



6926

NEEDFUL THINGS

UNIQUE FINDS

OPEN

OPEN

SALE

Prime Oak Park Retail Opportunity

6912-6926 W ROOSEVELT ROAD

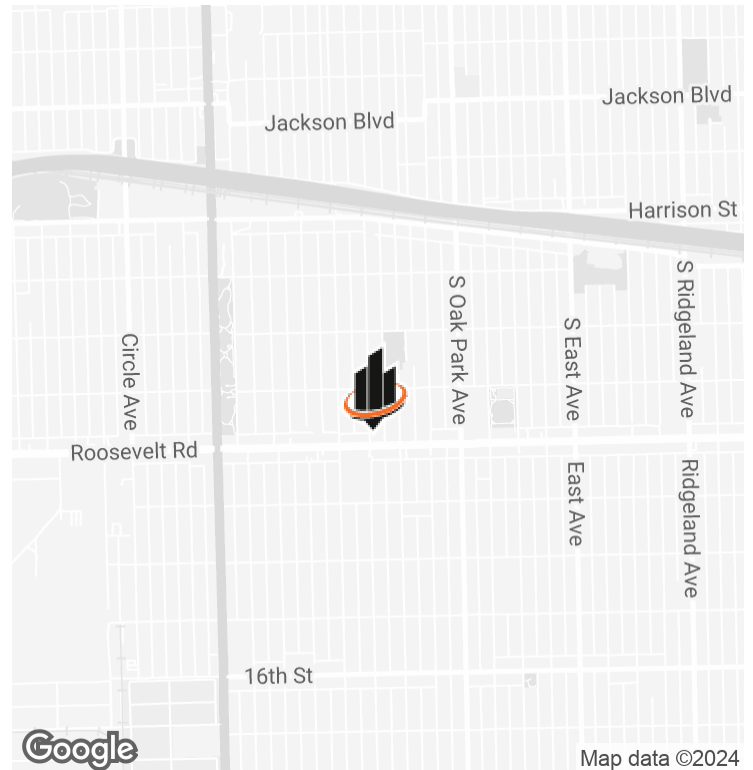
Oak Park, IL 60304

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject to Offer
BUILDING SIZE:	+/- 8,600 SF
LOT SIZE:	0.31 Acres
	8
PRICE PER SF:	\$133.72
APN:	16-18-327-016-0000
NOI:	\$44,869.22
CAP RATE:	3.9%

PROPERTY DESCRIPTION

SVN is pleased to present 6912-6926 W Roosevelt Road, a \pm 8,600 SF Retail Strip Center on 0.31 Acres. This 8-unit retail strip center is 58% occupied, value-add, with high visibility. Dynamic location is conveniently located within walking distance to the Oak Park CTA Blue Line station and in close proximity to I-290. Join destination retailers such as Needful Things, Smeltekop Repair, and Sutor Heating & Cooling.

PROPERTY HIGHLIGHTS

- \pm 8,600 SF Retail Strip Center on 0.31 Acres
- 8 Units | 58% Occupied | High Visibility
- 15' Frontage on Roosevelt (17,000 VPD) with Display Windows
- Parking Behind the Building

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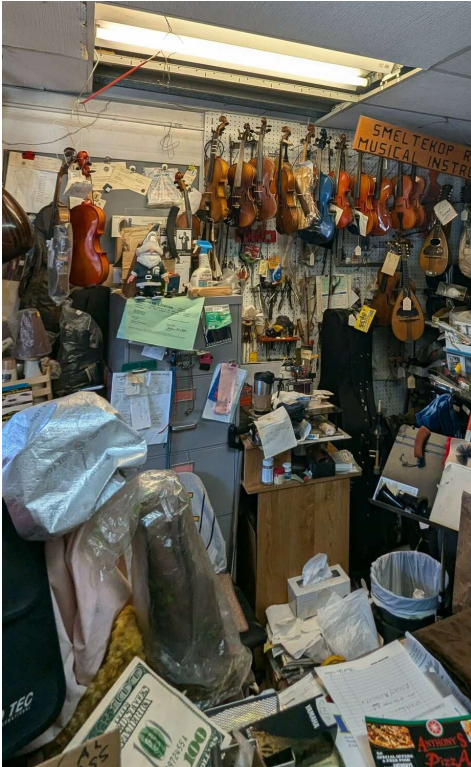
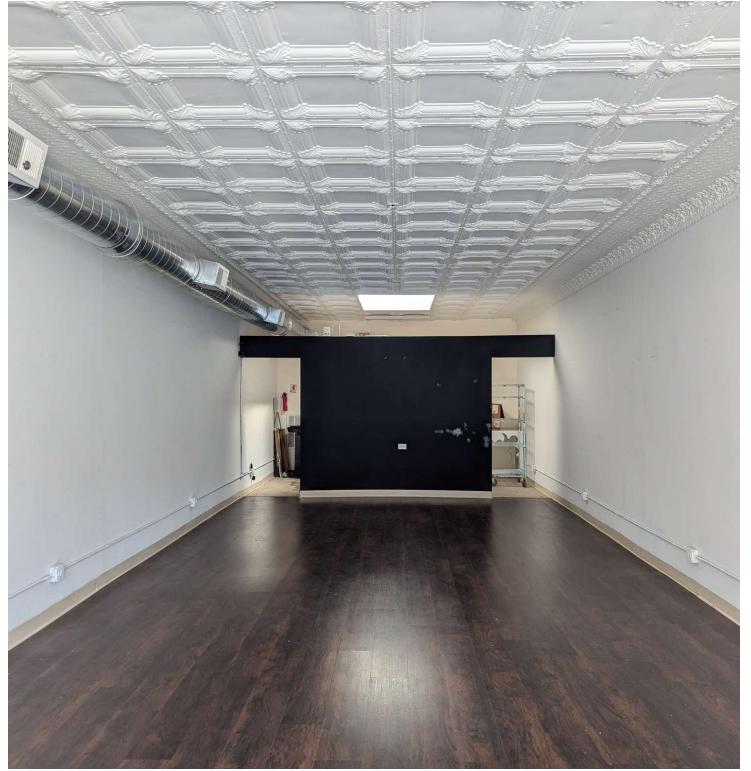
EXTERIOR PHOTOS



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INTERIOR UNIT PHOTOS



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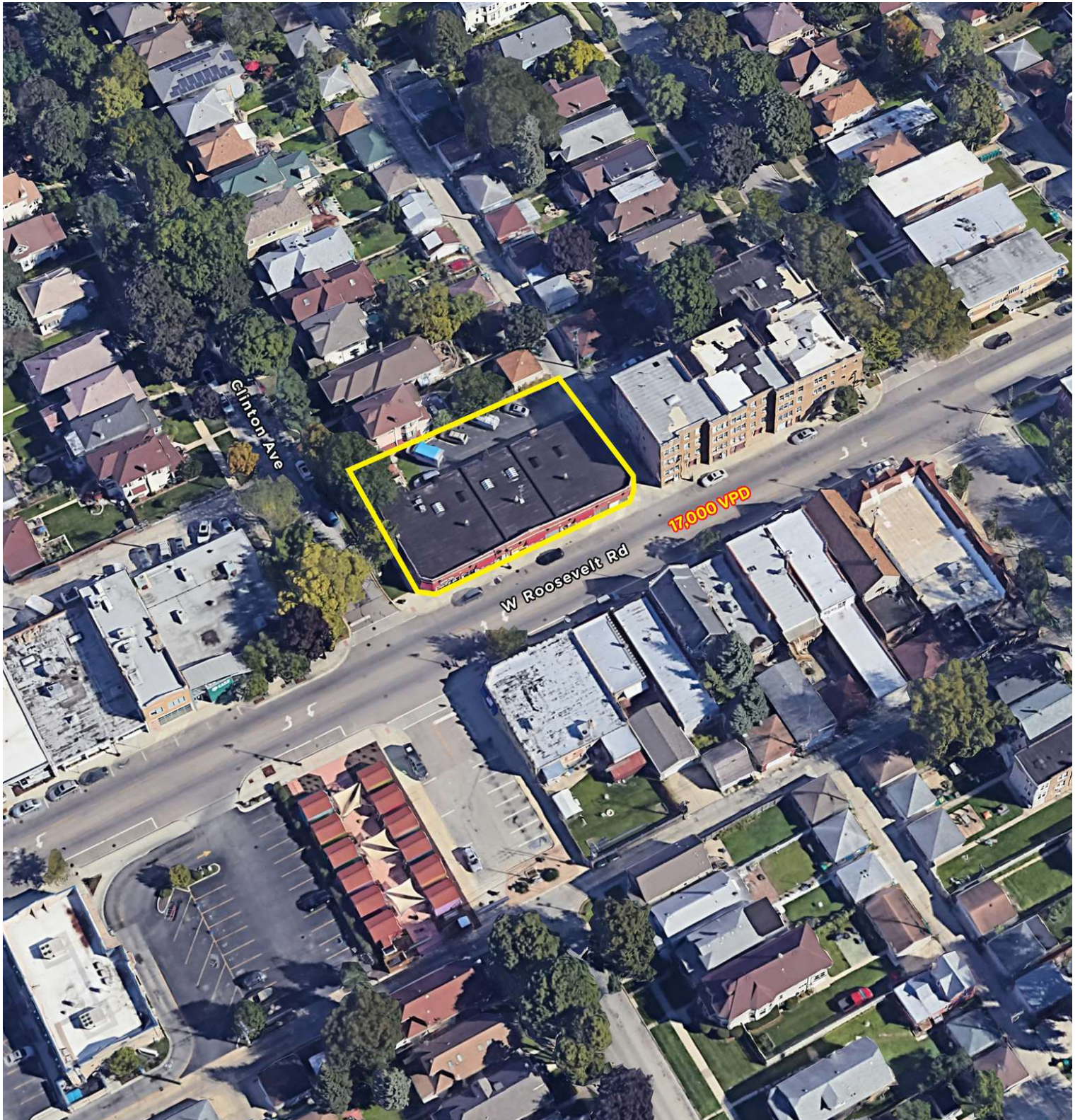
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AERIAL



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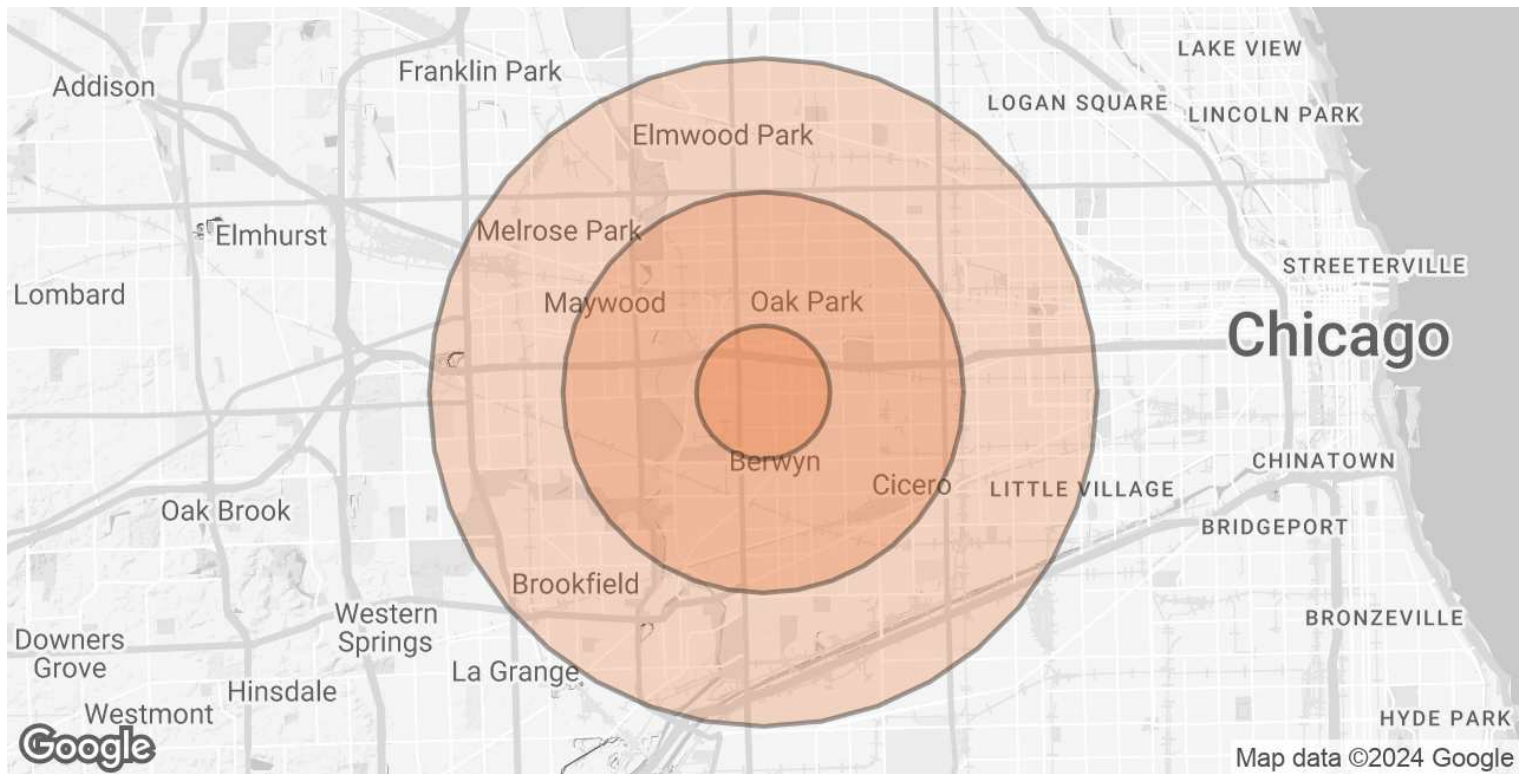
RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	39,279	282,324	660,277
AVERAGE AGE	39	39	39
AVERAGE AGE (MALE)	38	38	38
AVERAGE AGE (FEMALE)	40	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	14,611	103,950	235,950
# OF PERSONS PER HH	2.7	2.7	2.8
AVERAGE HH INCOME	\$117,317	\$101,270	\$91,810
AVERAGE HOUSE VALUE	\$387,116	\$371,687	\$329,820

Demographics data derived from AlphaMap

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