



Retail Strip Mall For Sale

\$800,000

**3704-3716, DEMPSTER ST
SKOKIE, IL 60076**

**GREAT INVESTMENT
OPPORTUNITY**



NEAR DEMPSTER ST, EXIT 4-WAY INTERCHANGE

BUILDING SUMMARY

- 7 retail spaces
- 5 units with existing leases
- 2 units available for lease
- Value add opportunity

Available SF:
1,102 - 7,113 SF

Zoning:
B-2

Building Size:
11,500 SQ. FT.

Traffic Count:
30,000

Lease Rate:
\$18.00 SF/yr (MG)

UNIT FEATURES

UNIT 3706 - 1,102 SF



**CURRENTLY BUILT OUT
AS OFFICE**
5 private offices



WAITING AREA



RECEPTION AREA

ADDITIONAL FEATURES

- **3,318 SF** is maximum contiguous space.
- Parking in front
- Each suite has two dedicated spaces behind the building.
- Additional parking next door at the Skokie public lot.
- Ideal for any retail, medical or office use.

UNIT FEATURES

UNIT 3710 - 2,535 SF



FORMER RESTAURANT SPACE
Black Iron, Plumbing,
Large Kitchen Area



ENTRANCE
2 entrances



OPEN SPACE
large open area



STORAGE ROOM

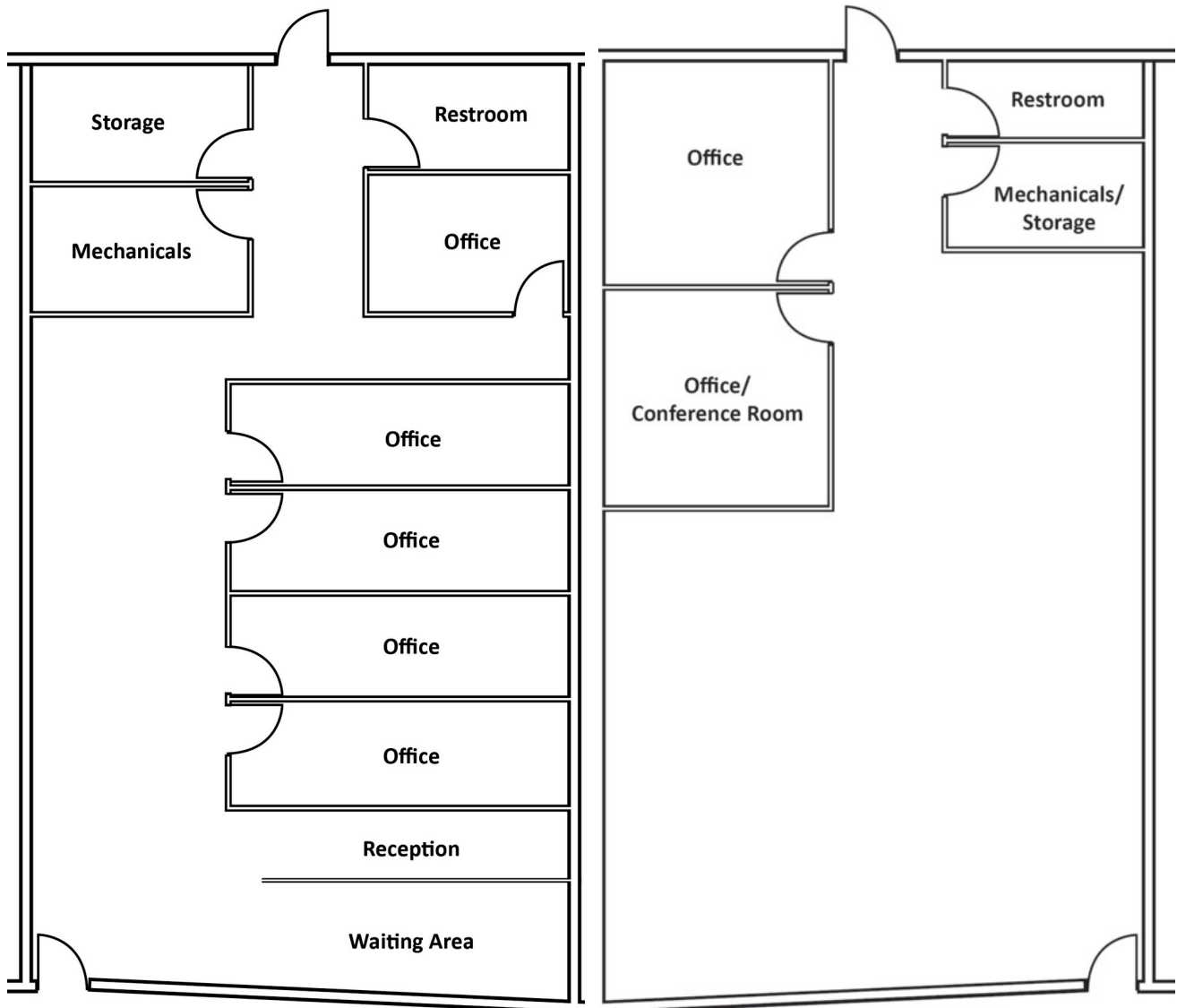
UNIT 3706 - 1,102 SF

FLOOR PLAN

3704 - 3716 Dempster Street, Skokie, IL

UNIT 3706 - 1,102 SF

UNIT 3716 - 1,102 SF

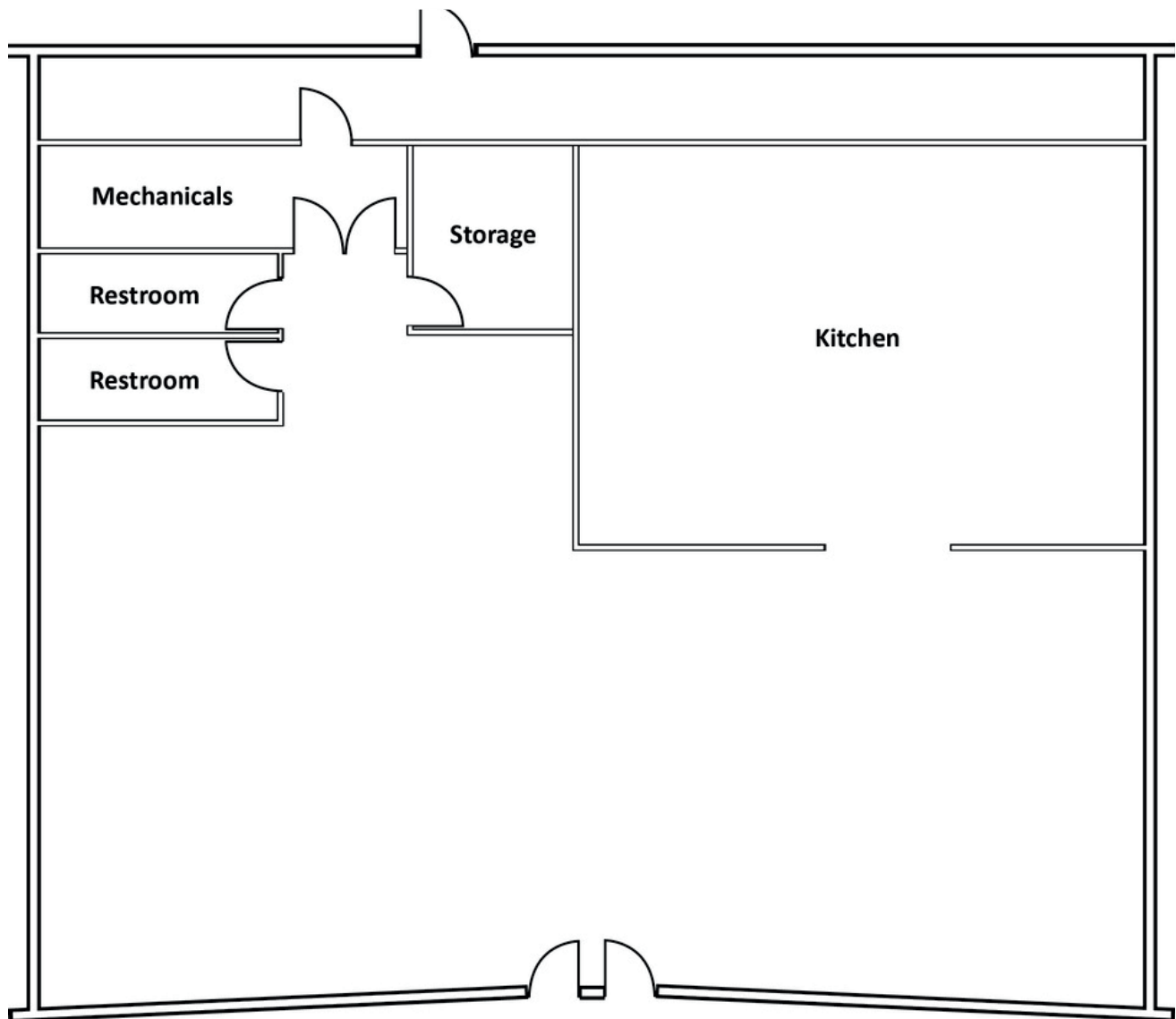


UNIT 3710 - 2,535 SF

FLOOR PLAN

3704 - 3716 Dempster Street, Skokie, IL

UNIT 3710 - 3712: 2,535 SF

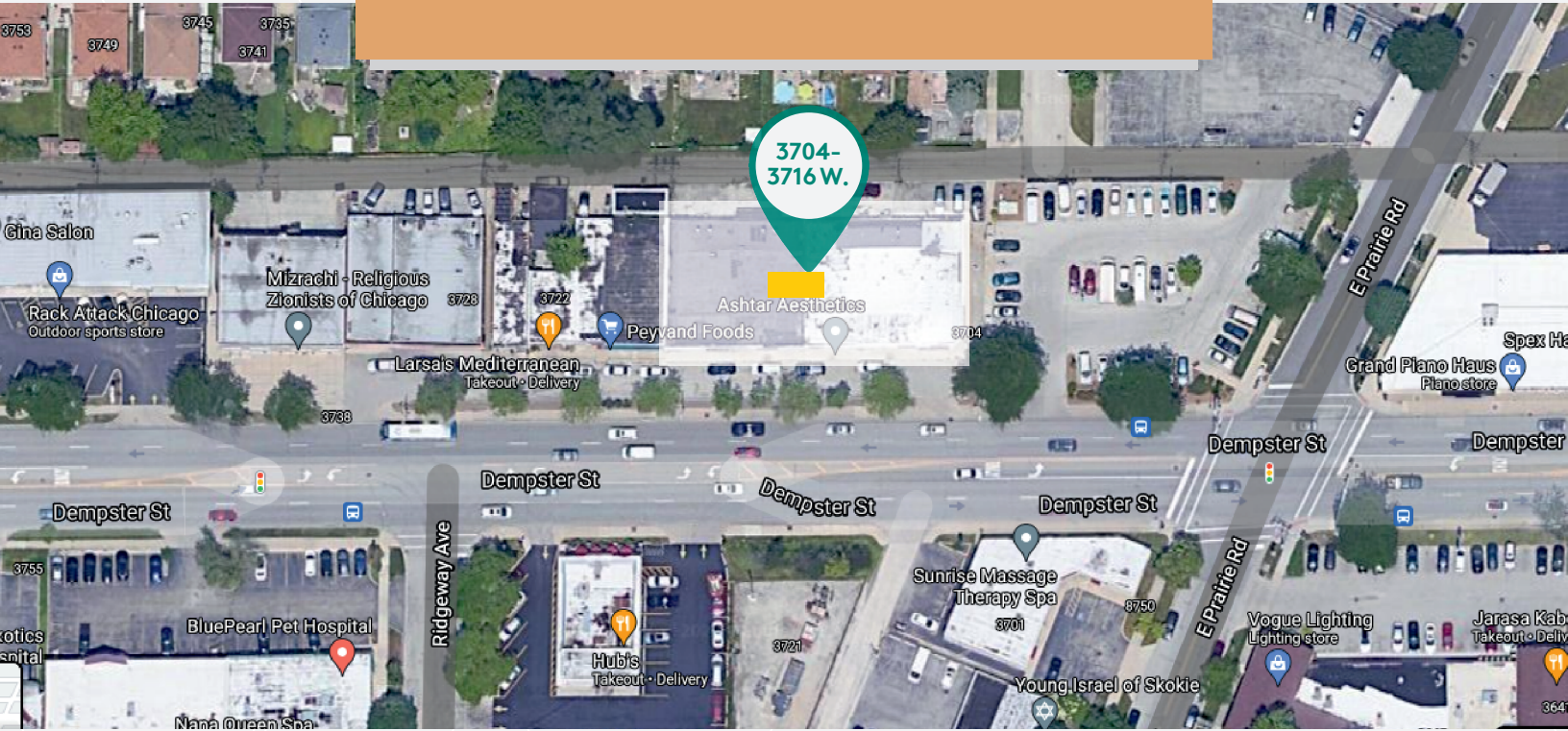


RENT ROLL AS OF 2/22/2021

STAR CLEANERS	ADDRESS	SF	LEASE EXPIRATION	OPTION PERIOD	CURRENT RENT	PSF
Star Cleaners	3704	1577	31-01-2023	—	\$ 3166	\$ 24.09 Paying \$2,000 During Covid
VACANT	3706	1102	—	—	—	—
Farza Meats	3706 B	2216	28-02-2023	—	\$ 3200	\$ 17.33
Saro's Beauty	3708	1090	31-01-2021	—	\$ 1400	\$ 15.41
VACANT	3710	2535	—	—	—	—
ER Learning Center	3714	1260.5	30-09-2021	—	\$ 1773	\$ 16.88 Paying \$750 During Covid
Balagam	3716	1260.5	31-01-2020	—	\$ 1600	\$ 15.80
		11,041			\$ 11,199	



3704-3716, DEMPSTER ST
SKOKIE, IL 60076



VANDON FORBES

AARON KAPLAN



C: 773-965-0756 | O: 847-673-7000



akaplan@VandonForbes.com

LEIBEL MOSCOWTIZ



C: 312-498-0319 | O: 847-673-7000



lmoscowitz@VandonForbes.com