE

Oak Park, IL 60302

Prominently Located Freestanding Retail Building At The Southwest Corner Of North Avenue And Ridgeland Avenue In Oak Park. The Building Is 14,000 Square Foot Second Generation Fitness Facility. The Building Features A Flexible Layout Ideal For A Variety Of Retail, Fitness, Medical, Or Service-Based Uses, With Open Floor Plans, High Ceilings, And Abundant Natural Light. The Property Includes On-Site Parking Adjacent To The Building And Benefits From Direct Access And Visibility Along North Avenue (Approx. 30,200 VPD). The Offering Presents A Compelling Purchase Opportunity For An Owner/User Or A Value-Add Opportunity Through Lease-Up Or Adaptive Reuse. The Prominent Corner Location, Strong Surrounding Demographics, And Proximity To Chicago, Along With A Large On-Site Parking, Lot Makes It An Attractive Opportunity For Retail And Medical Users. Nearby Retailers Include Walmart, Jewel-Osco, Walgreens, McDonald's, AutoZone Auto Parts, Dunkin', CVS Pharmacy, Popeyes, Jimmy John's, & Chase Bank, Among Many Others.

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Principal

O: 847.780.8063

C: 847.542.9058

mtarshis@frontlinerepartners.com

Andrew Rubin

Executive Vice President

O: 224.628.4005

C: 224.628.4005

arubin@frontlinerepartners.com

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O: 847.275.6106

C: 847.275.6106

zpearlstein@frontlinerepartners.com

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