

LEASE

Retail | Office Opportunity at Rhythm & Blues of Oak Park

930 NORTH BOULEVARD

Oak Park, IL 60301

PRESENTED BY:

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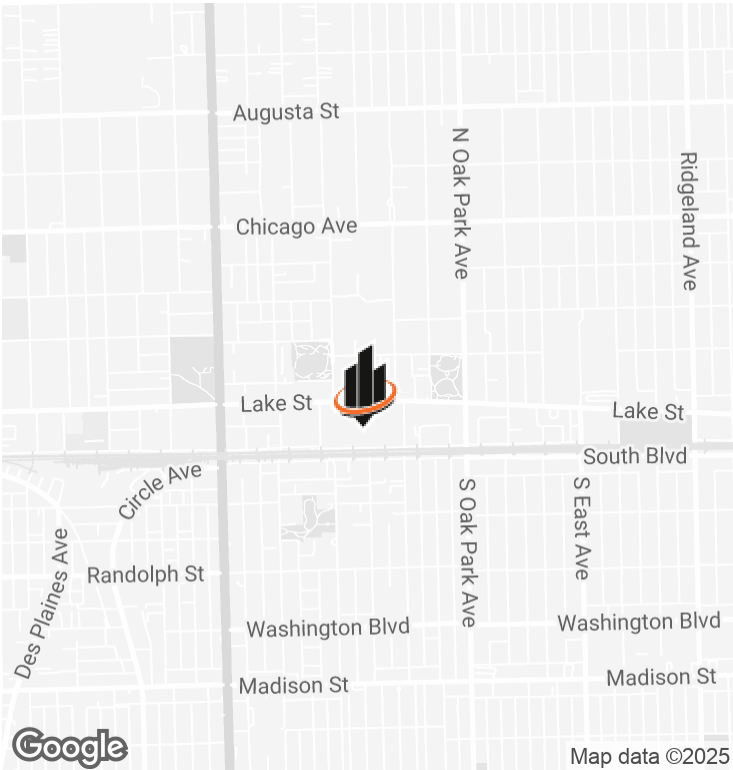
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$20.00 SF/yr (NNN)
2025 NNN ESTIMATES:	\$3.25 / SF
AVAILABLE SF:	2,500 SF
LOT SIZE:	0.61 Acres
BUILDING SIZE:	65,944 SF

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present Rhythm & Blues Oak Park, located at 930 North Boulevard in Downtown Oak Park with easy access to abundant shopping and dining options. This mixed-use 48-residential-unit multifamily building has +/-2,500 SF of raw ground floor office, retail, or medical office space available. It is walkable to the Oak Park CTA green and Metra lines and a short drive to I-290, providing easy connection to the downtown Chicago area and surrounding suburbs.

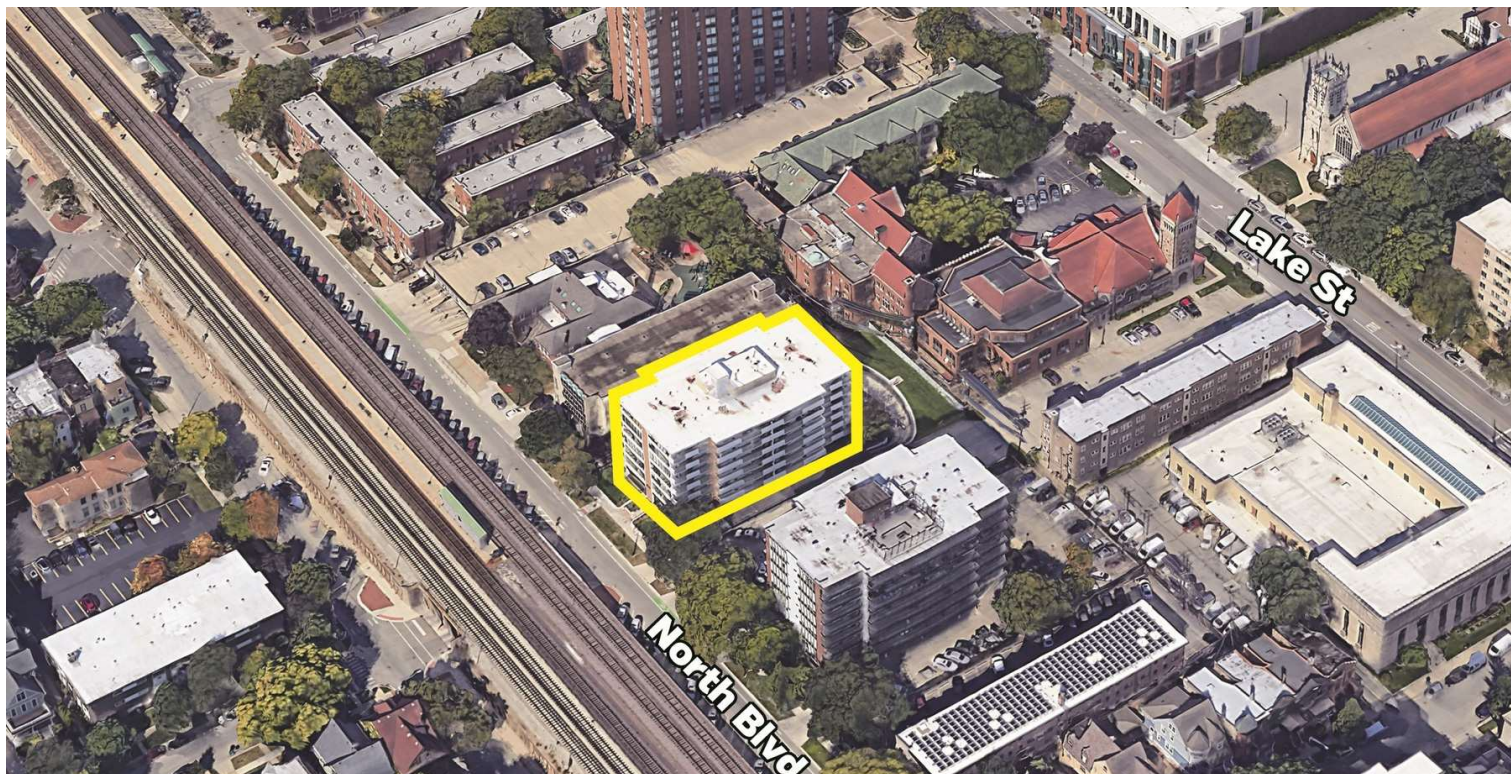
PROPERTY HIGHLIGHTS

- +/- 2,500 SF Raw Space for Office, Retail, or Medical
- Walkable to the Oak Park CTA Green and Metra Lines
- Easy Access to I-290 | Framed by Windows
- 48 Residential Units | On-Site Parking

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,500 SF	LEASE RATE:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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930 North Blvd 1st Floor	Available	2,500 SF	NNN	\$20.00 SF/yr	+/- 2,500 SF Raw Space for Office, Retail, or Medical Walkable to the Oak Park CTA Green and Metra Lines Easy Access to I-290 Framed by Windows 48 Residential Units On-Site Parking
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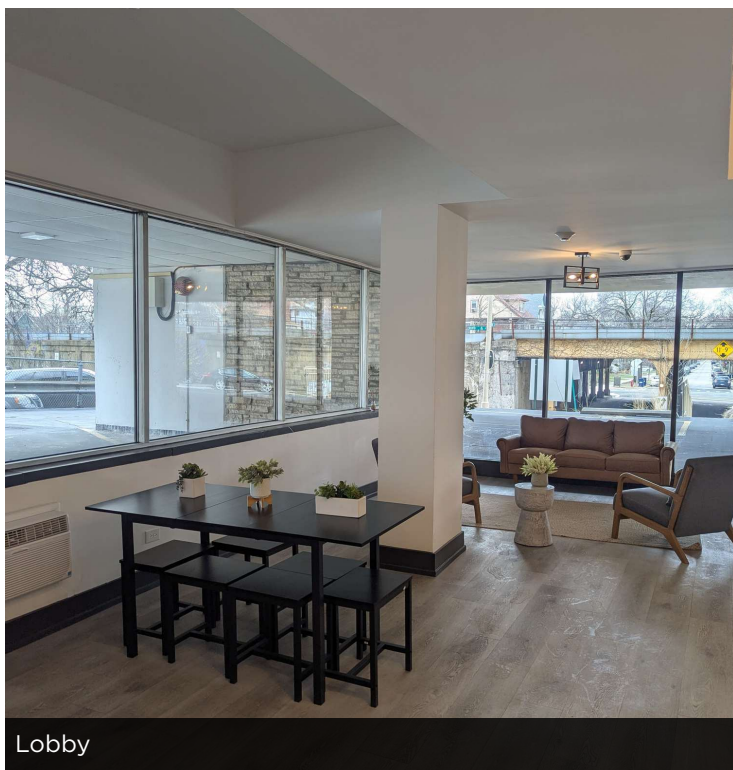
COMMERCIAL AND RESIDENTIAL PHOTOS



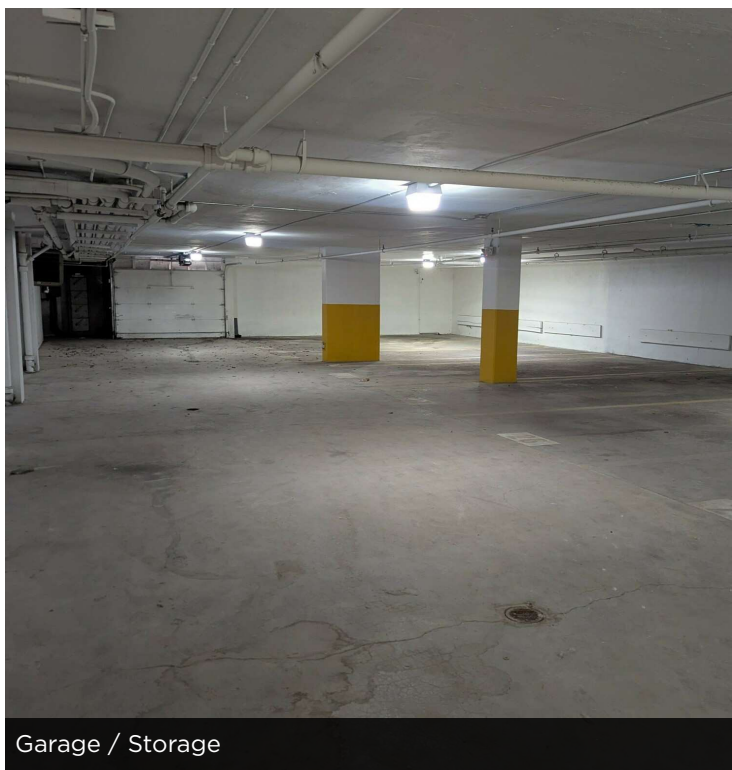
Retail / Office Unit



Retail / Office Unit



Lobby



Garage / Storage

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RETAILER MAP



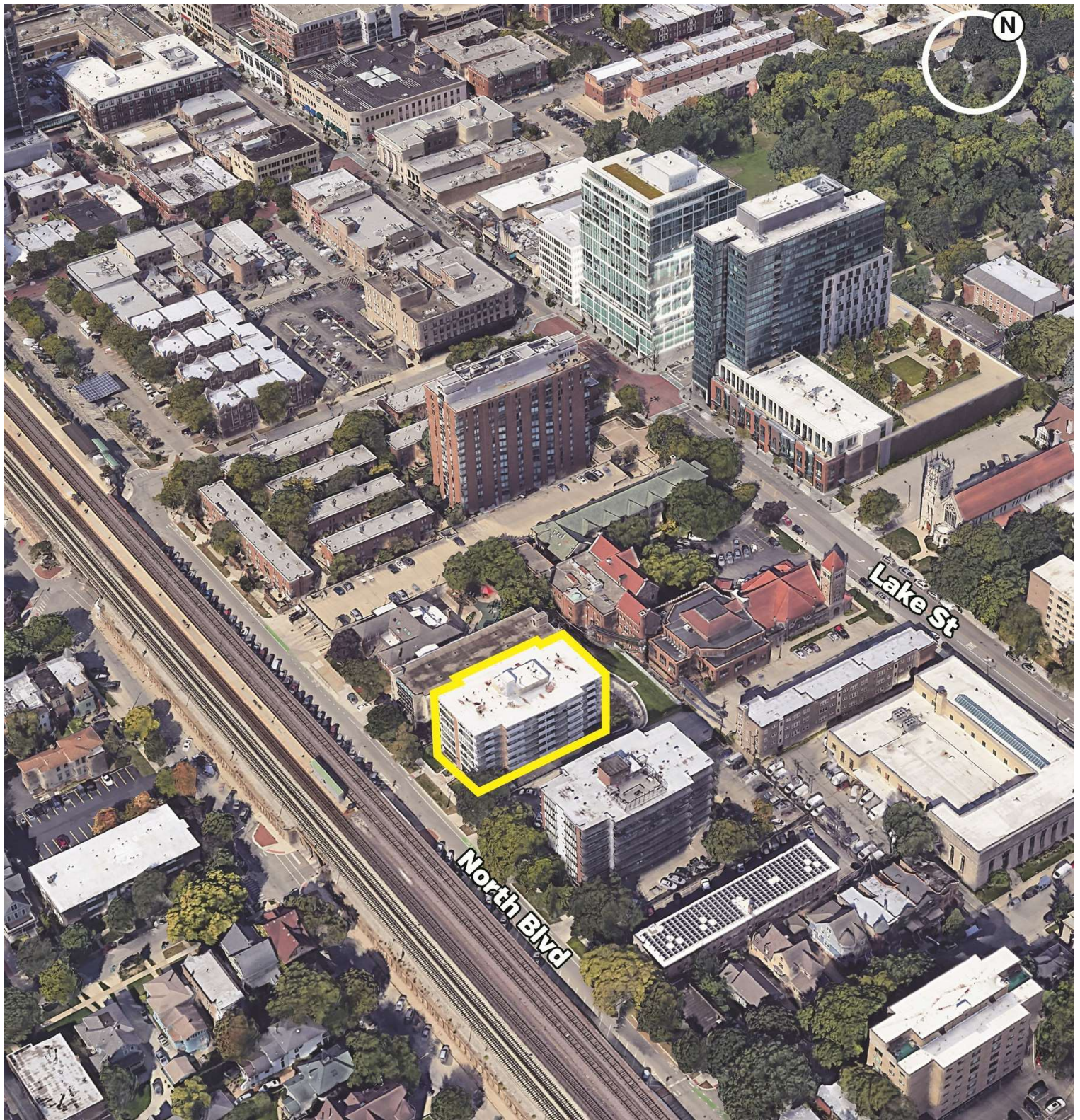
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AERIAL



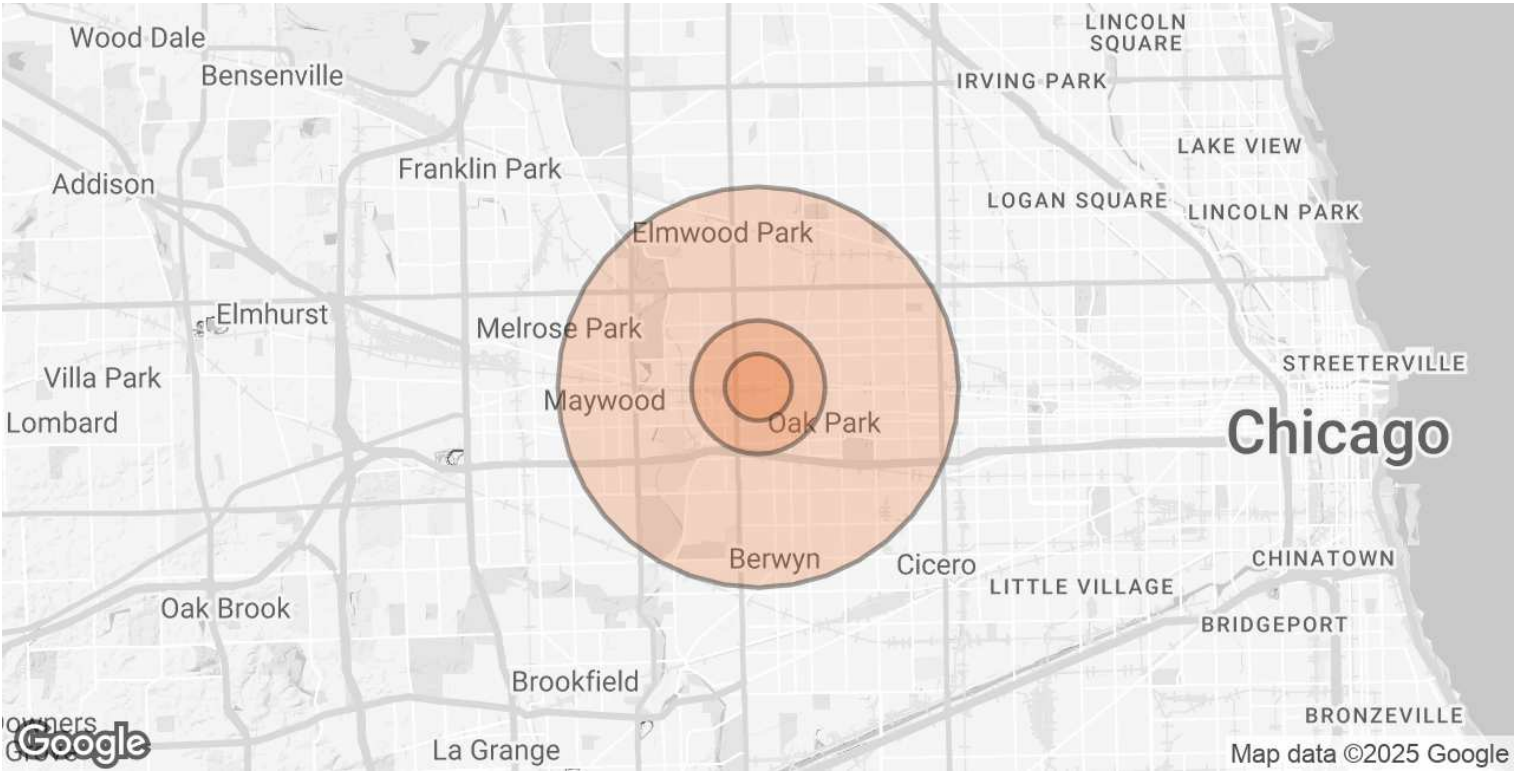
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	3 MILES
TOTAL POPULATION	12,458	35,322	286,753
AVERAGE AGE	44	43	40
AVERAGE AGE (MALE)	42	41	38
AVERAGE AGE (FEMALE)	45	44	41

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
TOTAL HOUSEHOLDS	7,140	17,771	108,250
# OF PERSONS PER HH	1.7	2	2.6
AVERAGE HH INCOME	\$121,225	\$148,443	\$101,349
AVERAGE HOUSE VALUE	\$436,348	\$517,571	\$377,474

Demographics data derived from AlphaMap

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