

# RETAIL SPACE FOR LEASE

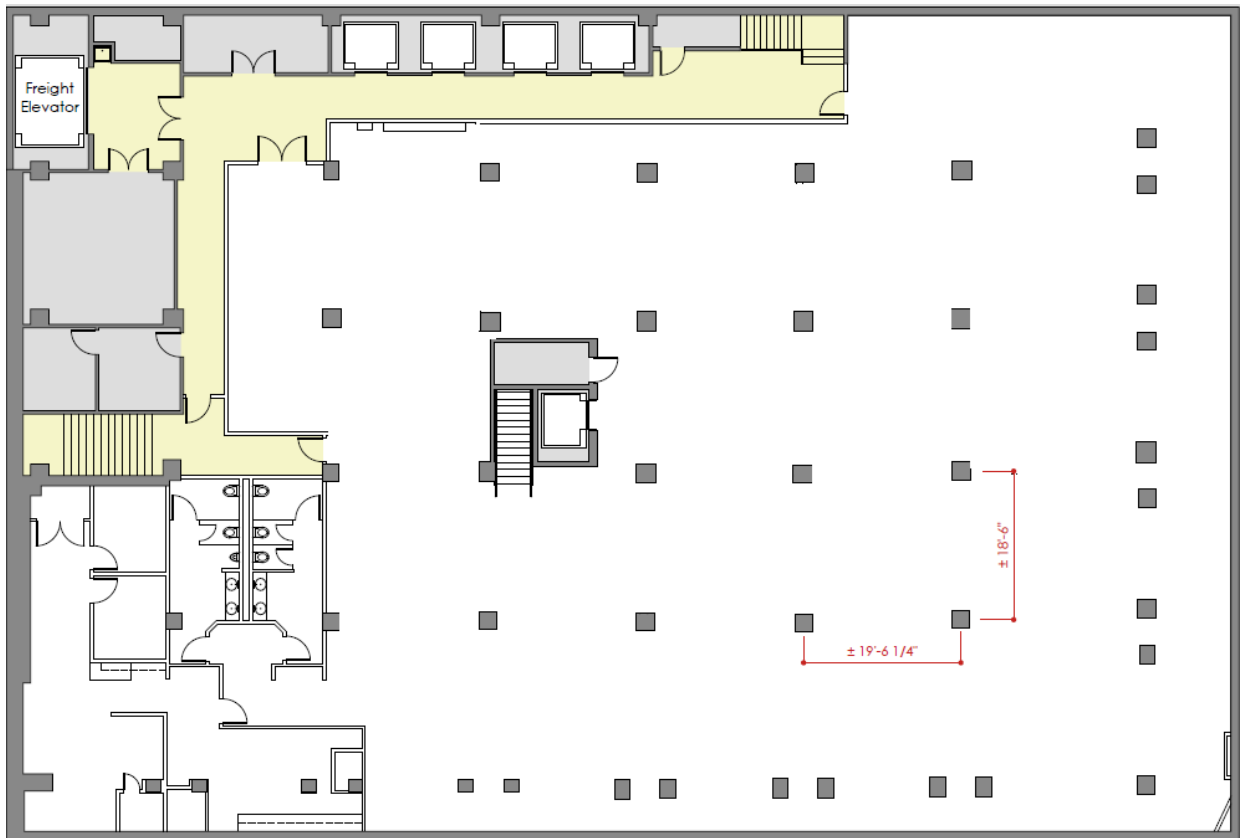
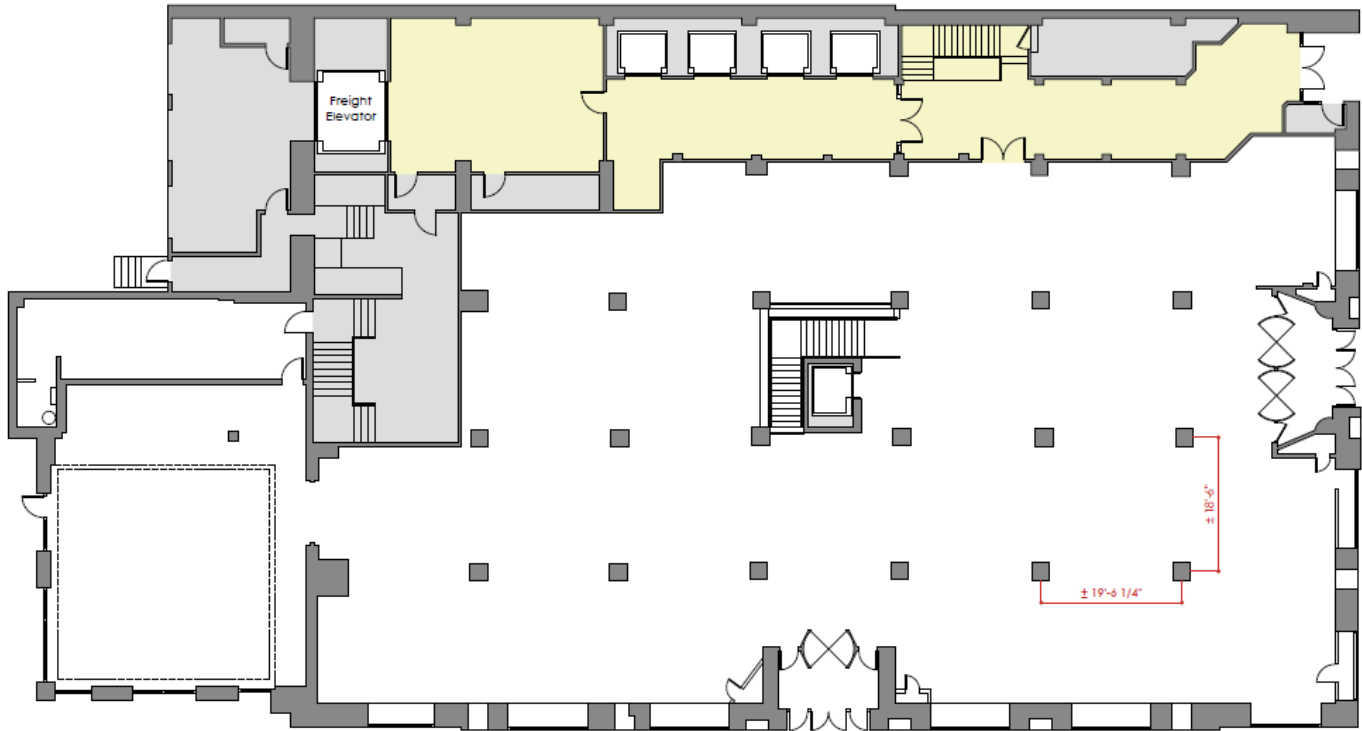


*Award winning and recently renovated landmark building located at the corner of Harlem and Lake in the heart of Oak Park.*

1144 LAKE STREET, OAK PARK, IL 60301

WATER TOWER REALTY MANAGEMENT | 312-656-7010

15,000 SF PER FLOOR  
2 FLOORS AVAILABLE



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# SPACE DETAILS

## LOCATION

Prominent intersection at the corner of Harlem Avenue and Lake Street in Downtown Oak Park

## SPACE

1st Floor up to 15,000 sf (divisible)

Lower Level up to 15,000 sf (divisible)

## NEIGHBORS

Coopers Hawk\*, Whole Foods, Lou Malnatis, Old Navy, Ulta Beauty, DSW, GAP, Trader Joes, Walgreens

\*Opened July 2017 and achieving \$600 per square foot in sales on 12,500 SF

## PROPERTY HIGHLIGHTS

- Hard corner provides great exposure, maximum signage, and outdoor seating along Lake Street
- Open floor plan with 13 foot ceiling height
- Prime location in downtown Oak Park 1 mile north of Eisenhower/Harlem interchange
- Within 1 block of CTA Green Line and 2 blocks from Metra Station (4,500 riders daily)
- Traffic count: 35,000 daily
- Public 1,200 space parking garage located next door

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# AREA RETAIL & DEMOGRAPHICS



**1 MILE**

**32,829**

2018 Estimated Population

**15,986**

2018 Estimated Households

**\$108,105**

2018 Estimated Average Income

**3 MILES**

**282,561**

2018 Estimated Population

**99,814**

2018 Estimated Households

**\$78,579**

2018 Estimated Average Income

**5 MILES**

**762,774**

2018 Estimated Population

**250,840**

2018 Estimated Households

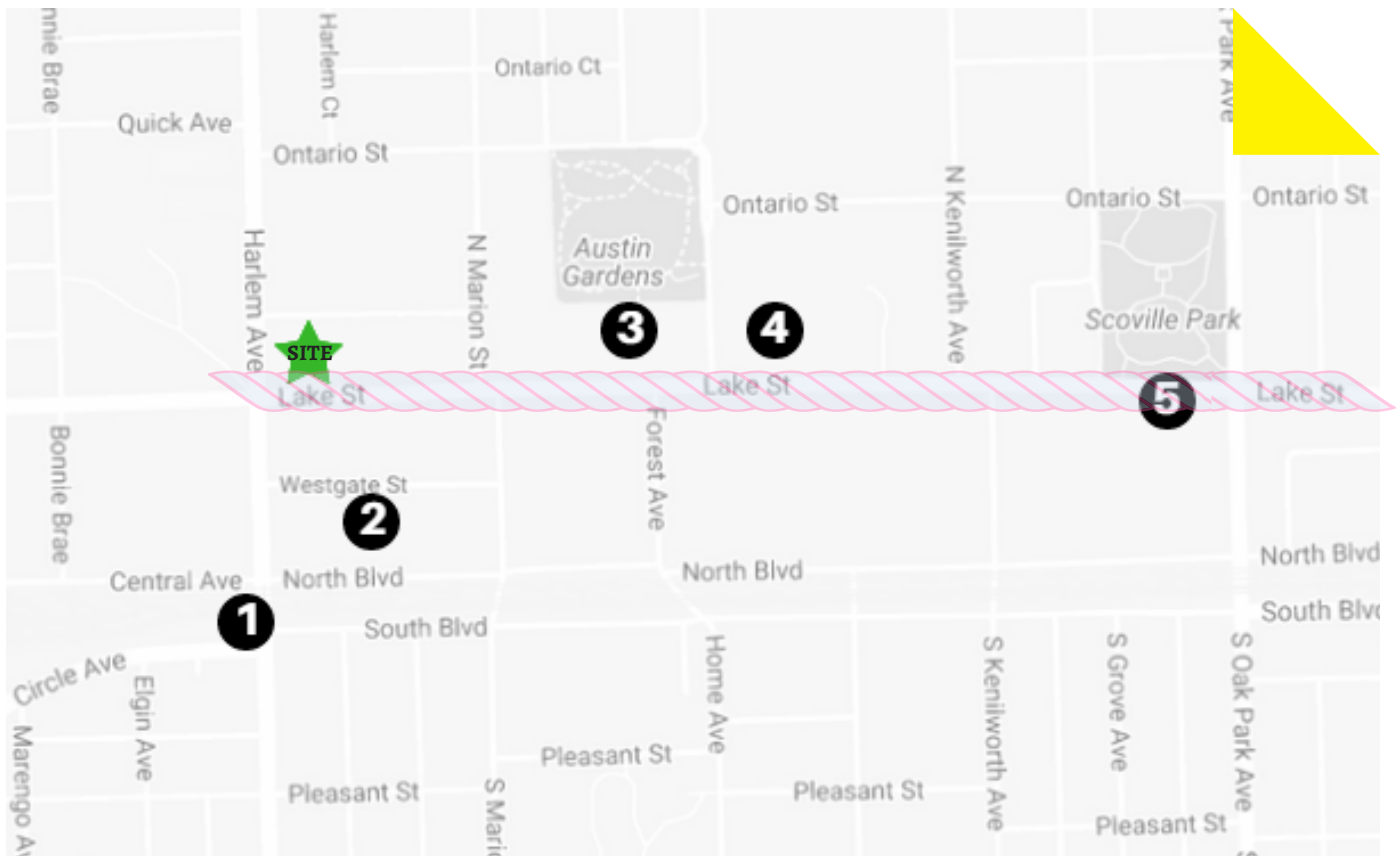
**\$70,096**

2018 Estimated Average Income

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# NEW DOWNTOWN RESIDENTIAL COMMUNITIES



- 1** 12 story mixed used development with 263 units and 400 parking spaces
- 2** **The Emerson:** 20 story development with 271 rental units, 428 parking spaces, and a *Target* store
- 3** **Albion at Oak Park:** 18 story luxury development with 265 units and 204 parking stalls
- 4** **Vantage Oak Park:** 21 story development with 270 rental units and a *Coopers Hawk*
- 5** **District House Oak Park:** Luxury development with 28 three-bedroom residences

 **Village of Oak Park Lake Street Improvements:**  
Resurfacing and new streetscape elements