



FOR LEASE: High-visibility corner space
 5,800sf Flex Retail/Office/Warehouse Space
 with dedicated Dock Area and Parking
4001 GOLF ROAD, SKOKIE, IL



PROPERTY HIGHLIGHTS

- **High-visibility corner on signalized intersection** with 35,000 cars/day
- 5,800sf flex retail/office/warehouse space with parking
- Street presence enhanced with floor-to-ceiling window lines and signage facing both Golf and Crawford
- Space includes 2,500sf retail showroom/office in front, 2,700sf in the rear and a 750sf Dock area with 13' ceiling
- Additional parking and Dock area in rear of space
- **Strong demographics:** \$140k average HH Income
- Asking \$17.50/sf Gross Rent

Presented by
ROSS GOLDSTEIN
 Managing Broker
 312.203.3199
 ross@insitecommercialrealty.com



DEMOGRAPHICS	1 Mile	2 Miles	3 Miles
Total Households:	7,075	28,994	61,120
Total Population:	19,465	80,769	170,247
Average HH Income:	\$139,838	\$124,651	\$120,856

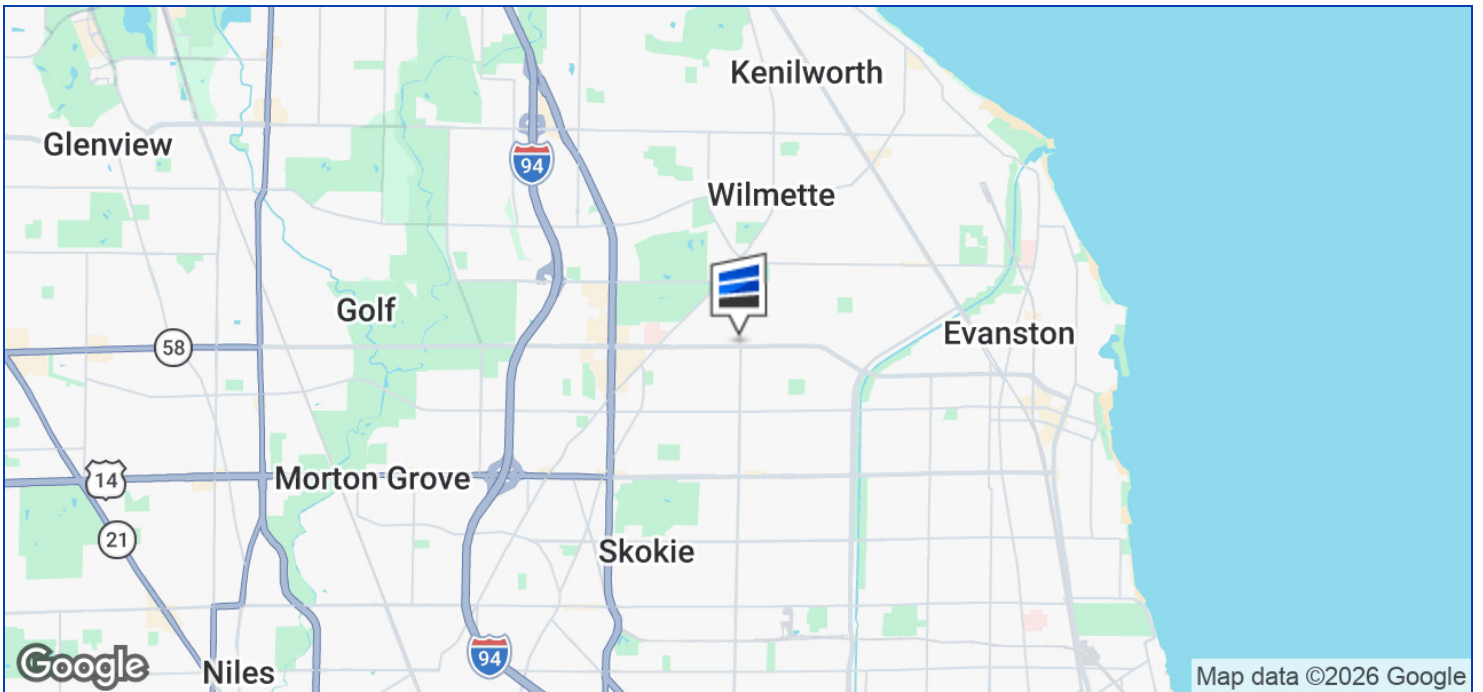
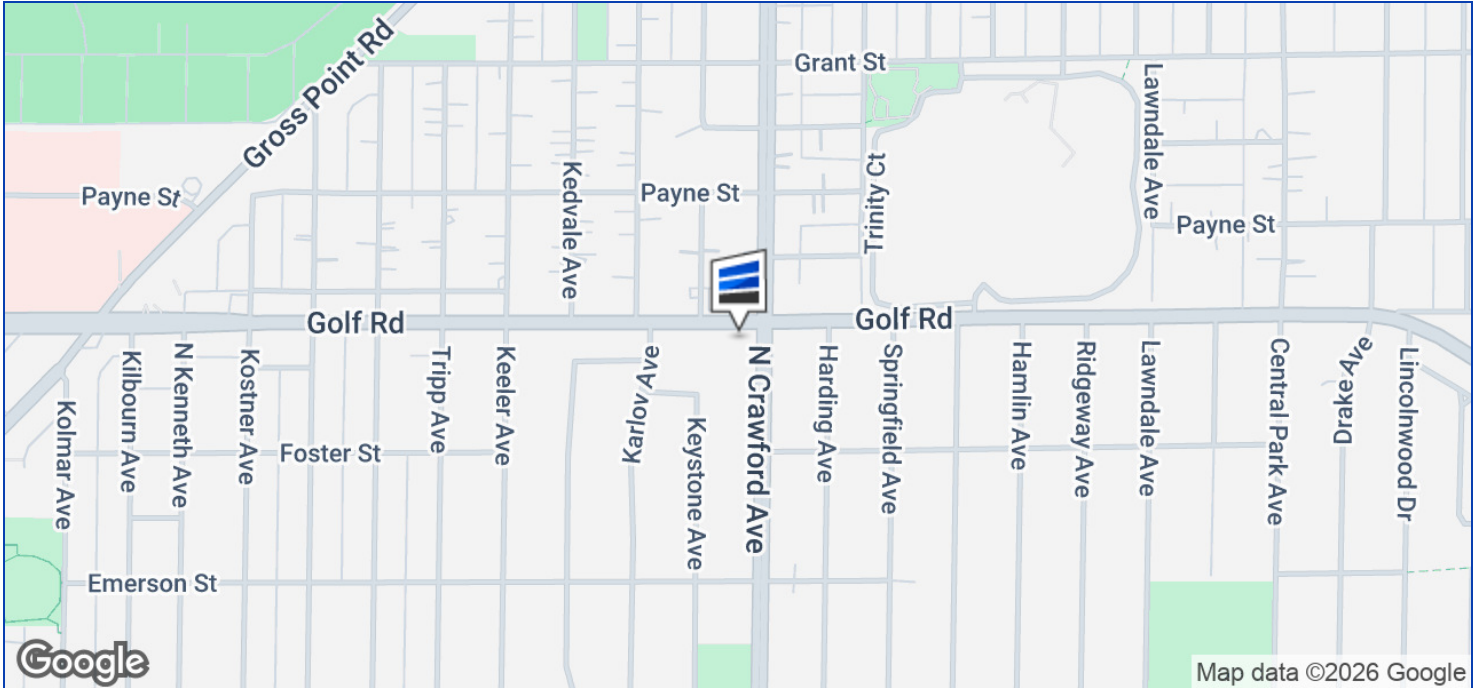
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FOR LEASE: 5,800sf Flex Retail/Office/Warehouse

Location Maps



Golf Plaza
4001 Golf Road Skokie, IL 60077



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1238 Oak Avenue, Evanston, IL 60202

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Aerial View Of Signalized Corner



Golf Plaza
4001 Golf Road Skokie, IL 60077



4001 Golf Road - located on the corner of Golf (left-right) and Crawford (top-bottom)

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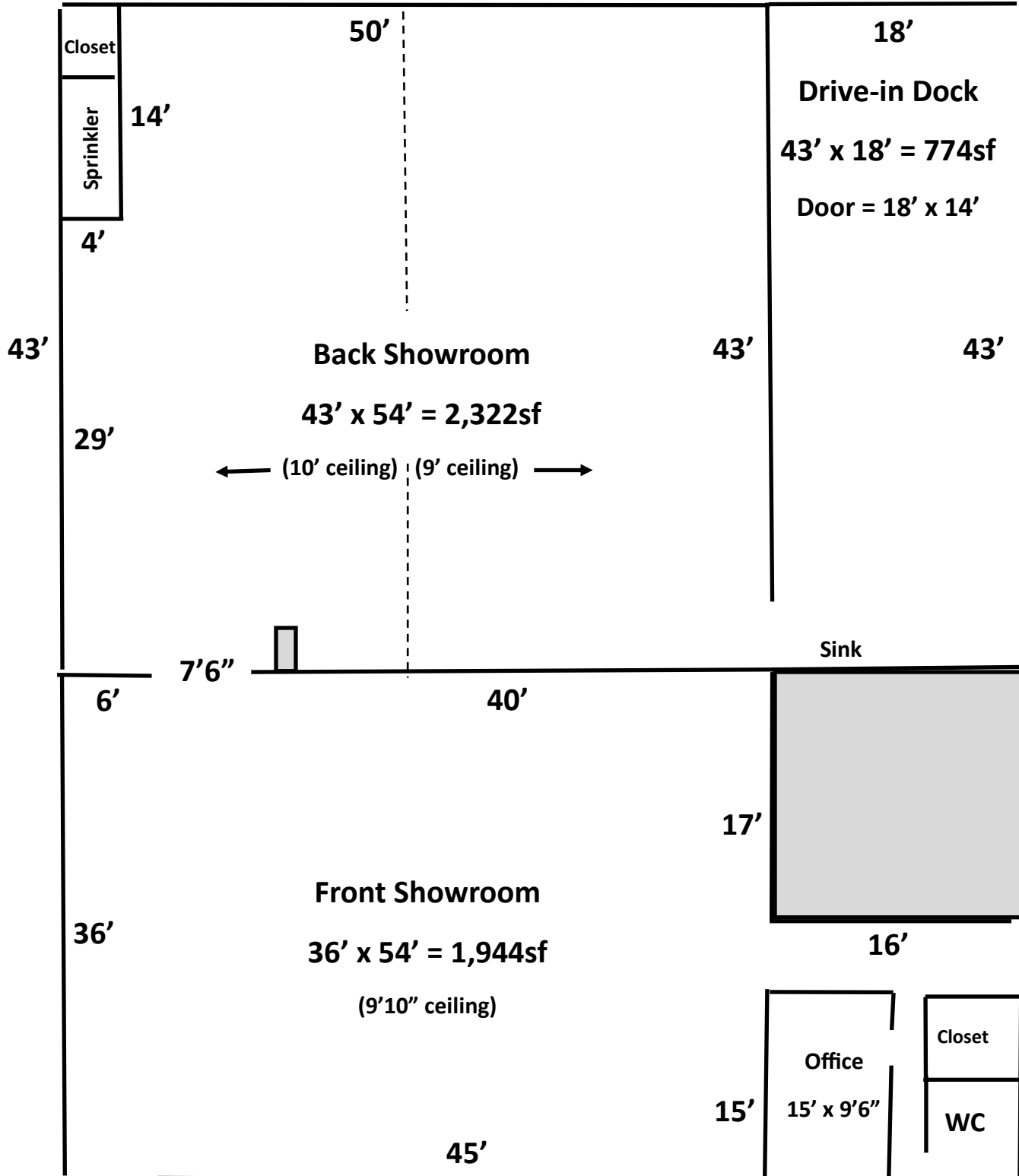
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Broker's Floor Plan (Sketch)



Floor Plan Sketch*

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FOR LEASE: 5,200sf Flex Retail/Office/Warehouse

Additional Photos



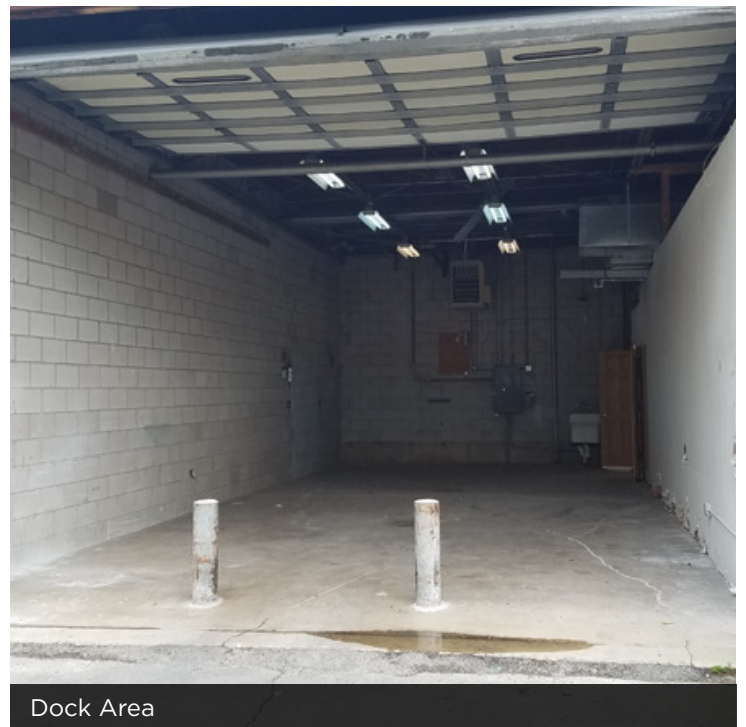
Golf Plaza
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Retail/Showroom space (2,500sf) with attractive window lines facing Golf Road and Crawford



Back portion of space (2,000sf)



Dock Area

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Advisor's Biography



ROSS GOLDSTEIN

Managing Broker



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Professional Background

Ross Goldstein began InSite Commercial Realty in 2013 and serves as its President and Managing Broker. With 35 years of experience as a commercial banker, entrepreneur and CRE professional, Ross offers a wealth of financial, business and transactional experience to his clients.

Goldstein began his professional career by successfully completing the Management and Credit Training program at Manufacturers Hanover Bank in New York City. Goldstein focused his practice on financing smaller businesses in the New York City market, and quickly advanced to become an Assistant Vice President. Working with this market allowed him to create more personal, advisory relationships with his clients. Over the next 8 years, he successfully created traditional loan arrangements and structured financings for Leveraged Buyouts and independent film production.

With a deep understanding of finance and business strategy, Goldstein embarked on an entrepreneurial path by starting and growing The International Gourmet Co. and gifter.com. These companies offered gifting services to corporations and high net worth individuals. Goldstein orchestrated the company's growth, its acquisition of two competitors and the sale of the combined companies. During his 13 years as owner he gained a healthy respect and appreciation for the entrepreneur's challenges and opportunities.

Since 2005, Goldstein's real estate clients have relied on his business, financial and analytical skills to uncover and successfully pursue opportunities in Chicagoland's commercial and investment real estate markets. In his second full year he was awarded Salesman of the Year. In addition to his proven brokerage skills and integrity, Goldstein's clients benefit from the added dimensions of value and insight he brings to his relationships.

Goldstein serves as Treasurer for the Evanston Food Exchange, a community-based organization with the mission of reducing hunger and poverty while creating a healthier community. He also serves as a facilitator and active participant in The Mankind Project (<http://mankindproject.org/>). Ross was born and raised in Dallas, Texas, earned his degree in Economics at UCLA and currently enjoys living in Evanston, IL with his wife Anya.

Memberships & Affiliations

Business Broker - Licensed in Illinois

Education

UCLA - Los Angeles: B.A. in Economics

Study Abroad - Florence, Italy: Language and International Business

St. Marks School of Texas - Dallas, Texas

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Ross Goldstein - Closed Transactions



Retail					
Address	City	Price Sold	Represented	Size	
851 W. Belmont Avenue	Chicago	\$2,800,000	Seller	15,000sf	
855 W. Higgins Avenue	Schaumburg	1,600,000	Seller	14,000 sf	
4732-44 W. Peterson Avenue	Chicago	1,500,000	Buyer & Seller	16,000sf	
1615 Oak Street	Evanston	1,320,000	Seller	8,400 sf	
4901 Oakton Street	Skokie	620,000	Seller	4,000 sf	
6517 N. Lincoln Avenue	Lincolnwood	400,000	Seller	13,000 sf	
5030 W. Lawrence Avenue	Chicago	370,000	Seller	7,400 sf	
4443 W. Oakton Street	Skokie	338,000	Seller	3,000 sf	
3040 N. Central Avenue	Chicago	275,000	Seller	3,000 sf	
1922 E. 71st Street	Chicago	260,000	Seller	3,000 sf	
865 Elmhurst Road	Des Plaines	250,000	Buyer & Seller	5,800 sf	
5409 W. Diversey Avenue	Chicago	215,000	Seller	4,500 sf	
2407 E. 79th Street	Chicago	200,000	Buyer & Seller	2,500 sf	
1628 N. Pulaski Road	Chicago	120,000	Buyer & Seller	3,000 sf	
1909 Howard Street	Evanston		Tenant & Landlord	2,100sf	
4917 Oakton Street	Skokie		Tenant	2,000 sf	
716 Main Street	Evanston		Landlord	1,200sf	
4403 N. Broadway	Chicago		Landlord	1,200 sf	

Office					
3420 W. Peterson Avenue	Chicago	\$750,000	Seller	5,100 sf	
7124 W. Touhy Avenue	Niles	560,000	Seller	3,000 sf	
4520 W. Lawrence Avenue	Chicago	429,000	Seller	3,000 sf	
900 N. Franklin Street	Chicago		Tenant	2,500 sf	
250 S. Northwest Highway	Park Ridge		Tenant	6,700 sf	

Mixed-Use					
1001 Davis Street	Evanston	\$2,550,000	Buyer & Seller	17,000 sf	
9101 S. Ashland Avenue	Chicago	972,000	Seller	29,000 sf	
5120 W. Grand Avenue	Chicago	957,500	Seller	21,500 sf	
1610 Maple Avenue	Evanston	755,000	Buyer & Seller	9,000 sf	

Industrial					
246 Woodwork Road	Palatine	\$640,000	Seller	12,000 sf	
5620 W. Howard Street	Skokie	630,000	Seller	4,100 sf	
2141 Foster Avenue	Wheeling	350,000	Buyer	10,000 sf	
4551 W. Diversey Street	Chicago	237,500	Buyer & Seller	5,300 sf	
2627 N. Kildare Avenue	Chicago		Tenant & Landlord	8,500sf	
8220 N. Lehigh Avenue	Morton Grove		Tenant	14,000 sf	

Multi-Family					
4850 S. Drexel Boulevard	Chicago	\$2,440,000	Buyer & Seller	42 units	
3821 N. Monticello Avenue	Chicago	822,500	Seller	9 units	
3336 N. Laramie Avenue	Chicago	770,000	Seller	10 units	
1248 W. 83rd Street	Chicago	700,000	Seller	12 units	
448 E. 80th Street	Chicago	675,000	Seller	13 units	
1448 W. 83rd Street	Chicago	640,000	Seller	12 units	
541 E. 80th Street	Chicago	540,000	Seller	9 units	
8155 S. Marshfield Avenue	Chicago	450,000	Buyer & Seller	18 units	

Land					
1302 S. 54th Avenue	Cicero	\$338,000	Buyer	56,800sf	
1047 W. Garfield Street	Oak Park	200,000	Buyer & Seller	6,650sf	
26 S. Chestnut Avenue	Arlington Heights	200,000	Buyer	8,700sf	

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