

**SALE**

## River Forest Retail/Office Suites Available

**7777 LAKE ST**

River Forest, IL 60305



**PRESENTED BY:**

**KAREN KULCZYCKI, CCIM,  
SIOR**

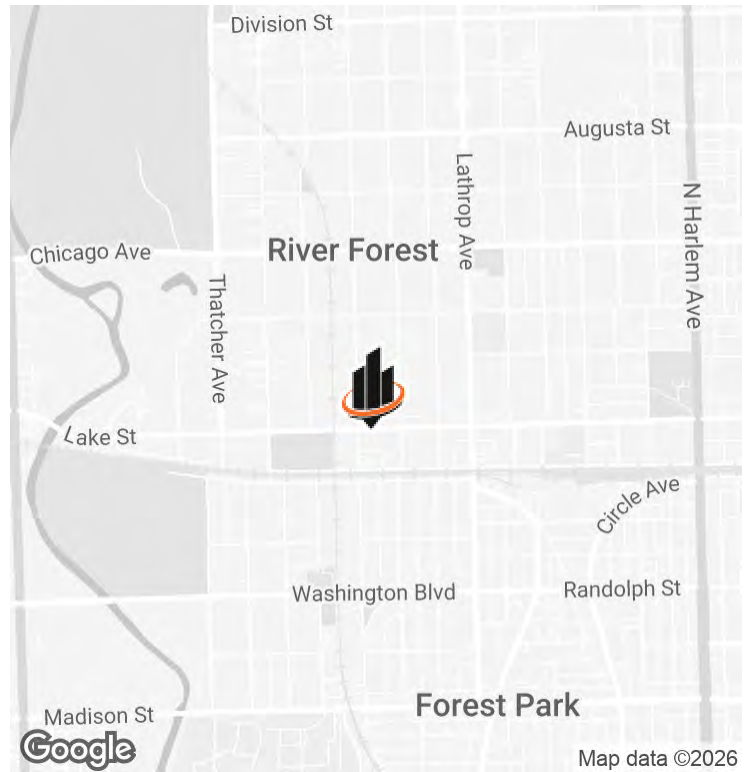
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IL #471020279



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	Subject to Offer
<b>BUILDING SIZE:</b>	+/- 24,516 SF
<b>LOT SIZE:</b>	0.45 Acres
<b>NUMBER OF UNITS:</b>	20
<b>APN:</b>	15-12-115-002-0000

## PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present 7777 Lake Street in River Forest, a ±15,000 SF Retail and Office building on 0.45 Acres with full basement for storage. This property is value-add with 55% occupied with 20 total units. Current retail tenants include Edward Jones Investments, River Forest Dry Cleaners & Tailoring, and various office users.

## PROPERTY HIGHLIGHTS

- Retail and Office Building on 0.45 AC
- High Visibility | Value-add | 55% Occupied
- On-site surface parking lot & abundant street parking
- Adjacent to two land parcels being offered for sale by the village of River Forest
- Close proximity to the Harlem/Lake Green Line "EL" station, the River Forest Metra station, and the Oak Park Metra station
- Easy access to I-290, I-294, Illinois Route 43, and Illinois Route 64

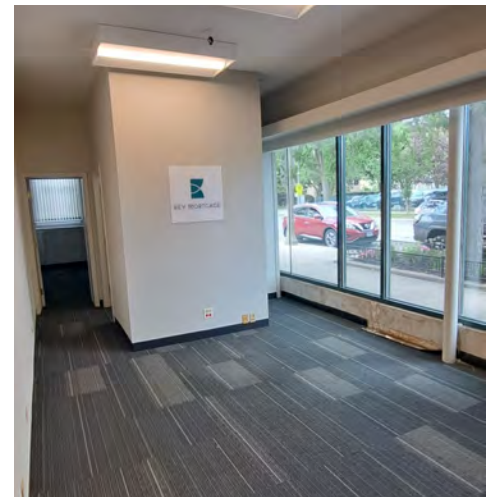
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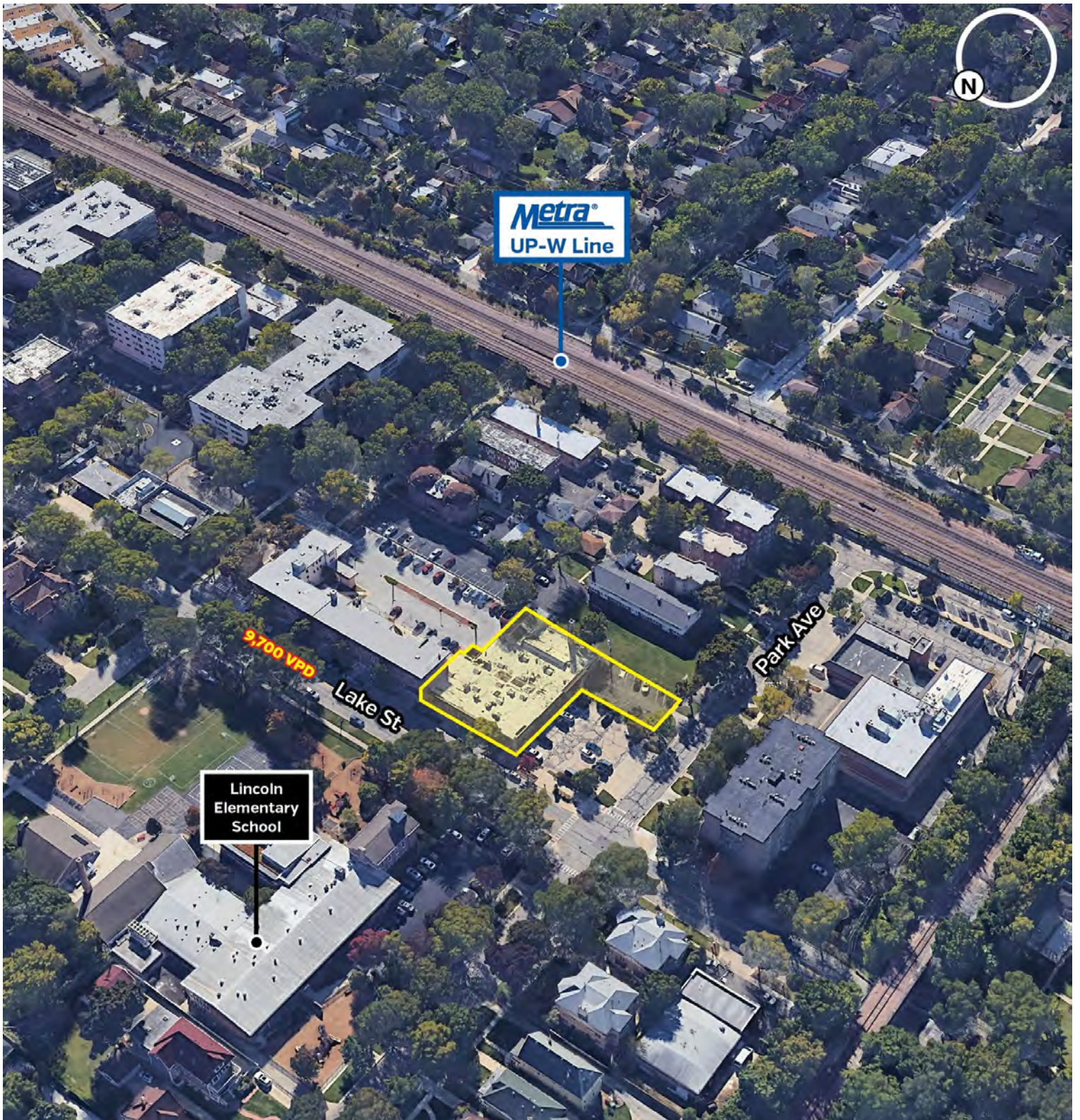
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## ADDITIONAL PHOTOS



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# AERIAL



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# RETAILER MAP



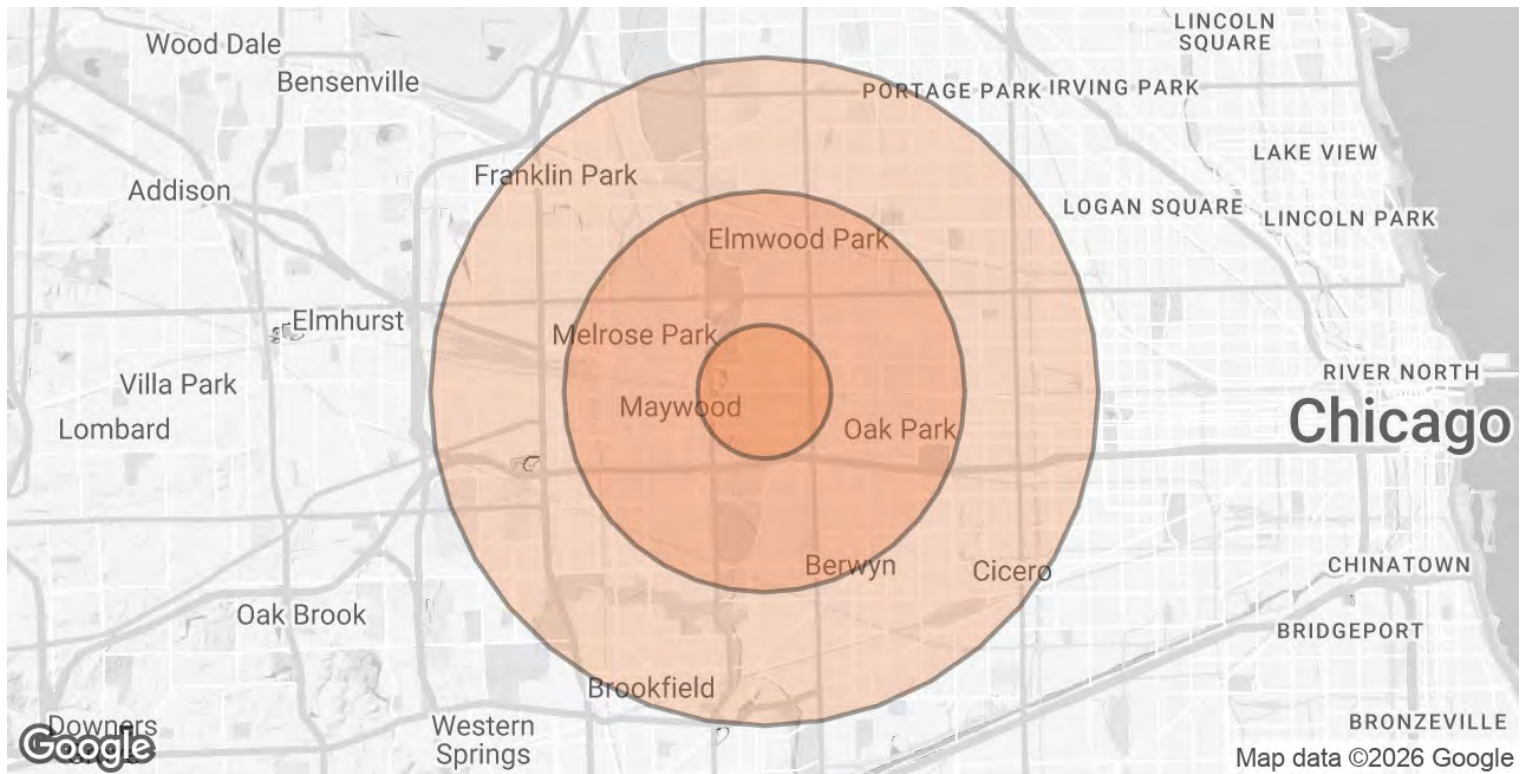
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	23,445	239,701	673,330
<b>AVERAGE AGE</b>	43	40	39
<b>AVERAGE AGE (MALE)</b>	41	39	38
<b>AVERAGE AGE (FEMALE)</b>	44	41	40

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	11,407	93,089	239,562
<b># OF PERSONS PER HH</b>	2.1	2.6	2.8
<b>AVERAGE HH INCOME</b>	\$151,613	\$109,407	\$96,166
<b>AVERAGE HOUSE VALUE</b>	\$524,811	\$385,985	\$340,878

Demographics data derived from AlphaMap

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