

**BERKSHIRE
HATHAWAY** | CHICAGO
HOMESERVICES

 COMMERCIAL DIVISIONSM

FOR LEASE • \$25 / SF

Former US Bank Branch For Lease

7525 Madison Street

Forest Park, Illinois 60130 • ±6,553 SF • Hard signaled corner

PRESENTED BY Ariel Marini, Senior Broker



THE OPPORTUNITY

Prime corner retail in the *heart of Forest Park*

A ±6,553 SF built-out former US Bank branch on a hard, signalized corner at Madison Street and Des Plaines Avenue. One-story brick, metal and glass construction directly next to Madison Park Kitchen, in the most active stretch of Forest Park's dining and retail corridor. Excellent visibility, established second-generation infrastructure and a highly walkable setting make this an outstanding fit for retail, restaurant, medical, financial or service users.



LEASE RATE

\$25 / SF



BUILDING SIZE

±6,553 SF



BUILDING

1-story brick / glass



LEASE TYPE

NNN — at market



SECOND-GENERATION SPACE

Existing built-out bank infrastructure — vault, drive-up potential, central air and separate meters — offers a head start for the right user. Ownership is open to lease and build-to-suit discussions with qualified tenants.

Building size & features subject to verification.

IDEAL USES

A flexible fit for *many users*

The corner location and built-out space suit a wide range of retail, service and professional users:



Financial

Bank, credit union, fintech



Medical / Dental

Clinic, urgent care, dental



Retail

Specialty & service retail



Café / Restaurant

Coffee, QSR or full-service



Professional Office

Insurance, legal, real estate



Fitness / Service

Studio, salon or service user

PROPERTY HIGHLIGHTS

Move-in-ready *corner space*

- ±6,553 SF built-out former US Bank branch
- ±13,021 vehicles per day at the intersection
- Hard corner at signalized Madison & Des Plaines
- Highly walkable — Walk Score 66, Bike 57
- One-story brick, metal and glass building
- Private parking lot on site
- Directly next to Madison Park Kitchen
- Excellent signage & street visibility
- Central air; separate electric meters
- Flexible NNN lease for qualified users

**Building size, features and all zoning/use to be independently verified by tenant.*

LOCATION & TRADE AREA

A dense, established *west-suburban* corridor

Forest Park sits ±10 miles west of downtown Chicago at the western end of the CTA Blue Line. Madison Street is a walkable, locally-owned dining and retail corridor with strong neighborhood traffic — and this corner is at the heart of it.



±13,021 VPD

Traffic at Des Plaines & Madison



Walk Score 66

Walkable — errands without a car



CTA Blue Line

Forest Park terminal ±0.4 mi — to the Loop



I-290 access

Eisenhower Expressway ±0.5 mi south

TRADE AREA AT A GLANCE

≈14,000

Forest Park population

\$77,221

Median household income

\$106,631

Average household income

5,800+/mi²

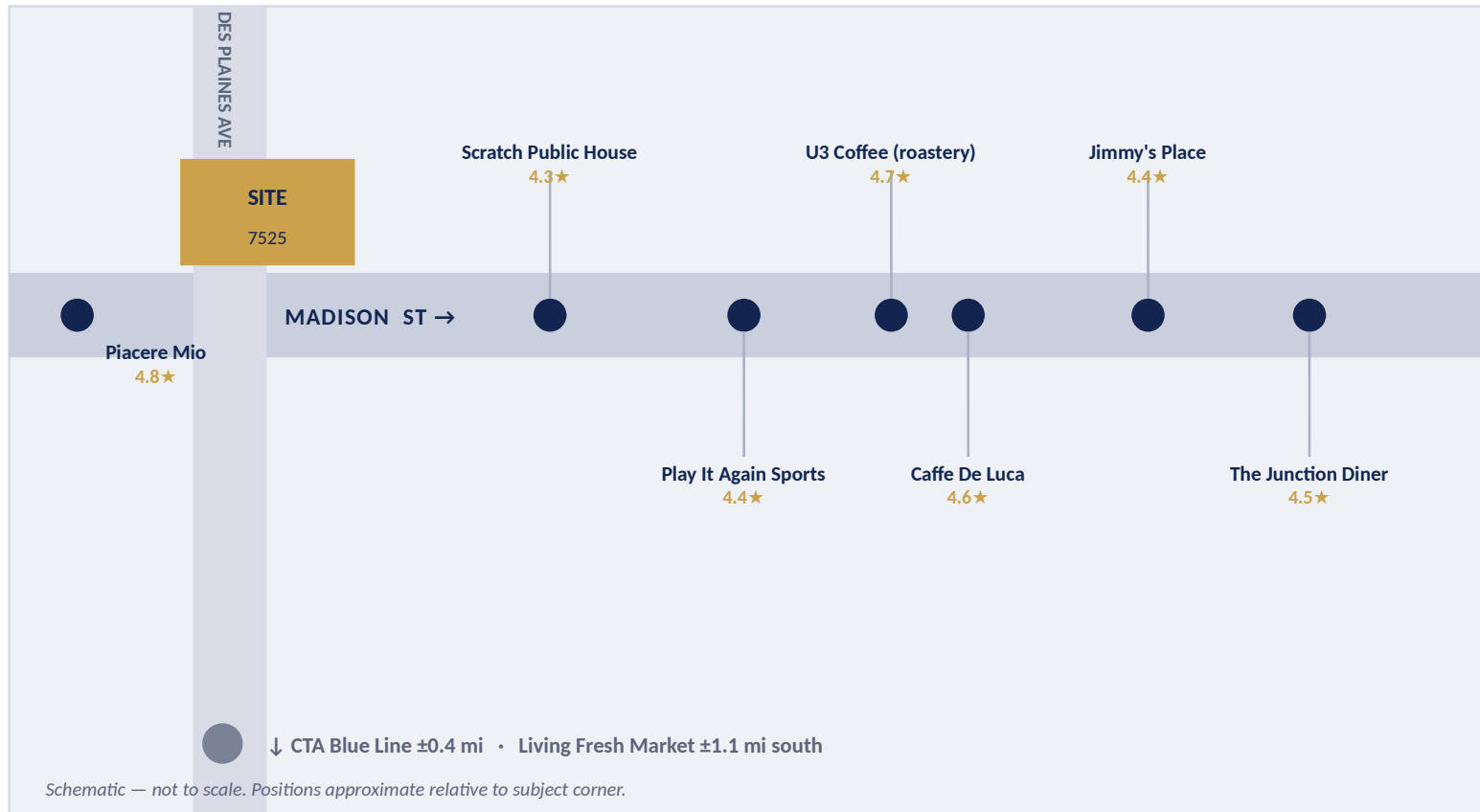
Population density

Sources: U.S. Census ACS (2024); World Population Review (2026); Walk Score.

WHAT'S NEARBY

In the middle of the *action*

This corner anchors the busiest, highest-rated stretch of Madison Street — built-in daytime and evening foot traffic for the right tenant.



SIGNATURE DESTINATIONS NEARBY

Madison Park Kitchen

4.5★ · 978 reviews · adjacent

The Junction Diner

4.5★ · 740 reviews

Scratch Public House

4.3★ · 739 reviews

Caffe De Luca

4.6★ · 633 reviews

Piacere Mio

4.8★ · 300 reviews

Place data & ratings: Google, 2026.

Available *now*

ASKING LEASE RATE

\$25 / SF

±6,553 SF · NNN · Right at the Forest Park retail market average



Size

±6,553 SF (subject to verification)



Systems

Central air · separate meters



Zoning / use

B-1 — tenant to verify use



Structure

NNN lease or build-to-suit

Contact Ariel Marini for a tour

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