

OFFERING MEMORANDUM

# 200 S. Oak Park Avenue // Oak Park, IL 60302



## OFFERED BY:

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# Offering Summary

Baum Realty Group, LLC has been exclusively retained to offer for sale 200 S. Oak Park Avenue, a former school property in the heart of downtown Oak Park, Illinois. Totaling an estimated 35,593 SF of building area on approximately 26,000 SF of land, the property is improved with two separate but interconnected buildings with a small courtyard in the middle. The older of the two buildings is a neo-gothic style structure at the hard corner of Oak Park Avenue and Pleasant Avenue and is estimated to contain approximately 20,801 SF of building area over three stories plus a partial basement. The newer, flat-roofed structure contains two floors of building area totaling approximately 14,792 SF.

The buildings, each of which are of concrete and masonry construction type, contain typical school layouts with high ceilings and generously sized classrooms. The older building features a clear span, high-clear gymnasium with a basketball court on the second floor.

Situated at the southeast corner of S. Oak Park Avenue and Pleasant Street, the property lies within the Village of Oak Park's Ridgeland-Oak Park Historic District. It easily accessible via public transit, conveniently located near the Oak Park CTA (Green line) and Metra lines only a few blocks away. The property is zoned R-7 Multifamily Residential.

The property is ideally located and well-suited for an adaptive reuse / redevelopment to multifamily residential, or as an attractive owner-user property for another educational, community/non-profit, or other commercial use.

*Please note that all square footages referenced herein are estimates based on available public data, satellite imagery, and information provided by ownership.*

**2024 Real Estate Taxes:**

N/A (Exempt)

**Asking Price:**

Subject to Offer

## PROPERTY HIGHLIGHTS

- ▶ High end urban downtown location with strong area demographics
- ▶ ±35,593 SF of total building area on ±26,000 SF of land
- ▶ Classroom conditions with high ceilings and abundant natural light
- ▶ Existing R-7 zoning allows for multi-family residential as of right
- ▶ Convenient and accessible location near public transit (CTA Green Line and Metra)



## PROPERTY DESCRIPTION

**Address:** 200 S. Oak Park Avenue  
Oak Park, IL 60302

**County:** Cook County

**City:** Village of Oak Park

**Total Building Area:** ±35,593 SF

**Total Land Area:** ±26,000 SF

**Description:**

1. Old School – A part 2-story and part 3-story concrete and masonry constructed school building at the SE corner of S. Oak Park Avenue and Pleasant Street
2. New School – A 2-story concrete and masonry school building adjacent to the Old School

**Zoning:** R-7

**PINS:** 16-04-406-001-0000

**2022 Taxes:** N/A (Exempt)

**Frontage:** ±140 feet of frontage along S. Oak Park Avenue and ±175 feet of frontage along Pleasant Street

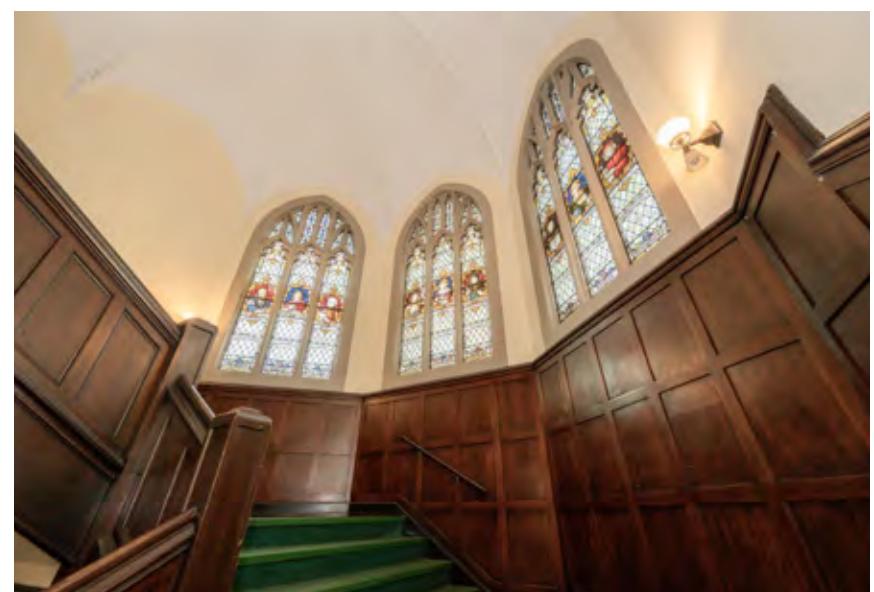


*Note: Building square footage is estimated based on available data and satellite imagery*

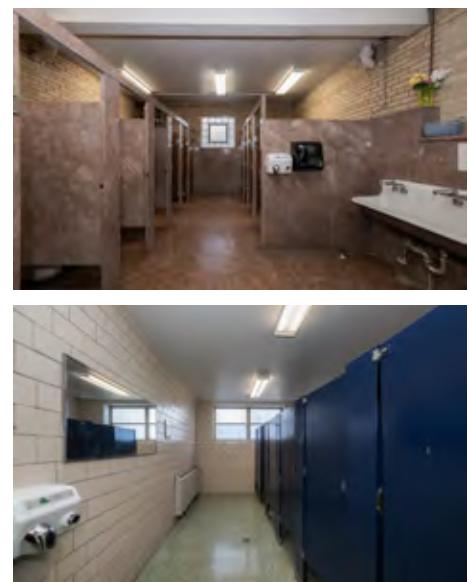
## EXTERIOR PHOTOS



## INTERIOR PHOTOS



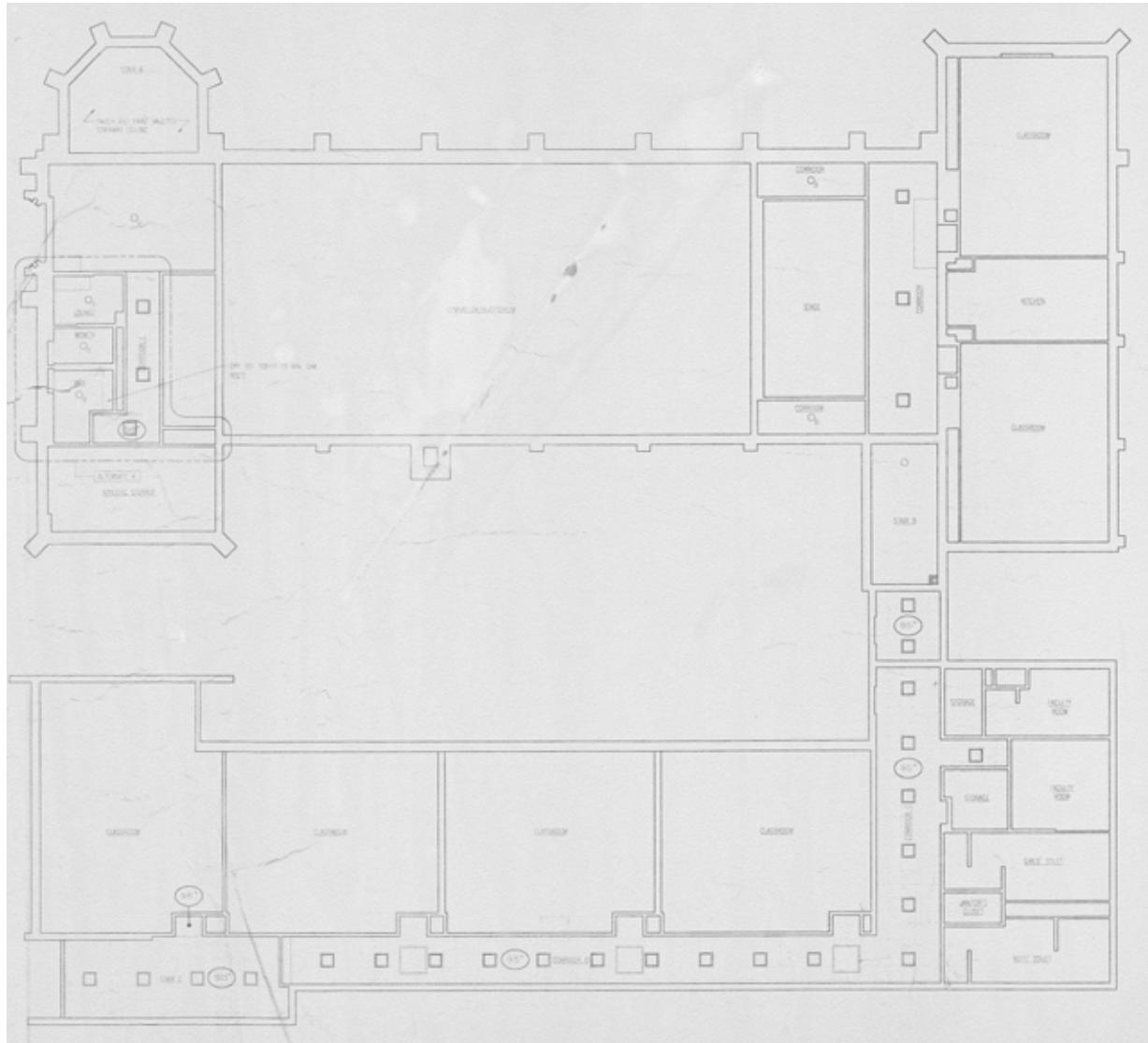




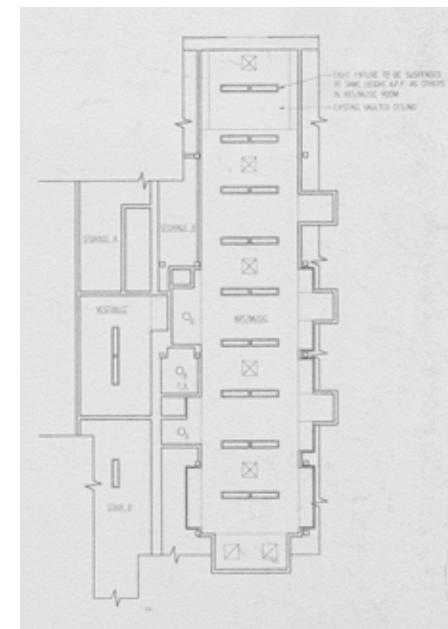
## FIRST FLOOR PLAN



## SECOND & PARTIAL THIRD FLOOR PLANS



SECOND FLOOR PLAN

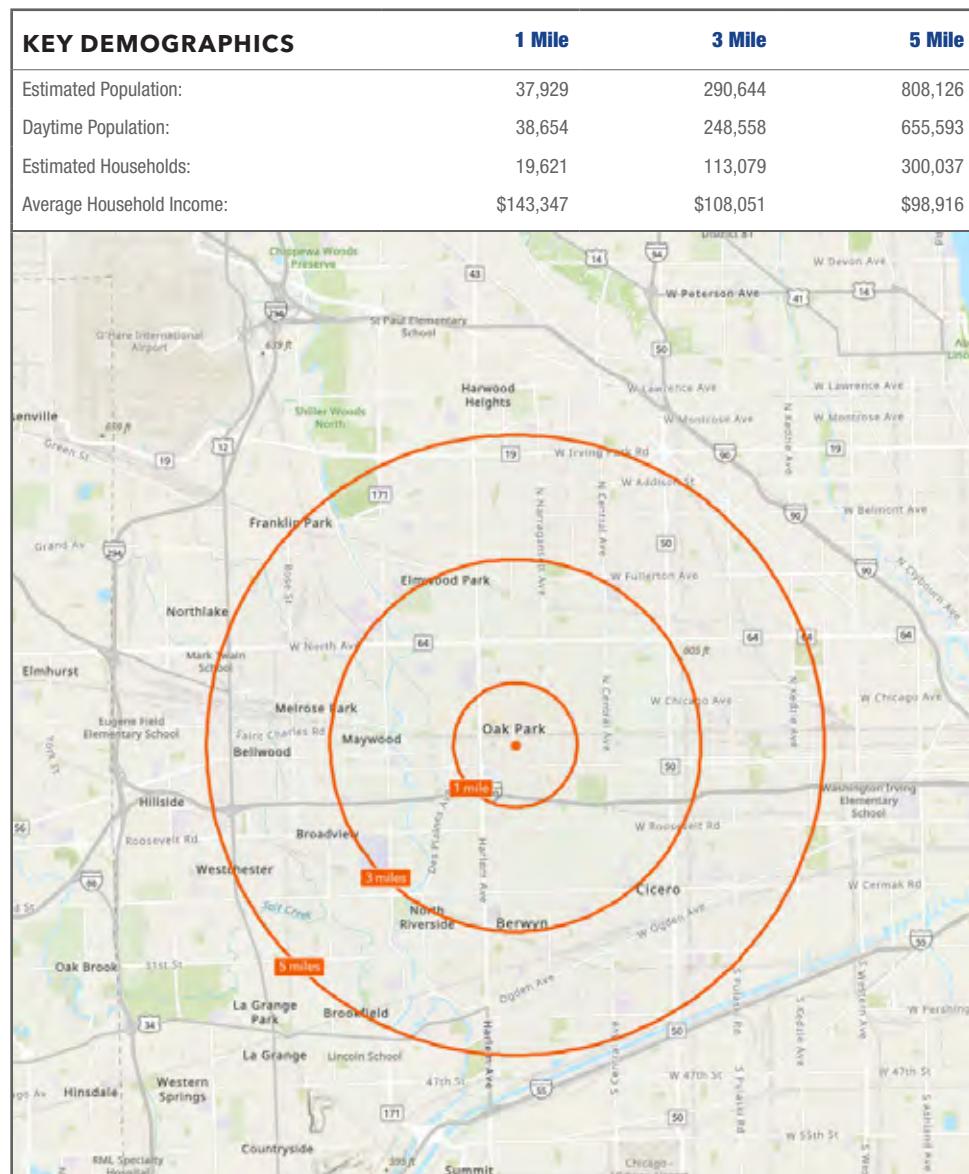


PARTIAL THIRD FLOOR PLAN

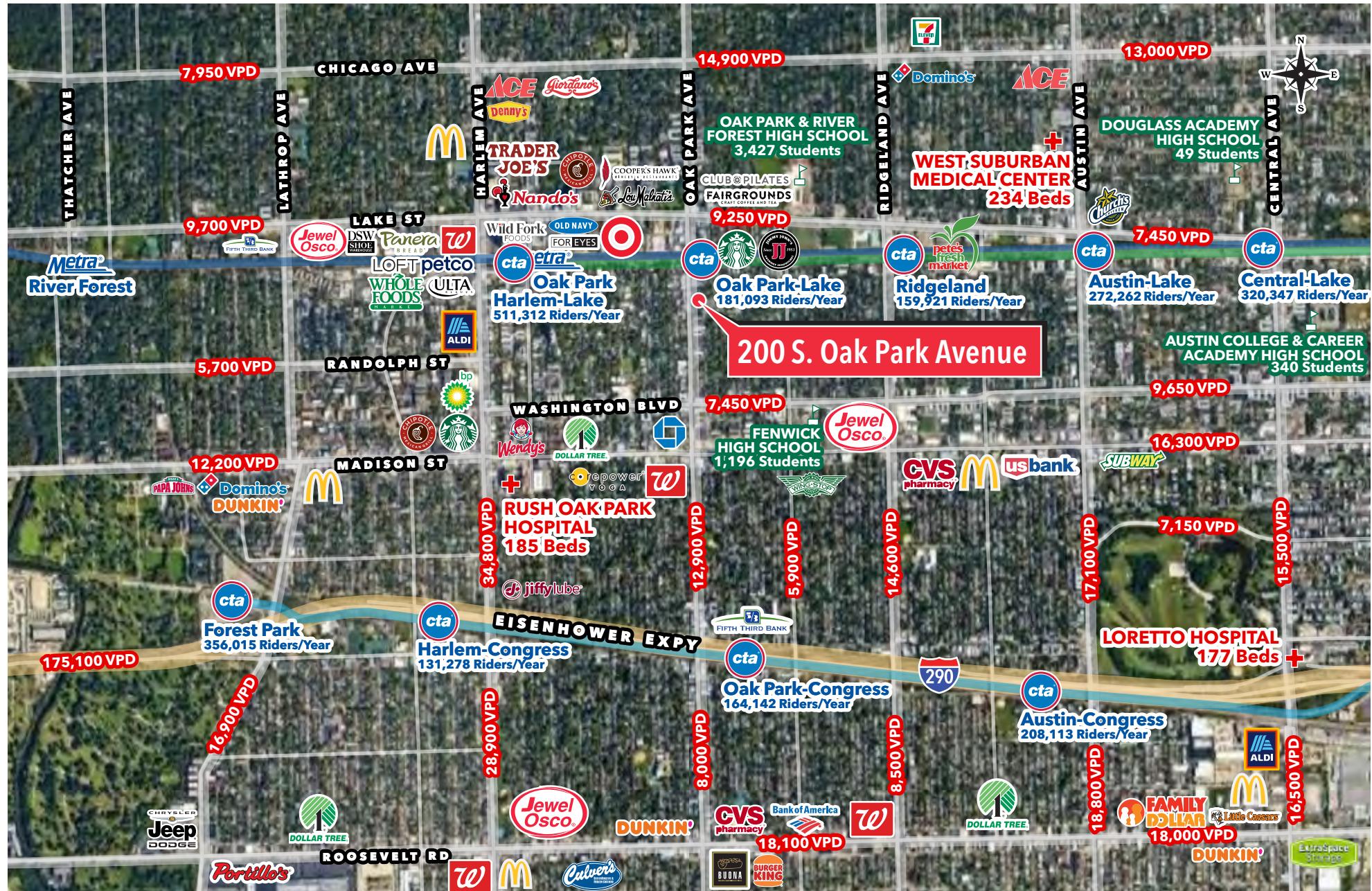


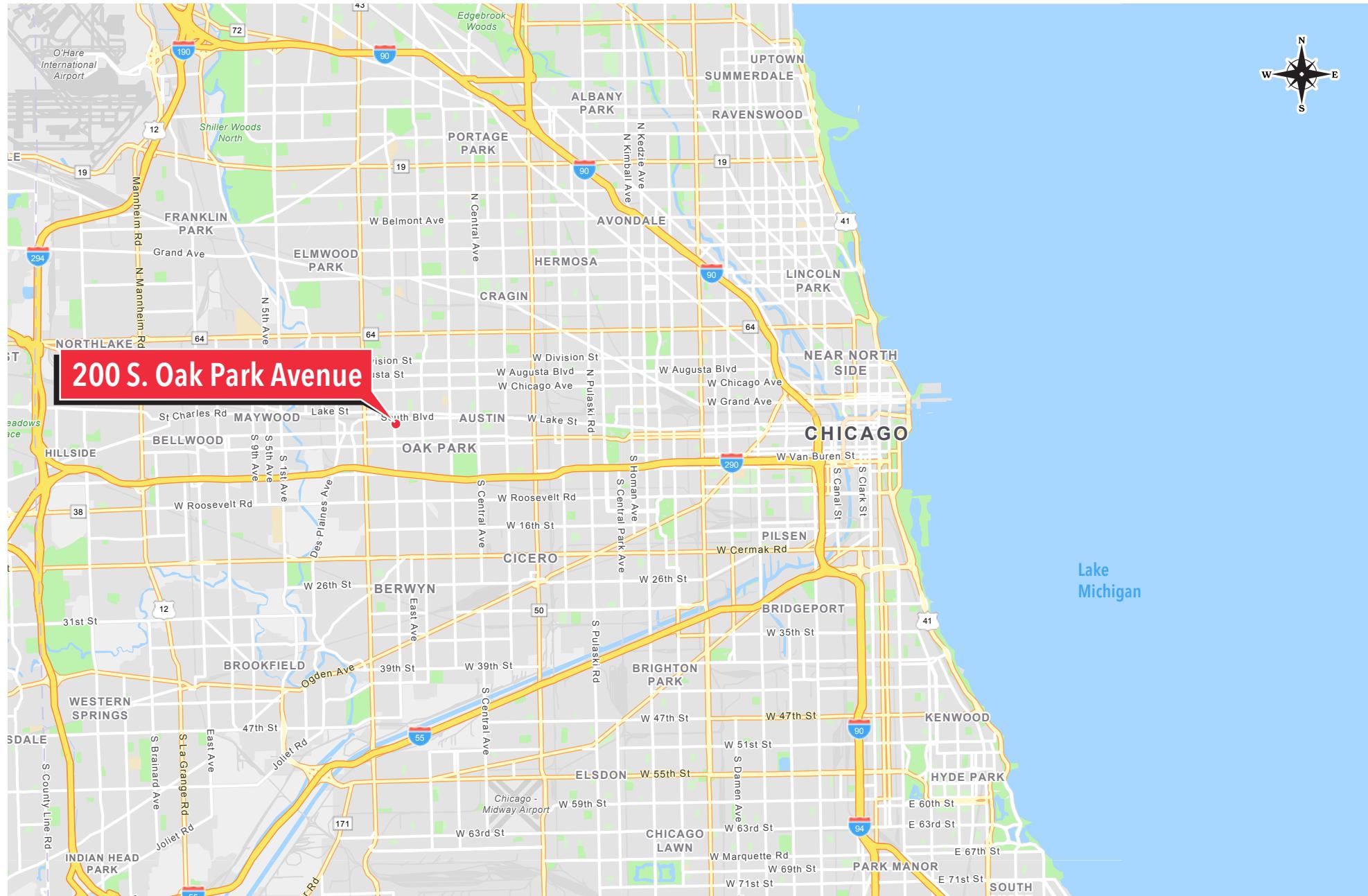
## DEMOGRAPHIC SUMMARY

	1 mile	3 mile	5 mile	
Population	2024 Estimated Population	37,929	290,644	808,126
	2029 Projected Population	37,630	285,049	789,686
	2020 Total Population (U.S. Census)	39,121	307,105	857,391
	2010 Population (U.S. Census)	36,950	304,972	862,975
	% Projected Growth 2023-2028	-0.8%	-1.9%	-2.3%
	% Historical Growth 2010-2021	2.6%	-4.7%	-6.4%
	2024 Median Age	41.6	38.3	37.5
Households	2024 Estimated Households	19,621	113,079	300,037
	2029 Projected Households	19,878	113,285	299,758
	2020 Total Households (U.S. Census)	19,420	113,398	302,340
	2010 Total Households (U.S. Census)	18,094	105,823	283,917
	% HH Projected Growth 2023-2028	1.3%	0.2%	-0.1%
	% HH Historical Growth 2010-2021	8.4%	6.9%	5.7%
	2024 Average Household Income	\$143,347	\$108,051	\$98,916
Income	2024 Median Household Income	\$96,694	\$72,713	\$71,198
	2024 Per Capita Income	\$74,039	\$42,123	\$36,748
	2024 Total Businesses	2,129	7,683	18,608
Business	2024 Total Employees	20,033	87,484	223,730
	2024 Estimated Daytime Population	38,654	248,558	655,593
	2024 Adult Population (Ages 25+)	27,942	199,492	551,462
Education (Age 25+)	2024 Elementary (Level 0 to 8)	1.0%	7.4%	9.1%
	2024 Some High School (Level 9 to 11)	1.0%	6.9%	7.7%
	2024 High School Diploma	7.5%	23.9%	25.8%
	2024 Some College/No Degree	10.3%	16.3%	17.0%
	2024 Associate Degree	5.8%	7.6%	7.7%
	2024 Bachelor Degree	35.4%	17.7%	16.8%
	2024 Graduate Degree	37.7%	15.6%	11.2%
	% Any College	89.1%	57.2%	52.6%
	2024 White Population	60.0%	27.9%	28.0%
	2024 Black/African American Population	19.4%	34.7%	25.2%
Race & Ethnicity	2024 Asian Population	6.6%	2.6%	2.2%
	2024 American Indian/Alaska Native Population	0.3%	1.5%	2.0%
	2024 Pacific Islander Population	0.0%	0.0%	0.0%
	2024 Other Race	3.3%	20.3%	27.6%
	2024 Population of Two or More Races	10.4%	12.9%	15.0%
	2024 Hispanic Population	19.7%	14.0%	13.7%



Source: Esri, Esri-Data Axle, U.S. Census





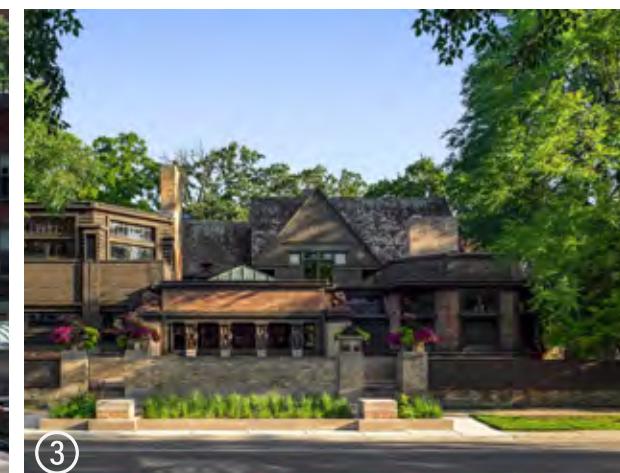
# Oak Park Overview

The Village of Oak Park, Illinois is a vibrant close-in suburb located just west of downtown Chicago, offering a unique blend of urban energy and suburban charm. With around 54,500 residents within its 4.7 square miles, Oak Park is known for its walkable neighborhoods, tree-lined streets, and rich architectural heritage, including numerous landmark homes and buildings designed by Frank Lloyd Wright. Its active downtown and business districts—most notably Downtown Oak Park—are hubs of activity featuring a mix of restaurants, cafés, boutiques, entertainment venues like Classic Cinemas Lake Theatre, and office spaces that contribute to the area's lively street life and community feel. These walkable areas, spread across several business districts, support a mix of local independent retailers and professional services that make Oak Park both a destination and a daily living environment.

Oak Park's residential landscape is equally dynamic, with historic single-family homes, mid-century and contemporary condos, and newer apartment developments in the downtown core that attract a diverse and affluent population. Many high-income professionals choose to live here for the quality of life, excellent public schools, and convenient access to public transit—two CTA Green Line stations and Metra service provide easy commutes to Chicago's Loop in about 20-25 minutes—as well as quick access via the Eisenhower Expressway (I-290). The housing mix supports both long-term residents and commuters who work in Chicago or locally in Oak Park's growing professional sectors.

## PHOTOS

- ① Lake Street, the heart of Oak Park's walkable downtown area with retail, dining, and office space.
- ② Oak Park downtown clock tower & mixed-use buildings with residential spaces above commercial uses.
- ③ Frank Lloyd Wright Home & Studio, representing Oak Park's world-renowned residential architecture.



## THE MARKET // 200 S. OAK PARK AVENUE // OAK PARK, IL

While Oak Park does not host large corporate headquarters, its economy is supported by a robust mix of small and mid-sized employers, professional services, and community organizations. Educational institutions that serve the community include Oak Park and River Forest High School, a major public secondary school with a wide range of academic and extracurricular programs, and Fenwick High School, a well-regarded private Catholic preparatory school.

Additionally, the Oak Park Education Foundation supports innovative learning opportunities across local public schools, and nonprofits such as the Oak Park Regional Housing Center work on fair housing and community integration initiatives. Other local nonprofits like Wonder Works—a children's museum and educational organization—add to the village's cultural and community focus. Together, these elements make Oak Park an attractive, dynamic community for residents, professionals, families, and businesses alike.

Sources: [oak-park.us](http://oak-park.us), [wikipedia.org](http://wikipedia.org), and [oakparkschools.org](http://oakparkschools.org)



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### PHOTOS

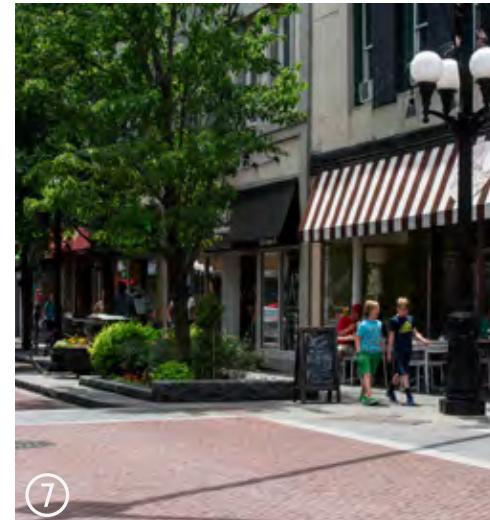
- ④ A historic home in the Frank Lloyd Wright Historic District, illustrating the graceful residential neighborhoods nearby.
- ⑤ Outdoor seating and social life along a popular café stretch.
- ⑥ Street-level view of restaurants and shops with sidewalk activity and outdoor seating.
- ⑦ Another lively streetscape in the downtown district showing cafes and local businesses.



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## Oak Park, IL

Oak Park is a well-established inner-ring suburb just west of downtown Chicago, known for strong demographics, historic character, and an urban-meets-suburban feel. The village features a highly educated population, above-average household incomes, and a stable mix of families and professionals, supported by highly regarded public schools. Oak Park offers a dense, walkable environment with active retail districts, neighborhood dining, and excellent transit and expressway access, supporting steady demand for everyday goods, services, and local-oriented retail.

### BEST PLACES IN ILLINOIS

Best Suburbs for Young Professionals

**#4 of 362**

Places with the Best Public Schools

**#56 of 541**

Best Suburbs to Live In

**#28 of 362**

### AREA FEEL

## Urban Suburban Mix

### ACCESS & TRANSPORTATION

Oak Park offers excellent regional connectivity via I-290 (Eisenhower Expressway), providing direct access to Downtown Chicago and convenient travel throughout the western suburbs. The village is served by both Metra's Union Pacific West Line to Union Station and the CTA Green Line, offering frequent rail service into the Loop. Pace and CTA bus routes further support local and regional mobility.

O'Hare International Airport

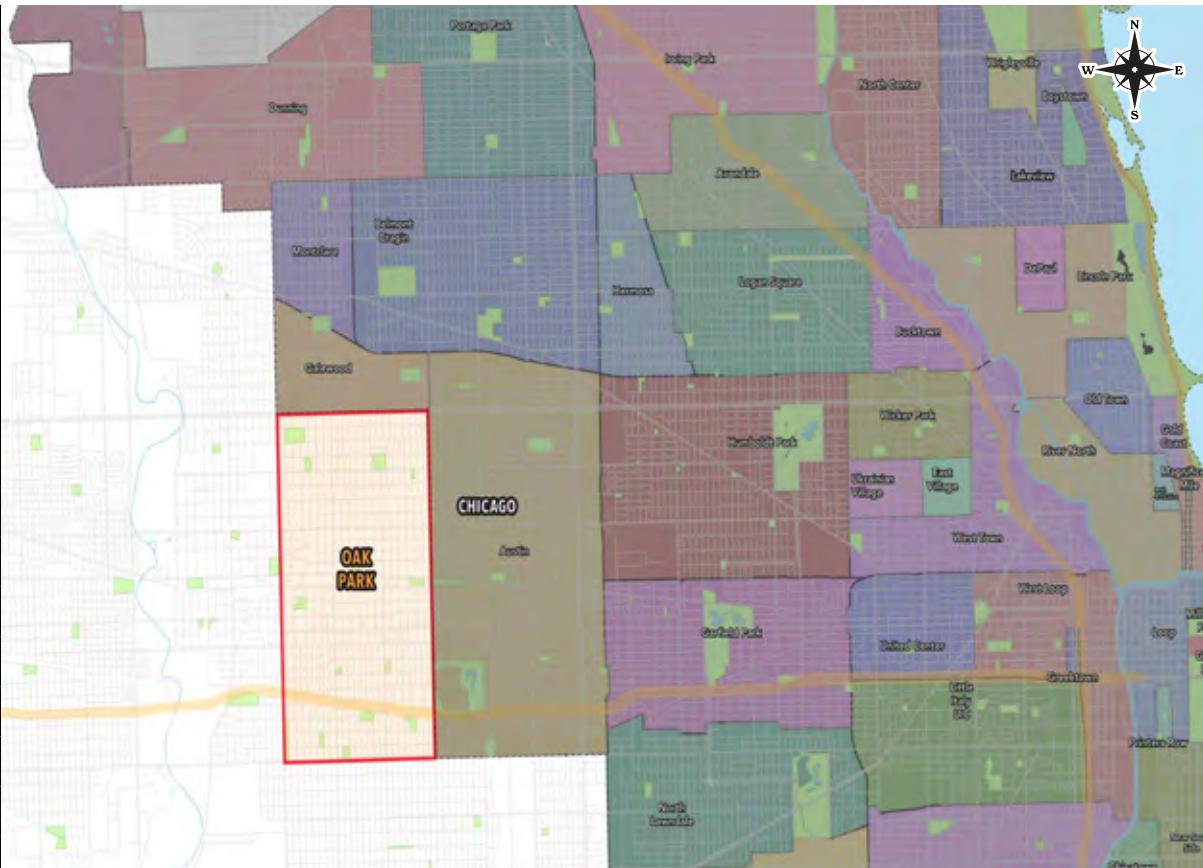
~20-25 min drive

Midway International Airport

~25-30 min drive

Downtown Chicago (The Loop)

~20-25 min drive



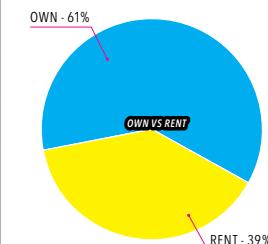
### REPORT CARD

**A**  
OVERALL GRADE

<b>A+</b>	Public Schools
<b>B-</b>	Housing
<b>A+</b>	Good for Families
<b>B+</b>	Jobs
<b>C+</b>	Cost of Living
<b>A</b>	Outdoor Activities

<b>A</b>	Nightlife
<b>A</b>	Diversity
<b>C+</b>	Weather
<b>A+</b>	Health & Fitness
<b>A-</b>	Commute

### INCOME & HOUSING



Median Household Income

**\$108,026**

Median Home Value

**\$456,300**

Median Rent

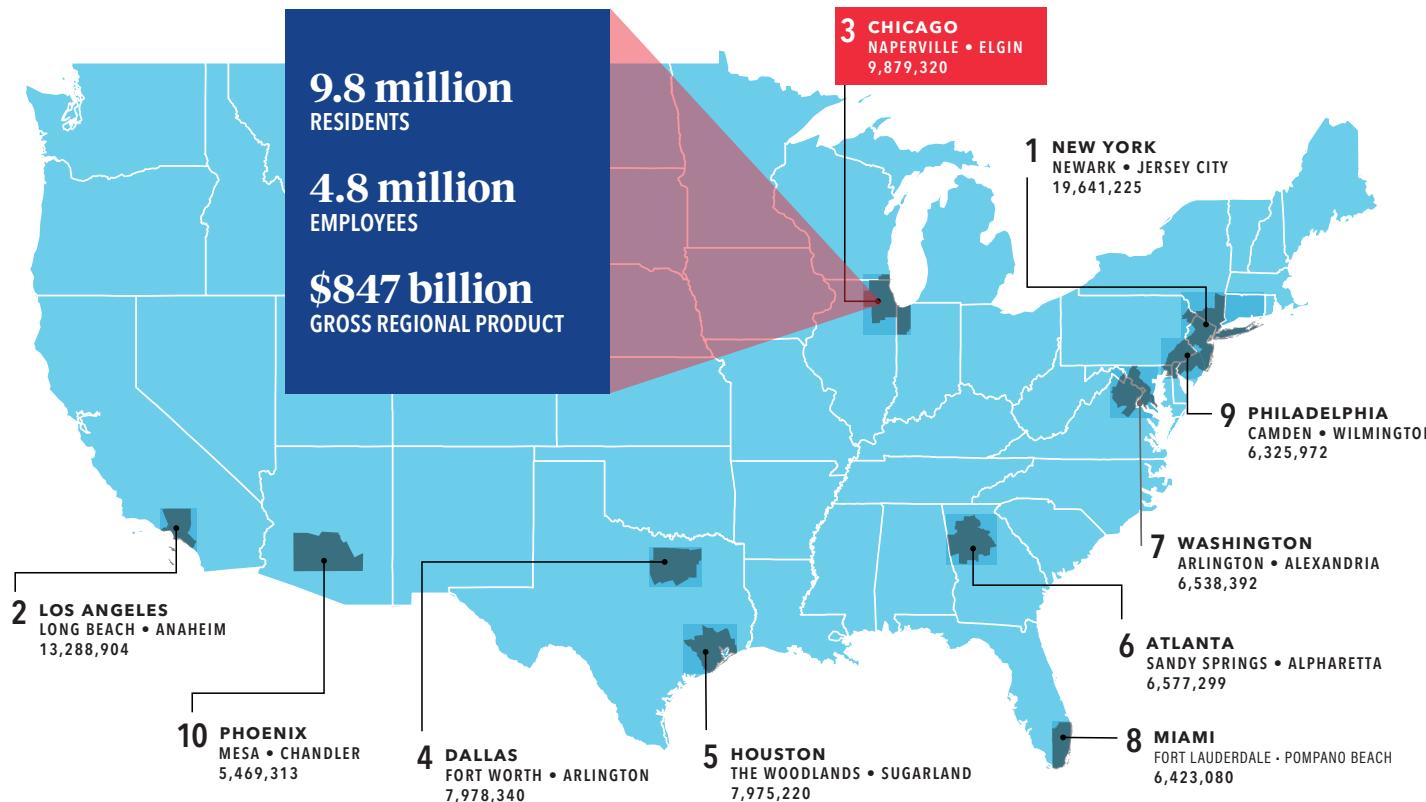
**\$1,456**

Sources: City of Prospect Heights & Niche.com. Niche ranks thousands of places to live based on key statistics from the U.S. Census and expert insights.

# Chicago Economic Overview

The Chicago MSA is the third most populous region in the US with approximately 9.8 million residents. The city of Chicago is the economic and cultural capital of the Midwest featuring a vibrant downtown district that is filled with world class businesses, upscale restaurants and bars, retail, luxury residences, and endless entertainment.

The strong economic base, skilled labor pool, and diverse background make this 24-hour metropolis one of the most important and influential cities in the world.



## THE CHICAGO MSA IS THE MOST DIVERSIFIED ECONOMY THE U.S.

With no single industry employing more than 13% of the workforce.

*Chicago's primary industries include Real Estate, Manufacturing, Business & Professional Services Finance & Insurance, Wholesale, Government, Health Care, & Retail.*

**Chicago's GDP of \$860 billion makes it the third largest in the U.S. and positions it among the top 25 economies globally.**

*Source: World Business Chicago*

## TOP 10 FORTUNE 500 COMPANIES WITH HEADQUARTERS IN THE CHICAGO MSA

COMPANY	RANK	REVENUES (\$M)
Walgreens Boots Alliance	27	\$133,703
Archer Daniels Midland	35	\$101,556
AbbVie	73	\$58,054
Allstate	84	\$51,412
United Airlines Holdings	96	\$44,955
Abbott Laboratories	108	\$43,653
US Foods Holding	117	\$34,057
Mondelez International	131	\$31,496
Kraft Heinz	153	\$26,485
CDW	166	\$23,749

*Source: Fortune Magazine, June 2025*



Chicago was named **No. 11** among the **50 Best Cities in the World** for 2025 by Time Out and ranks among the **top 10 most popular travel destinations** in the U.S.

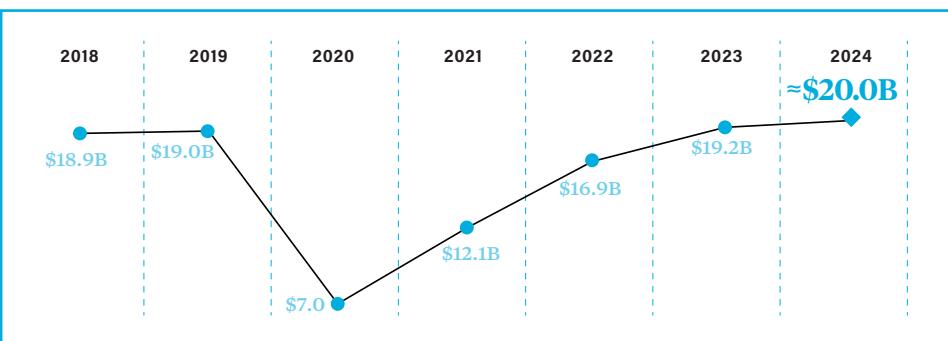


“Dual-hub” airport system of O’Hare International Airport and Midway International Airport welcomed a combined estimated 101.5 million passengers in 2024.



The Chicago MSA is home to several world-class higher education institutions that provide the area with a constant supply of top job talent & disposable income.

CHICAGO MSA LARGEST CAMPUSES	4-YEAR INSTITUTIONS BY ENROLLMENT
	<b>33K</b> STUDENTS
	<b>22K</b> STUDENTS
	<b>21K</b> STUDENTS
	<b>19K</b> STUDENTS



In 2024, direct tourism spending in Chicago reached approximately **\$20 billion**, surpassing pre-pandemic levels and setting a new record for the city. Chicago welcomed 55.3 million visitors, marking a 6.5% increase in domestic and international travel compared to 2023.



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