



LEASE
**Scarborough Fare
Retail Complex**

5544 147TH ST
Oak Forest, IL 60452

PRESENTED BY:

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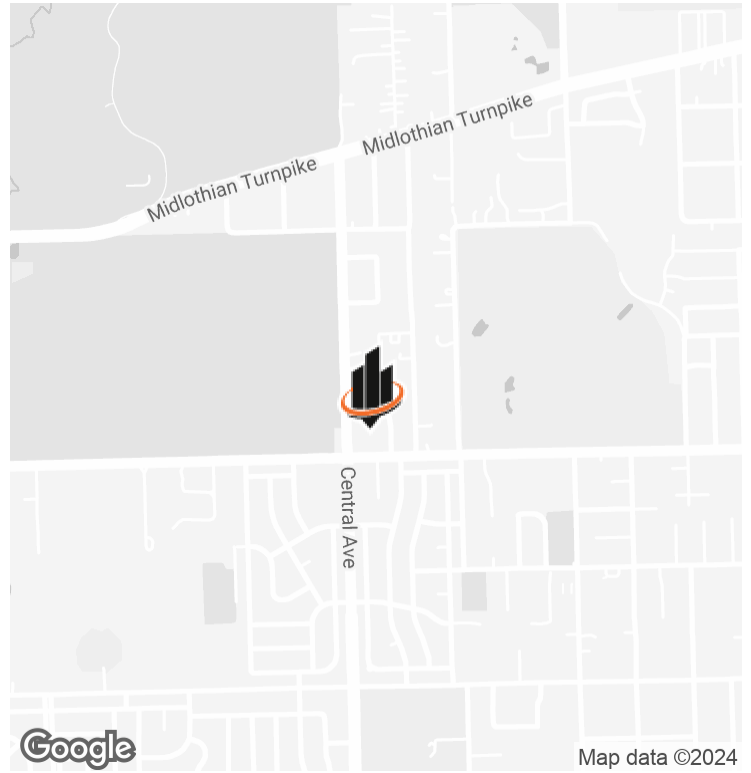


147th St

Central Ave



PROPERTY SUMMARY



LOCATION DESCRIPTION

Located on the northeast corner of the 147th St/Central Ave intersection.

OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	900-2,700 SF
LOT SIZE:	107,837 SF
BUILDING SIZE:	13,908 SF
TRAFFIC:	20,050
ZONING:	C1
YEAR BUILT:	1972

PROPERTY DESCRIPTION

SVN proudly presents this unique leasing opportunity in business-friendly Oak Forest, IL! This expansive retail complex is just shy of the stop-lighted intersection and houses 4 buildings, that are connected via awnings and outdoor walking paths. These solid buildings are brick construction and have metal pitched roofs. The inviting landscape between the buildings brings a sense of serenity to the whole complex.

There are multiple spacious suites available for rent, and each can be custom-tailored to your business' needs. Tenants can take advantage of the awesome frontage on the main road or can elect for one of the more private spaces if that is what the business would prefer. The motivated landlords are willing to assist with build-out under the correct terms. There is also a large post sign that is easily visible from the street. This amazing location is waiting for your business, call today!

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AERIAL PHOTO



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ADDITIONAL PHOTOS



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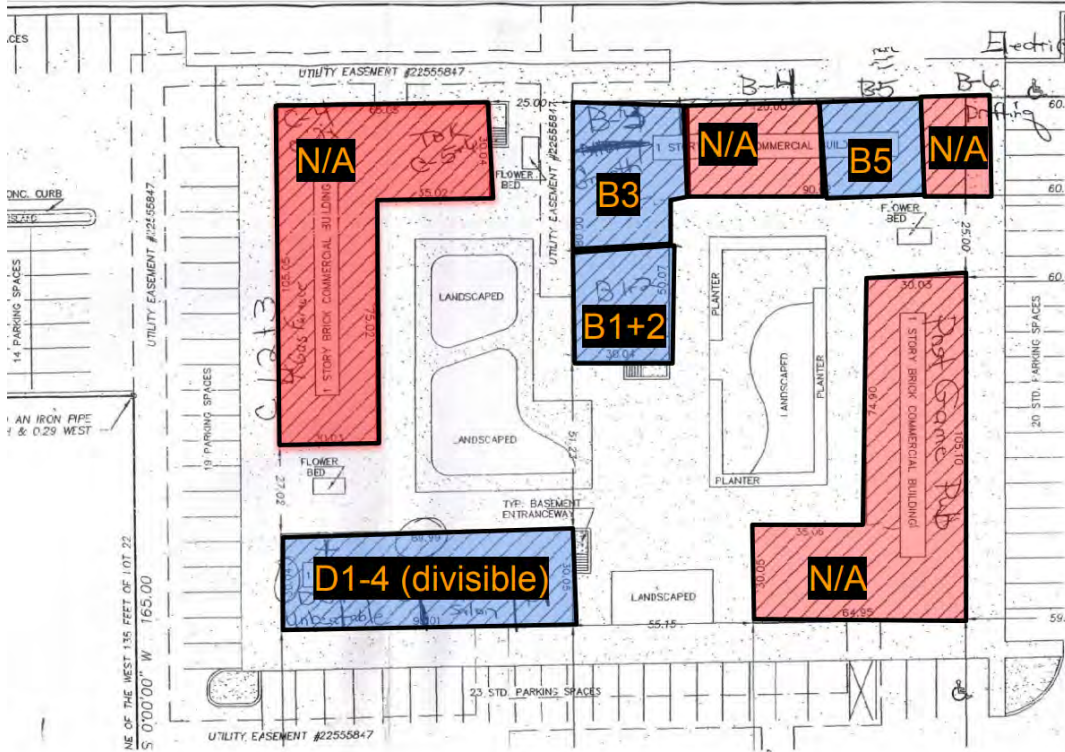
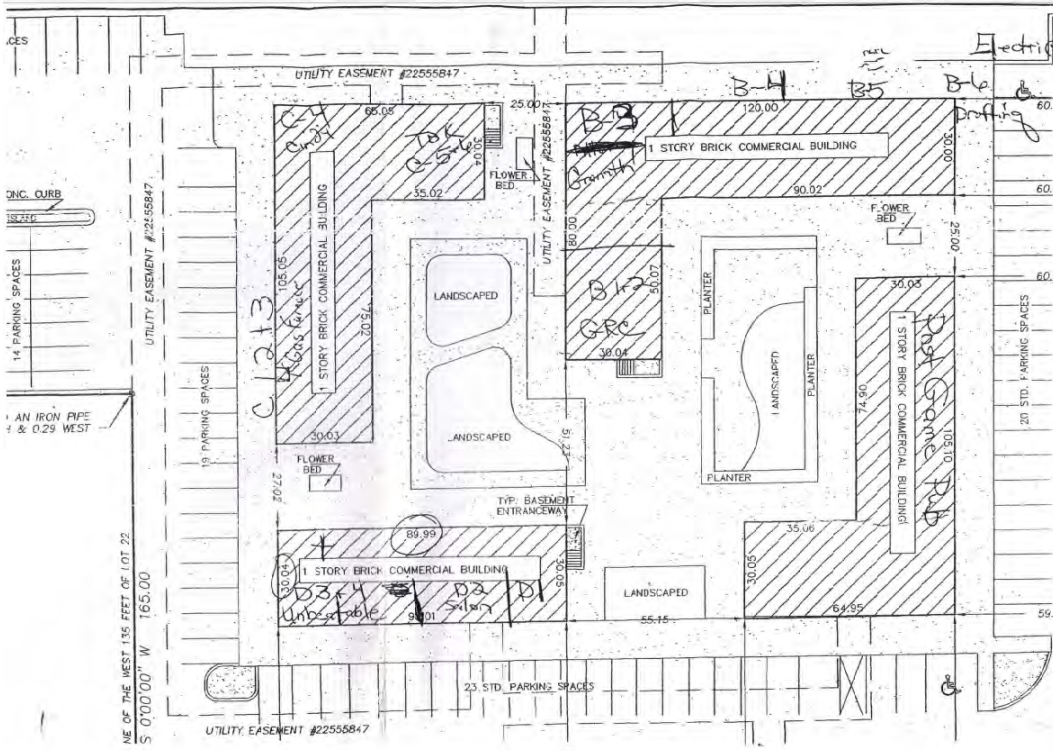
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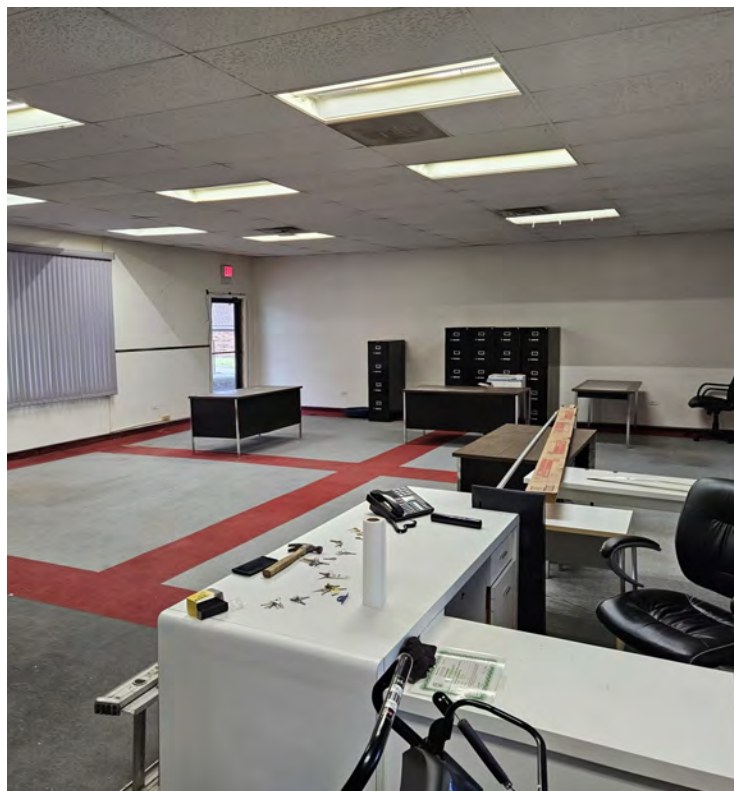
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FLOORPLANS



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5544 W 147TH ST, OAK FOREST, IL - UNIT B1+2



OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	1,620
ROOMS:	Open Floorplan + Foyer & Storage Closets
BATHROOMS:	2
FLOORS:	Laminate & Carpet
CEILING:	Drop Ceiling

HIGHLIGHTS

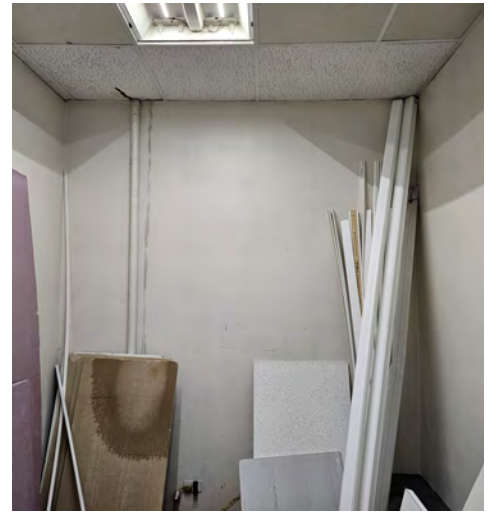
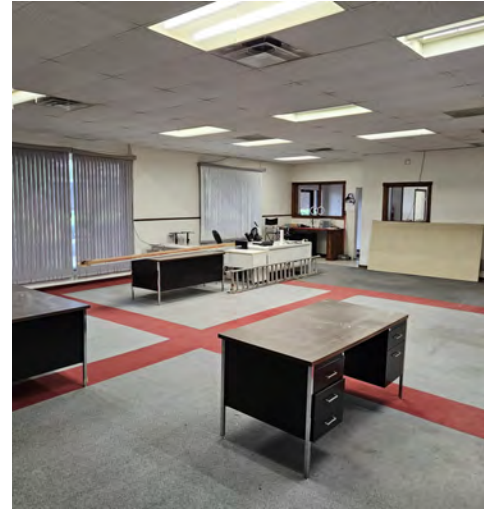
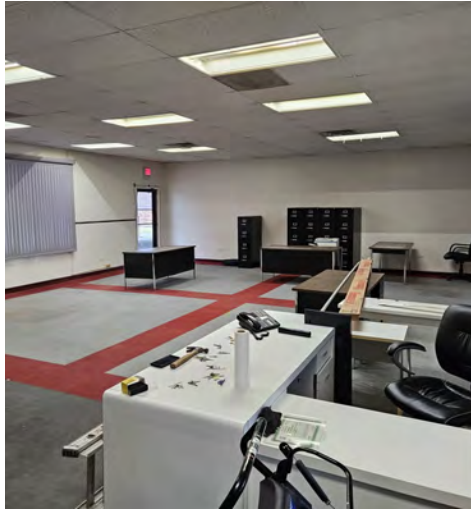
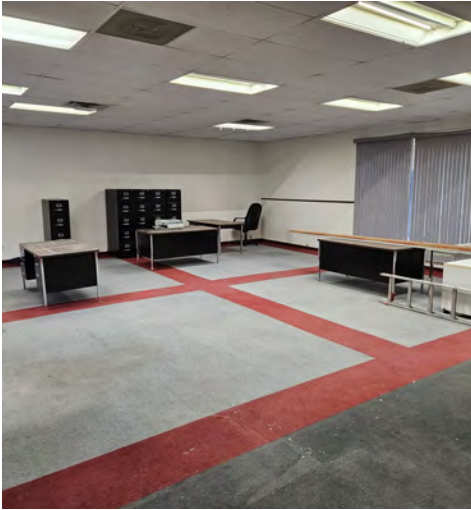
- 2 Units combined into 1
- Centrally located
- Former engineering office
- Multitude of uses
- East and west egress
- 3 breakers
- Individual HVAC
- Individual boiler
- Additional water lines if needed

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ADDITIONAL PHOTOS



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5544 W 147TH ST, OAK FOREST, IL - BUILDING D



OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	2,700
ROOMS:	Open Floorplan
BATHROOMS:	4
FLOOR:	Gutted
CEILING:	Gutted

HIGHLIGHTS

- Completely gutted - build out ready
- Front of the complex - great visibility from main road
- Divisible into 4 units
- 8 total egress
- Gas/water/electric in place
- Perfect for quick eats, destination retail, salon suites, medical, or whatever you can imagine!
- Individual heat units
- 4 storefront sign spaces

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5544 W 147TH ST, OAK FOREST, IL - UNIT B3



OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	1,250
ROOMS:	Main Room + 2 Large Private Offices & Breakroom
BATHROOMS:	1
FLOOR:	Carpet
CEILING:	Drop Ceiling

HIGHLIGHTS

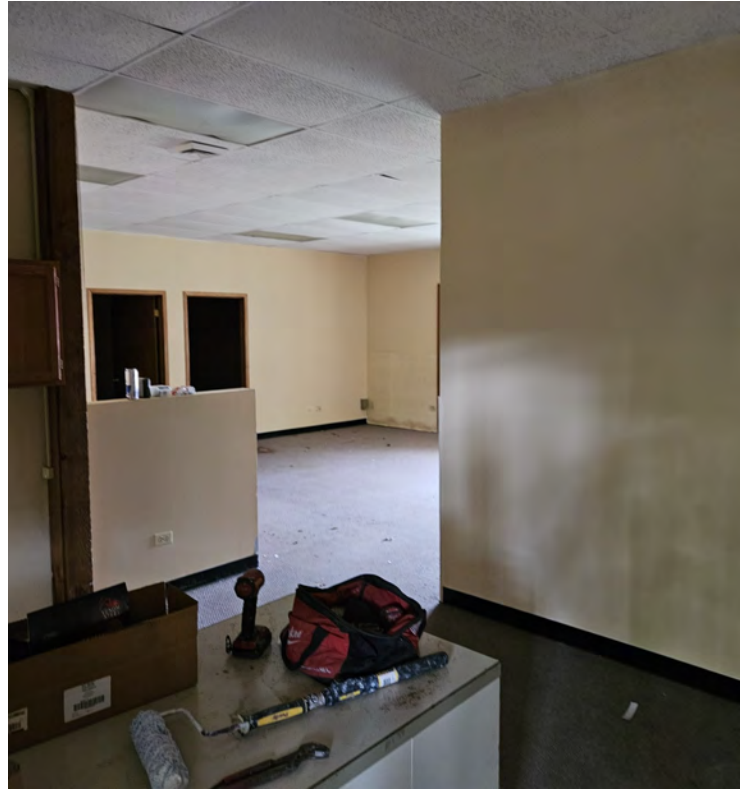
- Spacious corner unit
- Tucked away
- Former land surveyors
- Perfect for professional office, sales team, or satellite HQ
- Front & rear egress
- Natural lighting
- 2 breakers
- Individual HVAC
- Under repairs from the landlord
- Currently no electric service (for showings)

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5544 W 147TH ST, OAK FOREST, IL - UNIT B5



OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	900
ROOMS:	Main Room + 3 Private Offices
BATHROOMS:	1
FLOOR:	Carpet
CEILING:	Drop Ceiling

HIGHLIGHTS

- Move-in ready
- Rear corner unit
- Former title company
- Perfect for professional office
- Front & rear egress
- 1 breaker
- Individual HVAC
- Partially furnished
- High end cabinetry
- Close to side parking lot

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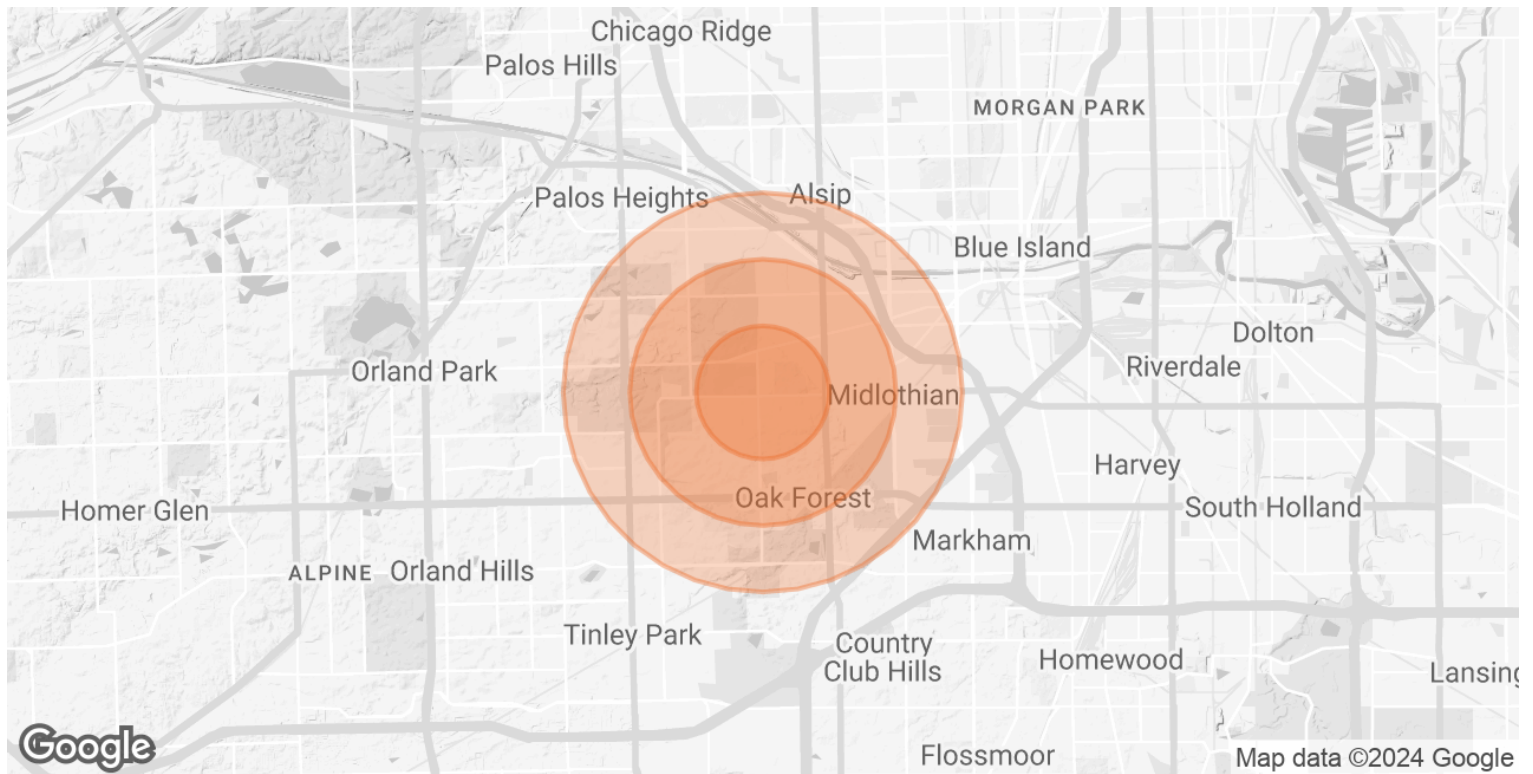
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	9,234	35,763	72,203
AVERAGE AGE	42	43	43
AVERAGE AGE (MALE)	40	41	41
AVERAGE AGE (FEMALE)	43	44	44
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	3,642	14,367	28,828
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$106,467	\$97,437	\$98,619
AVERAGE HOUSE VALUE	\$259,204	\$245,914	\$250,311

Demographics data derived from AlphaMap

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SVN BY THE NUMBERS

SVN[®] by the numbers

200+

Office Owners

2,200

Advisors & Staff

\$14.9B

Total value of sales & lease transactions

5

Global Offices & expanding

7+7

Core services & speciality practice areas

57M+

SF in properties managed

We believe in the power of **collective strength** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities. Our unique business model is **built on the power of collaboration and transparency and supported by our open, inclusive culture**. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.

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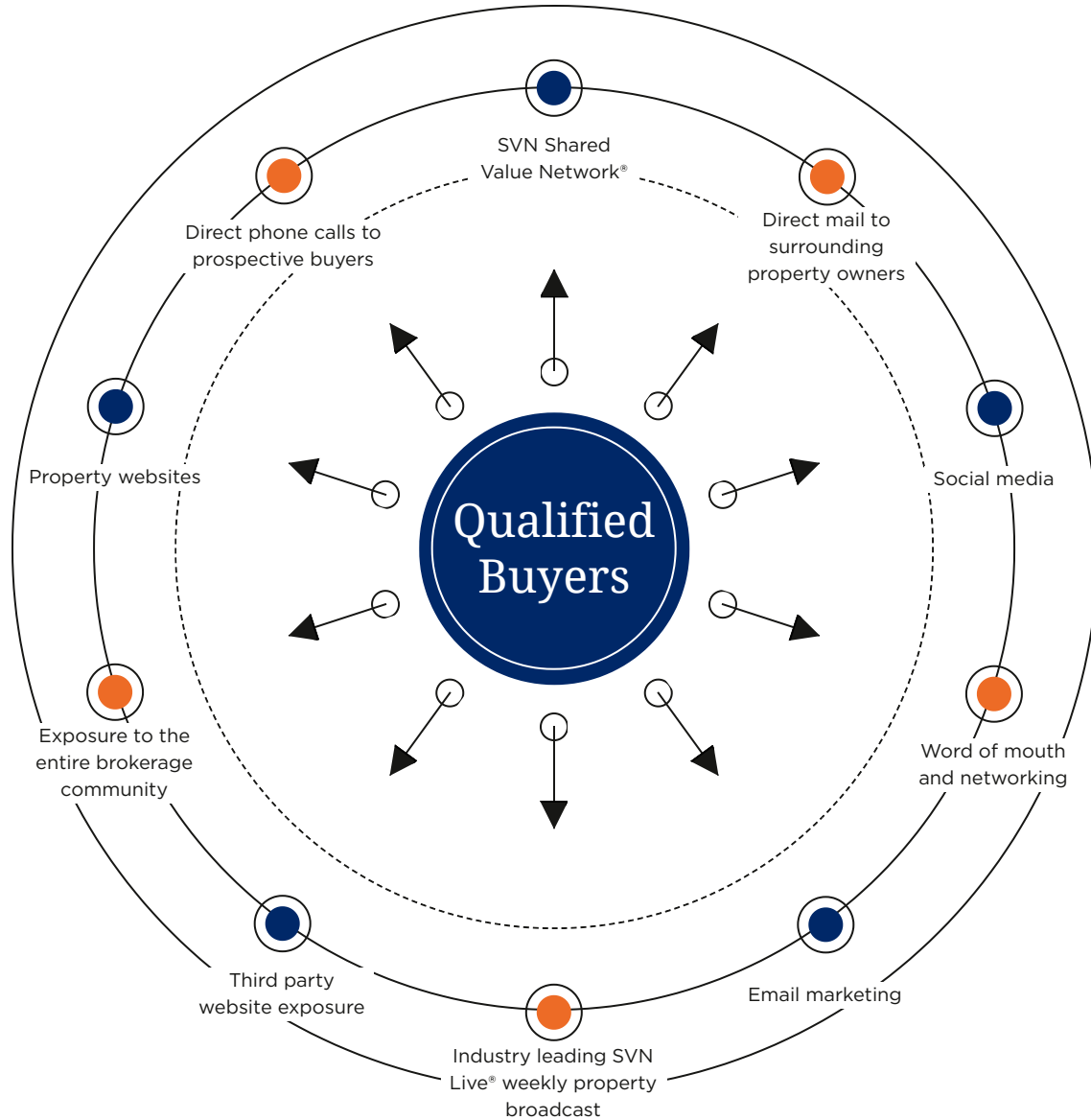
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SVN® marketing strategy

CUSTOM MARKETING STRATEGY MEETS MULTIPLE MEDIA CHANNELS TO

Maximize the value of your property



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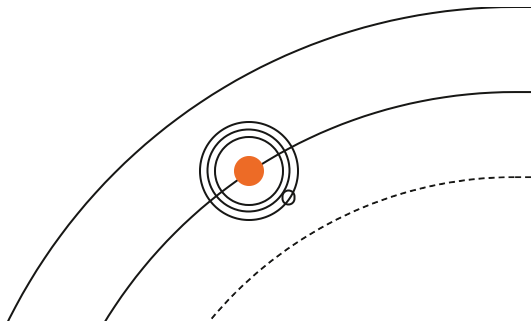
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THE 9.6% REPORT

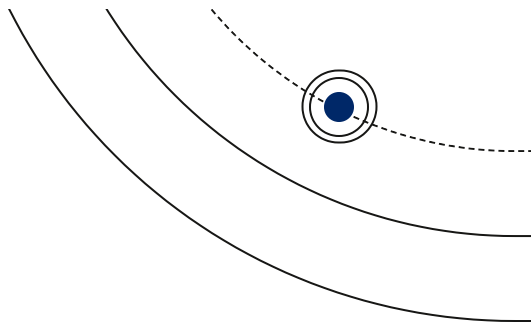
SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.

SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types- industrial, multifamily, office and retail.*



The 9.6% report

A REPORT ON THE PRICING ADVANTAGE OF COOPERATION



The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate - we share fees and build trust, driving outsized success for our clients and our colleagues.

Visit svn.com to find out more.

*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

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ADVISOR BIO 1



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Associate Advisor

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PROFESSIONAL BACKGROUND

Derek Gonsch is an experienced associate advisor with SVN specializing in sales and leasing for retail, office, and investment properties for clients of all sizes. Derek has been a licensed real estate professional since the summer of 2020. He has built an expertise in Chicago's market of the south suburbs where he was born, raised, and currently resides.

Prior to joining SVN, Mr. Gonsch served as a broker with Houbolt Real Estate (HRE) based in Oak Lawn, where he managed a portfolio of over 600 units comprised of a mix of residential, retail, and office units. He also closed on numerous leases and sales during his time at his previous company.

Derek also holds an Accredited Commercial Practitioner Certification, a certification that is held by less than 100 brokers in Illinois. He has also enrolled in various other real estate based classes such as business brokering, and transaction specialist courses. Mr. Gonsch is a member of the Chicago Association of Realtors (CAR) and the National Association of Realtors (NAR), while also being an active member in various south suburban chambers of commerce.

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