

**FORMER 7-ELEVEN
ON PRIME CORNER
WITH AMPLE
PARKING**

for sale/lease

7950 CRAWFORD AVE

Skokie, IL 60076

FORMER 7-ELEVEN LOCATED AT BUSTLING INTERSECTION



Offering Summary



AVAILABLE SF | 2,589 SF
ASKING PRICE | \$975,000
LEASE RATE | \$32 SF/YR (NNN)
CAM & TAX | \$17.67 SF/YR
ZONING | B-2



Traffic Count:
24,300 VPD



Avg HH Income:
\$130,394 (3 MILES)



Population:
247,817 (3 MILES)



#Households:
94,372 (3 MILES)

Freestanding retail building with a dedicated parking lot, formerly a 7-eleven, it includes shelves, coolers/fridges, and a 3 compartment sink, leaving it ready for a minimart or convenience store user. It's attractive corner location offers endless possibilities to other businesses & developments such as fast food establishment, salon, daycare, etc.

- **National Tenants Within a 5 Minute Drive:** Subway, Walmart, Jewel-Osco, Target, Aldi, and Home Depot.
- **Closure Opportunity:** 7-Eleven closed because they are relocating their freestanding stores into shopping centers.
- **20 Parking Spaces**

Nearby Tenants:



MATANKY REALTY GROUP
200 N LASALLE ST STE 2350
312-337-1001
MATANKY.COM

DAVID CORDOVA
312-977-2013
DCORDOVA@MATANKY.COM



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