

# 8,000 SF SECOND-FLOOR OFFICE SPACE **FOR LEASE**

721 E MADISON STREET, | VILLA PARK, IL



Presented by



Your SVN Suburban  
NEXT LEVEL TEAM



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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$16.00 SF/yr (MG)
<b>AVAILABLE SF:</b>	8,000 SF
<b>FLOORS:</b>	Two
<b>LOT SIZE:</b>	2.26 Acres
<b>YEAR BUILT:</b>	1985
<b>MARKET:</b>	Chicago
<b>SUBMARKET:</b>	Western Suburbs

## PROPERTY OVERVIEW

Now available for lease at 721 E Madison Street: 8,000 SF second-floor office space available in its entirety. This well-located and highly-visible property sits directly off of IL Route 83 with over 64,400 VPD and nice curb appeal. The second floor consists of fully built out office space with 20+ private offices, a kitchenette/break room area and storage, suitable for a variety of businesses. The building is in great condition with no deferred maintenance and a private parking lot.

## PROPERTY HIGHLIGHTS

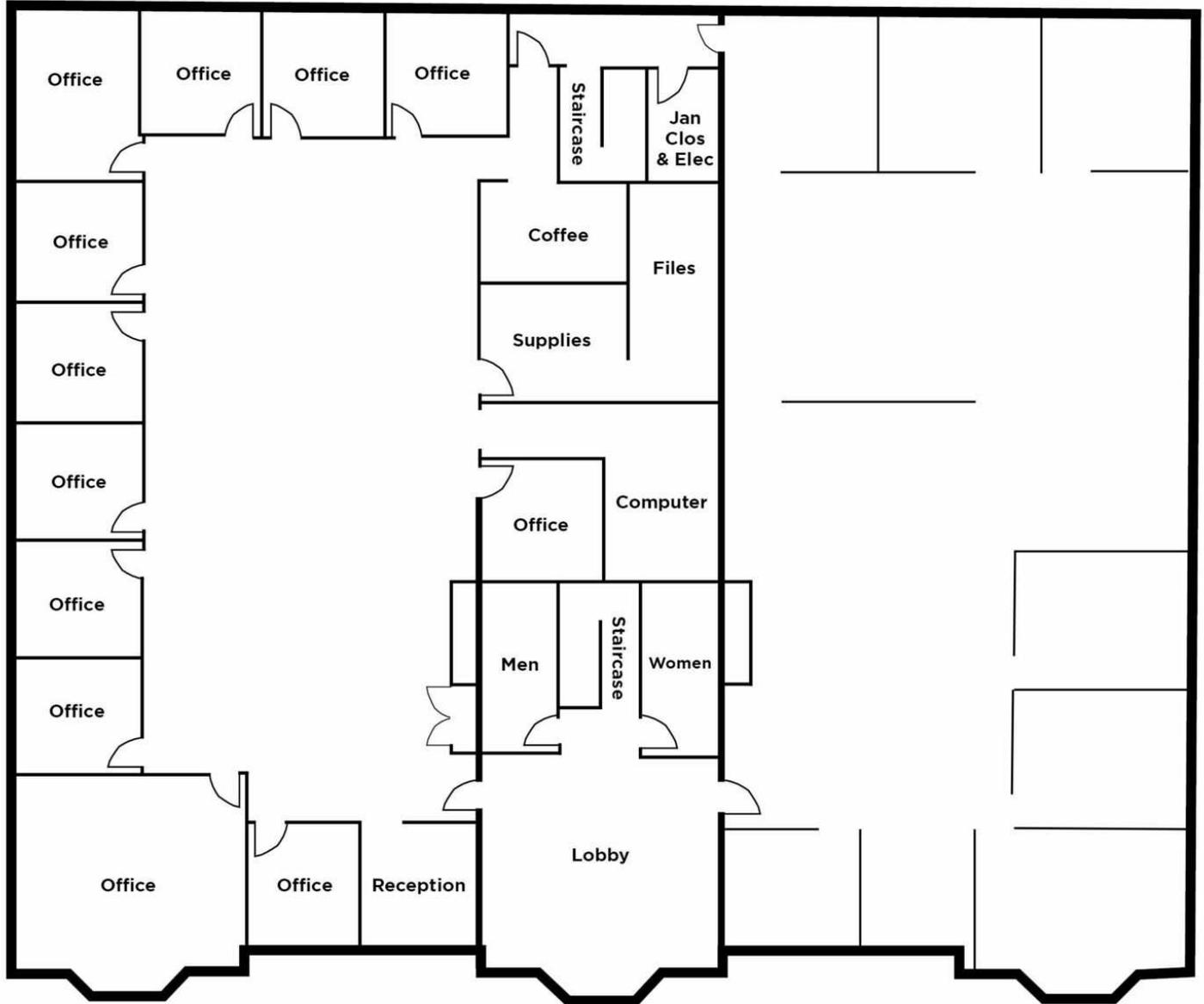
- Excellent access at a signalized turn-off on IL Route 83
- Building signage available
- 20 Miles west of Downtown Chicago
- 0.3 Miles from nearest Pace Bus stop
- 1.5 Miles from Villa Park Metra Station
- Immediately north of the Walmart Supercenter
- Dedicated parking lot with 82 spaces (5/1000 SF)
- Lower DuPage County real estate taxes

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# FLOOR PLAN



## 2nd Floor Building Plan

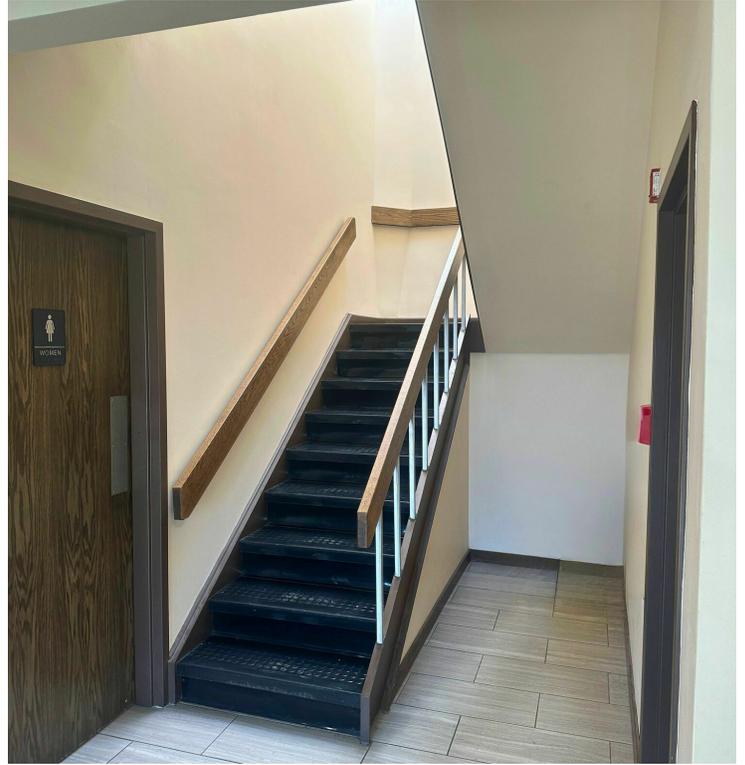
\*These are not fully accurate as-builts

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## ADDITIONAL PHOTOS



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# AERIAL MAP

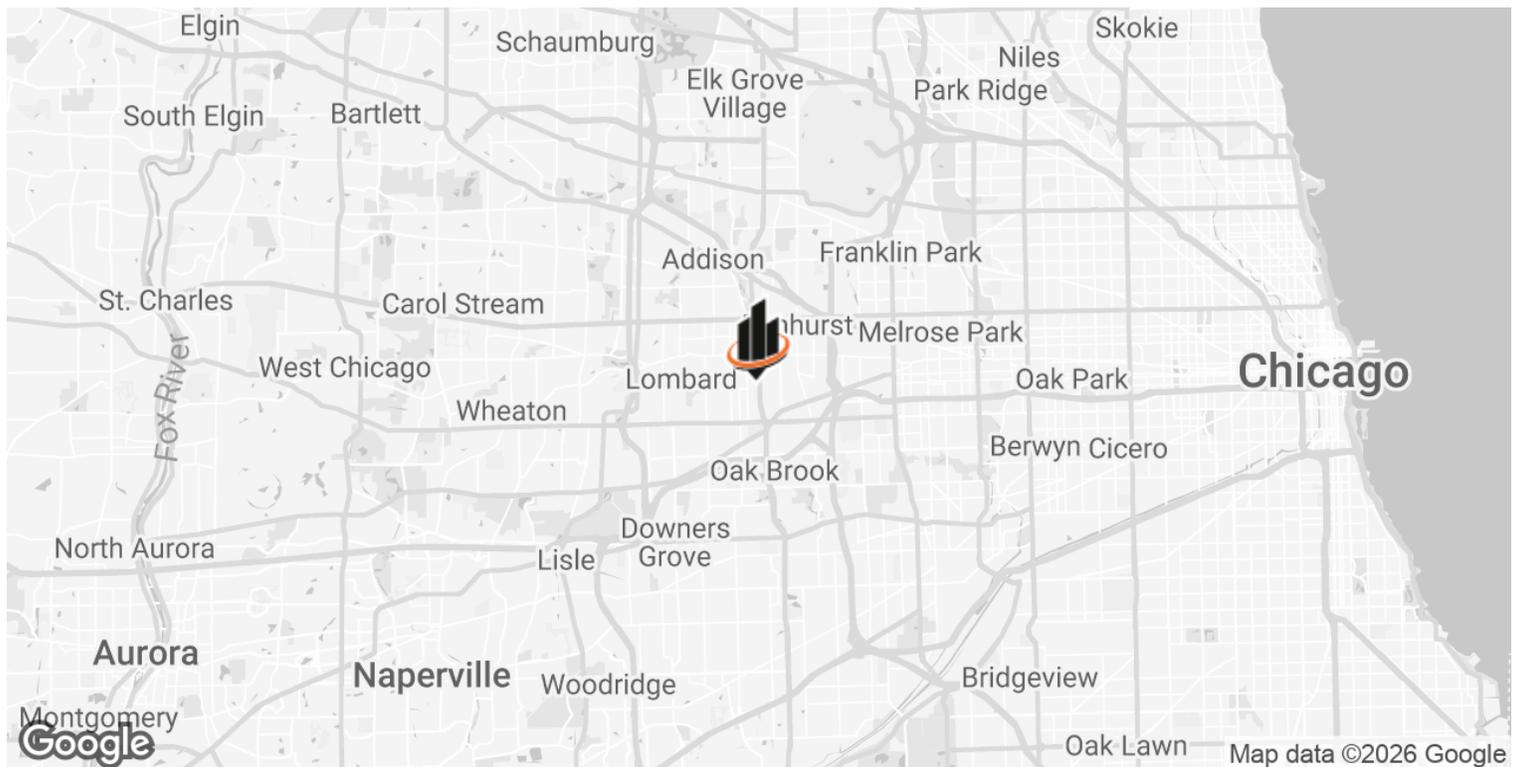
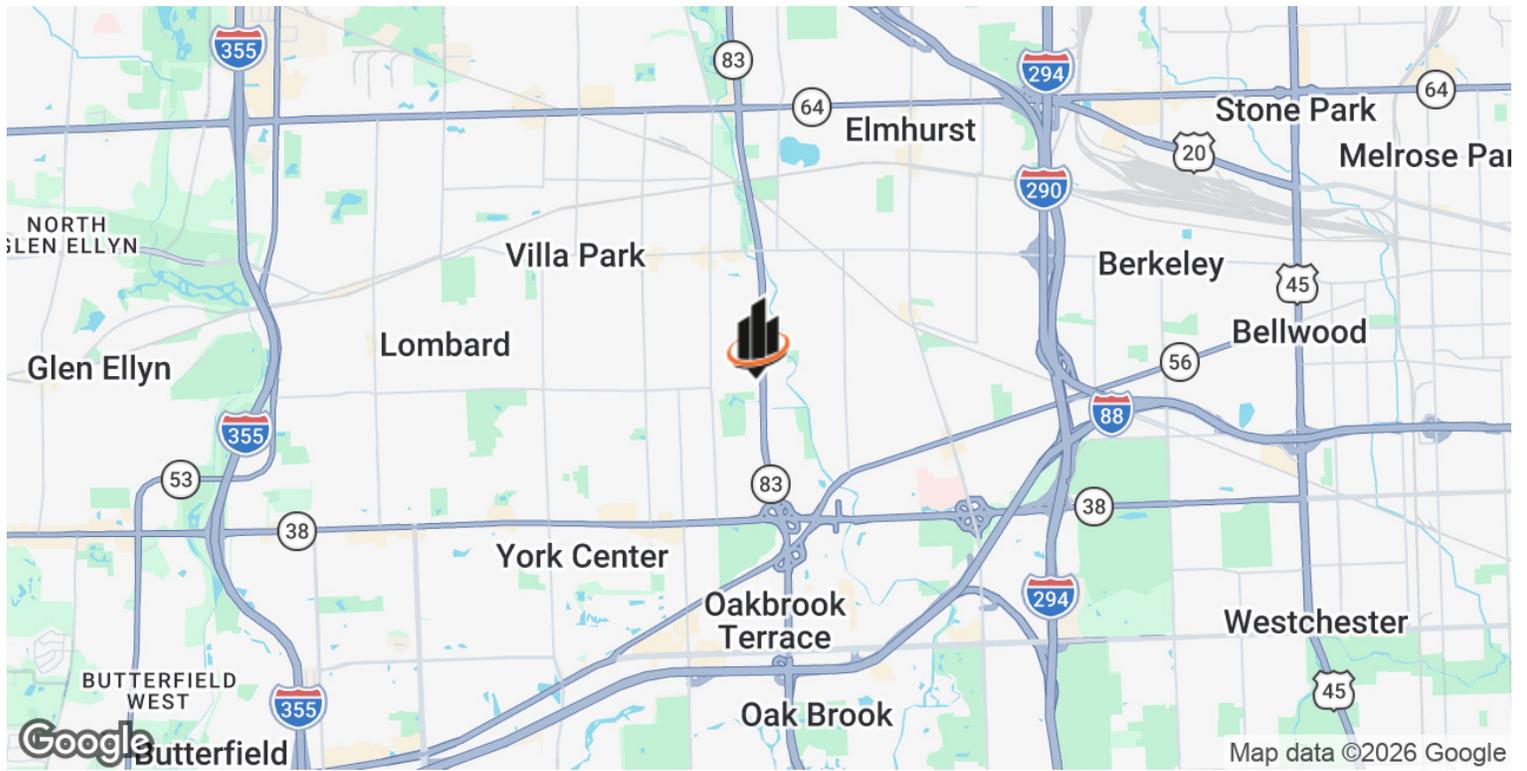


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# LOCATION MAP

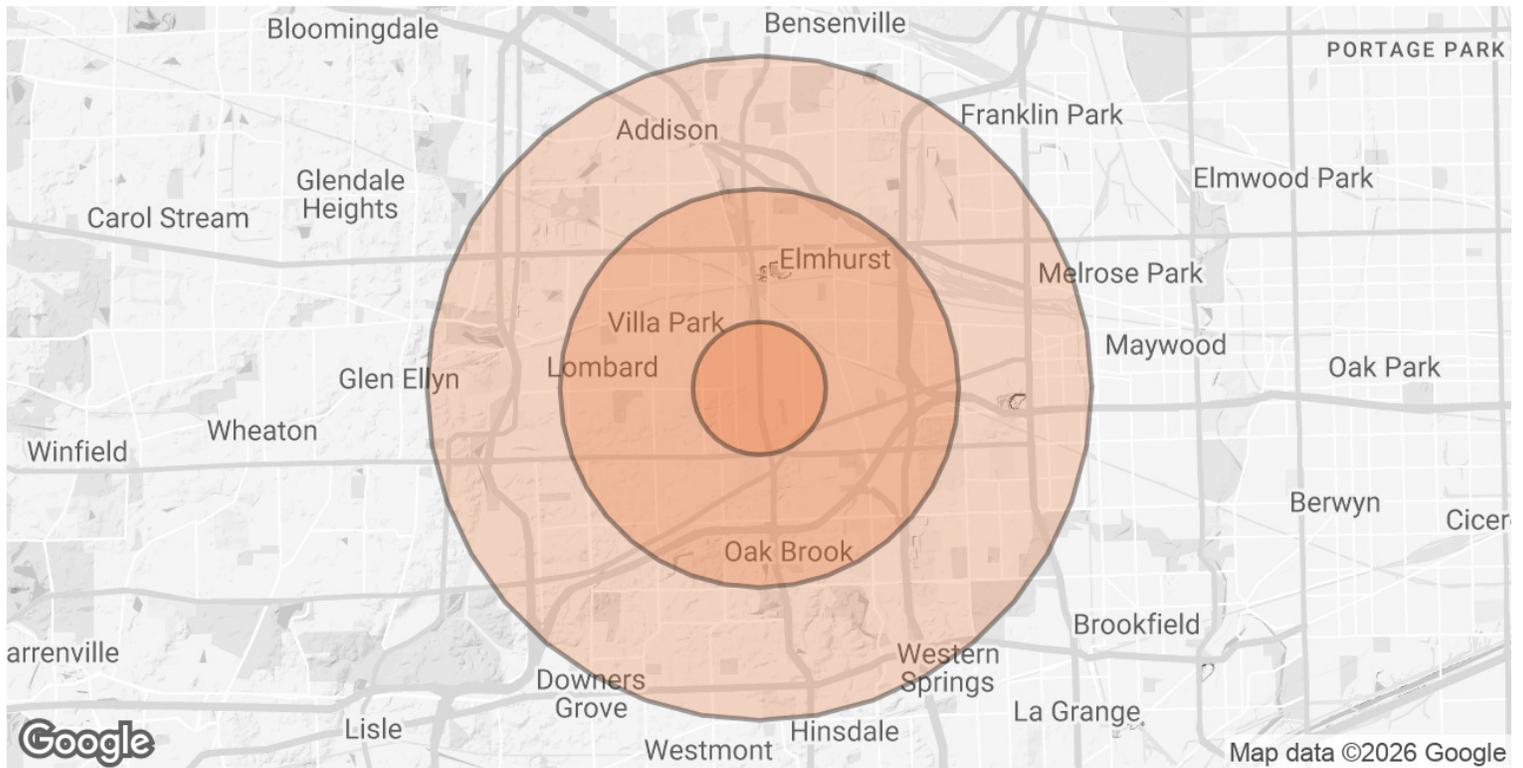


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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL POPULATION</b>	660	2,733	14,011
<b>AVERAGE AGE</b>	44.7	43.5	41.8
<b>AVERAGE AGE (MALE)</b>	44	43	41.4
<b>AVERAGE AGE (FEMALE)</b>	43.5	42.5	41.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	253	1,038	5,095
<b># OF PERSONS PER HH</b>	2.6	2.6	2.7
<b>AVERAGE HH INCOME</b>	\$136,487	\$151,838	\$178,195
<b>AVERAGE HOUSE VALUE</b>	\$362,247	\$403,815	\$469,861

2023 American Community Survey (ACS)

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