

RETAIL 2,500SF

For Lease

DOWNTOWN OAK PARK

127 N Marion St., Oak Park, IL 60301

Negotiable

Retail Available: 2,500 sf plus full basement. Located in the heart of Downtown Oak Park's vibrant retail and business district, 127 N Marion St offers a premier storefront opportunity in one of the area's most walkable and dynamic commercial corridors. This 2,500 sft retail space, originally built in 1917, blends historic charm with modern accessibility, making it ideal for boutique retail, specialty services, or experiential concepts.

Surrounded by a mix of thriving independent businesses and national brands, this location offers unmatched visibility and engagement with both local residents and visitors. Whether you're launching a flagship store or expanding your presence in the western suburbs, 127 N Marion St provides the perfect setting to grow your brand.

Contact us:

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www.colliers.com/en/countries/united-states/cities/chicago/chicago-retail-sales-and-leasing-team

Executive Summary



Offering Summary

Lease Rate:	Negotiable
Available SF:	2,500 SF
Taxes	\$5.37 SF
CAM	\$1.84SF
Year Built:	1917
Zoning:	B4
Market:	Chicago
Submarket:	Near West
Traffic Count:	10,350

Property Overview

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Property Highlights

- Walker's Paradise Score 98/100
- Surrounded by local and national restaurants/retailers
- Excellent Visibility
- Full-size basement (2,500sf)
- Dense population
- 18,100 + households within 1 mile
- Median HH Income over \$88k within 1 mile
- Excellent public transportation

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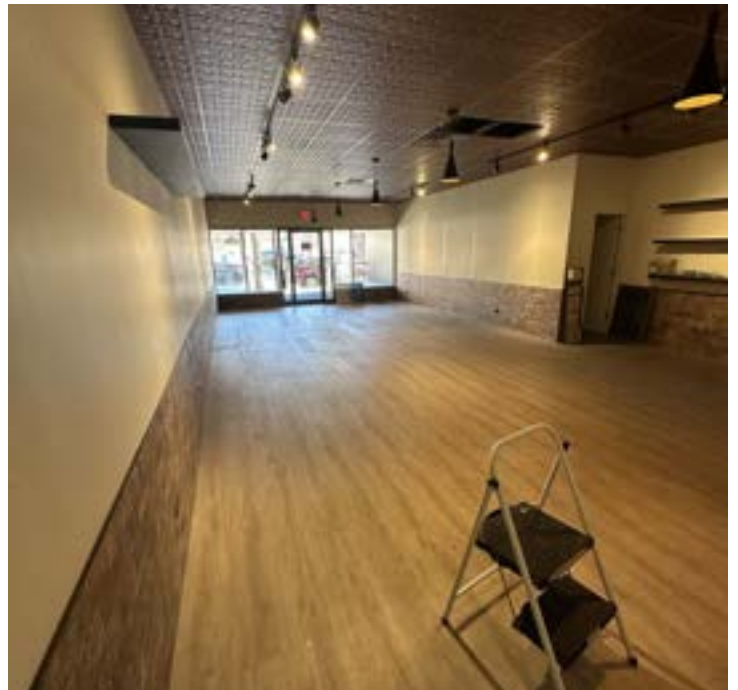
Area Retailers



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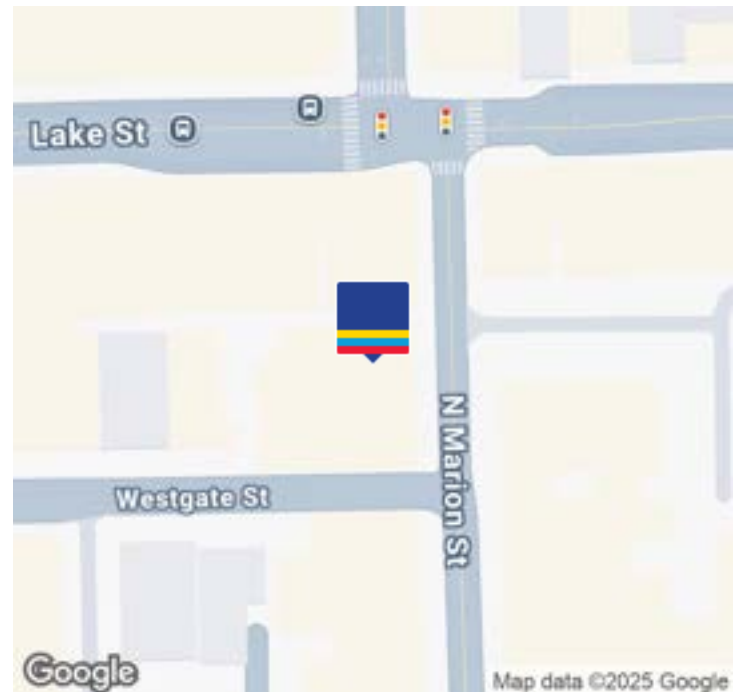
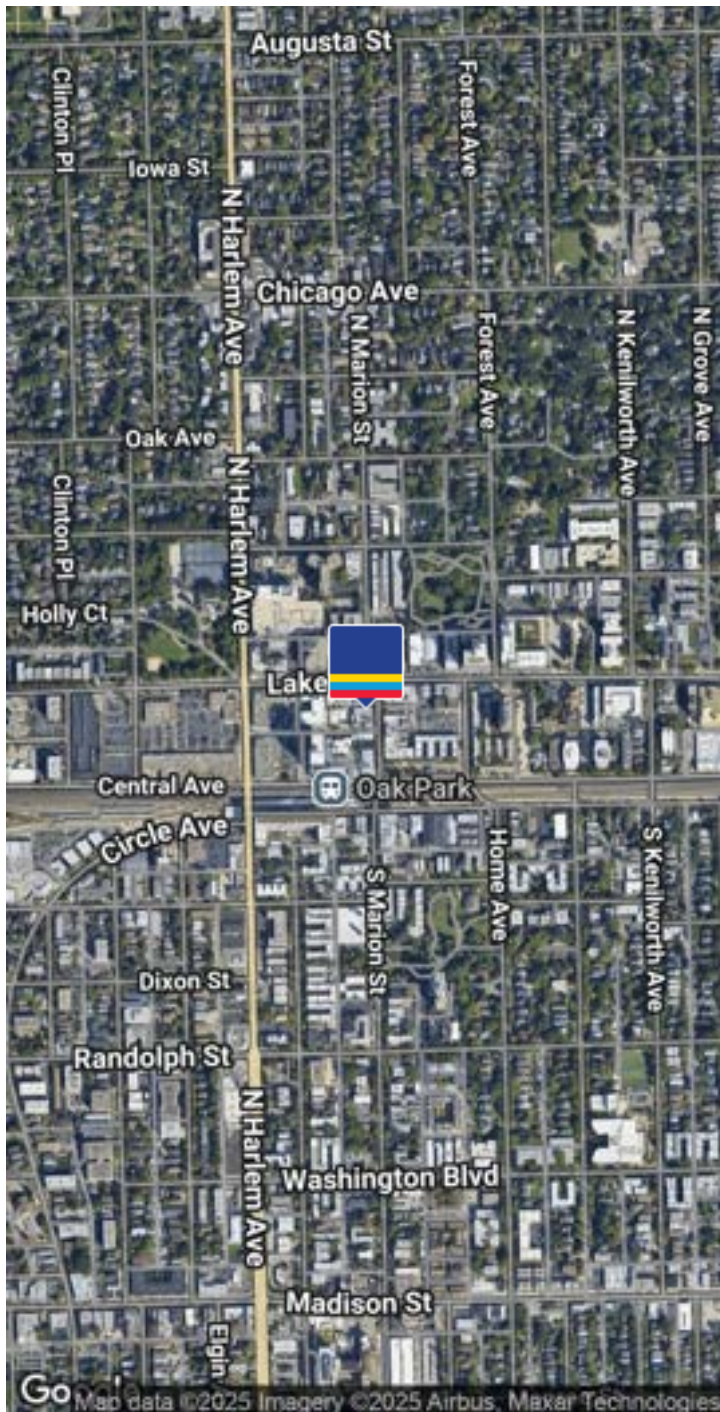
Interior Photos



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Location Map



Location Overview

Nestled in the heart of Oak Park, an ideal destination for retail and strip center investment, the area around the property offers an array of attractions for prospective investors. With its close proximity to downtown Chicago, the property benefits from a thriving retail market and strong community foot traffic. Noteworthy nearby points of interest include the vibrant shopping and dining district along Lake Street. This bustling locale is also well-connected with excellent public transportation and convenient access to major highways, ensuring an optimal environment for successful retail ventures. Embrace the opportunity to invest in this dynamic, high-demand retail market.

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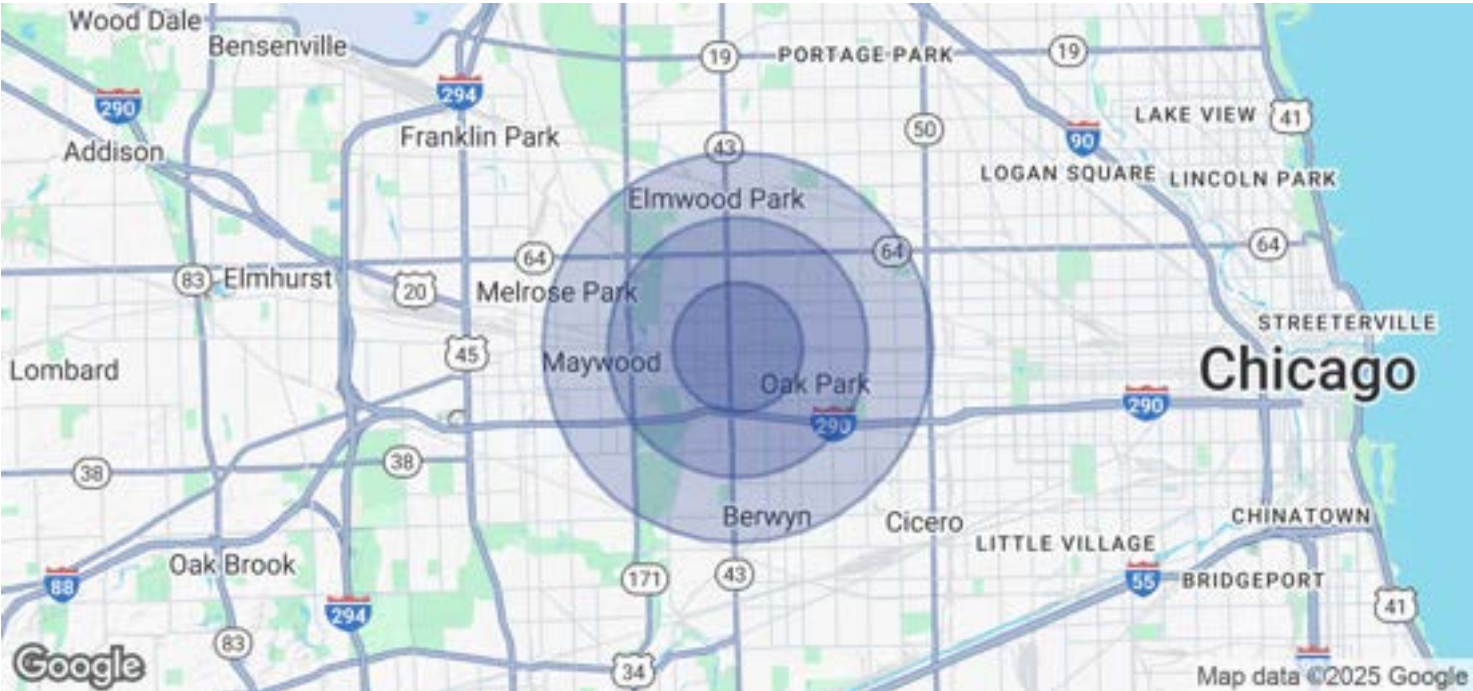
Aerial



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Demographics Map & Demos



Population	1 Mile	2 Miles	3 Miles
Total Population	35,404	119,111	289,989
Average Age	43	41	40
Average Age (Male)	41	40	38
Average Age (Female)	44	42	41

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	17,662	50,509	109,079
# of Persons per HH	2	2.4	2.7
Average HH Income	\$153,198	\$130,836	\$101,736
Average House Value	\$526,454	\$476,549	\$375,335

Demographics data derived from AlphaMap

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