

SALE

Downtown Oak Park Opportunity

113-115 N. MARION STREET

Oak Park, IL 60301

PRESENTED BY:

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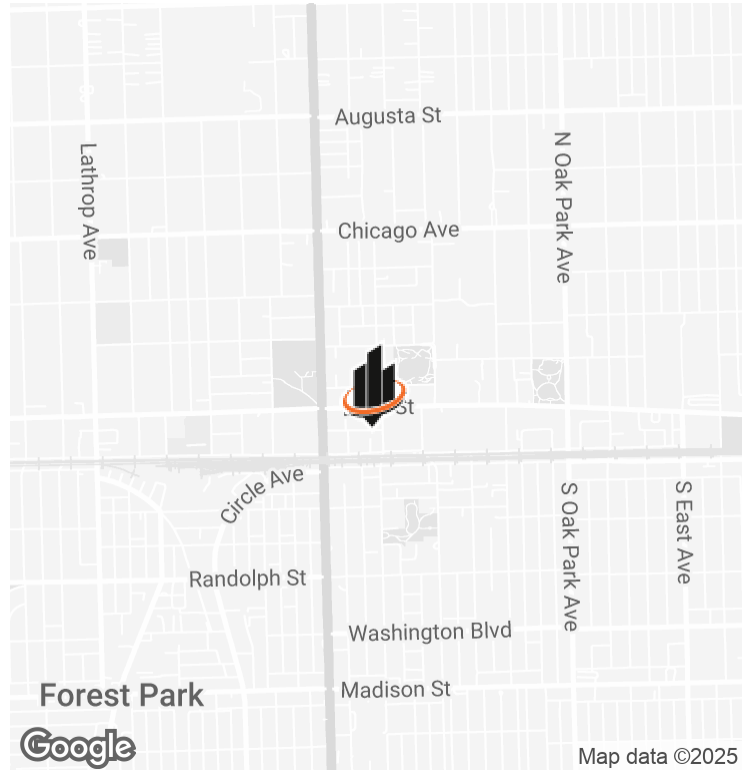
Oak Park
Green Line &
Metra



N Marion St



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LOT SIZE:	0.14 Acres
BUILDING SIZE:	9,737 SF
SUBMARKET:	Near West
APN:	16-07-125-016-0000

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present this unique Value-Add investment opportunity in the heart of downtown Oak Park. 113-115 N. Marion Street includes 43' of retail frontage on Marion and has 2 Retail Units and 14 Office Suites on the 2nd floor. This location has achieved a Walker's Paradise Walk Score, and with nearby access to I-290, I-294, the Oak Park Metra Station the CTA Green Line and multiple bus routes, the property enjoys seamless connections to the broader Chicago metropolitan area.

PROPERTY HIGHLIGHTS

- +/- 9,737 SF Mixed Retail and Office on 0.14 AC
- Steps to the Metra | Signalized Intersection
- Heart of downtown Oak Park | Walker's Paradise
- High visibility | Frontage on N. Marion Street
- 2 Retail Units | 14 Office Units
- Surrounded by diverse retail & dining options

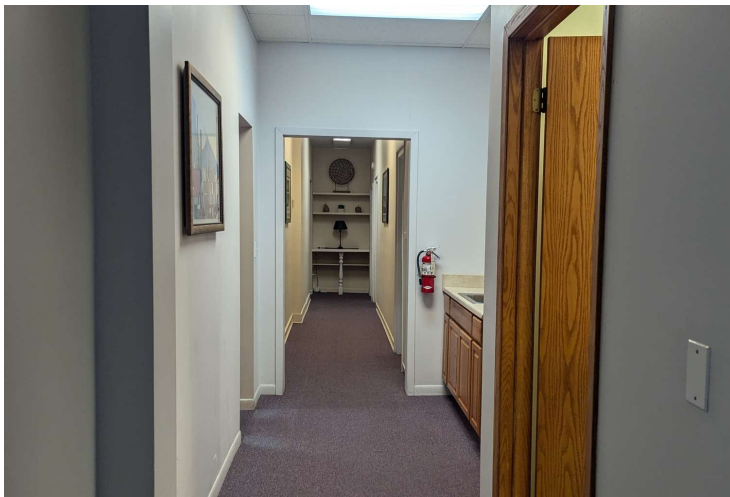
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UNIT 113 RETAIL (RESTAURANT) AND UNIT 115 OFFICE SUITES



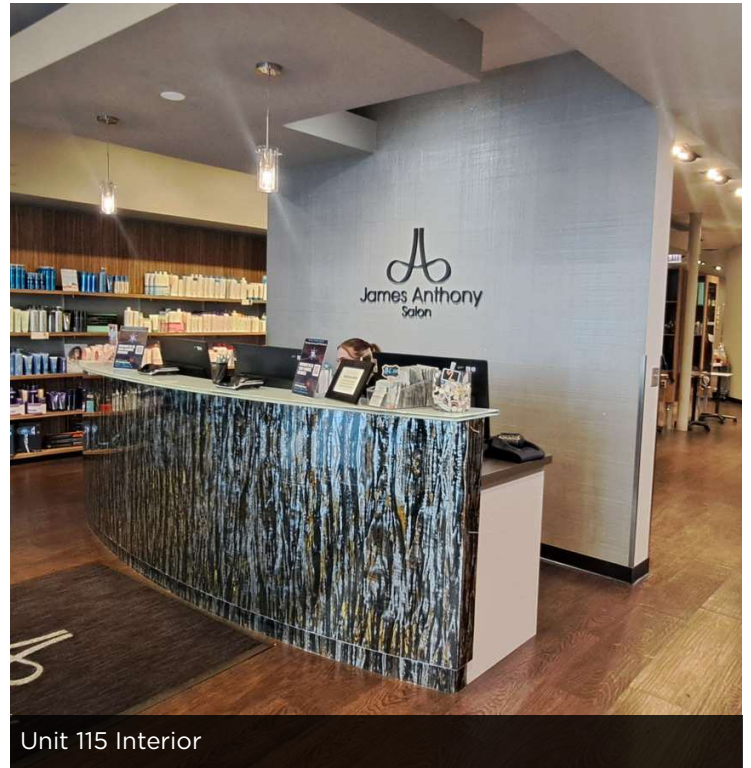
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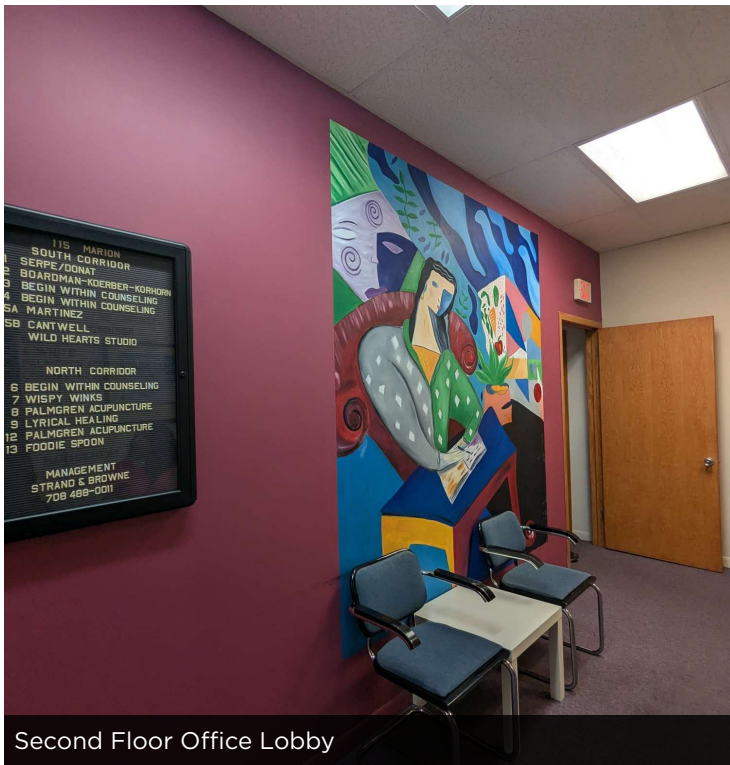
ADDITIONAL PHOTOS



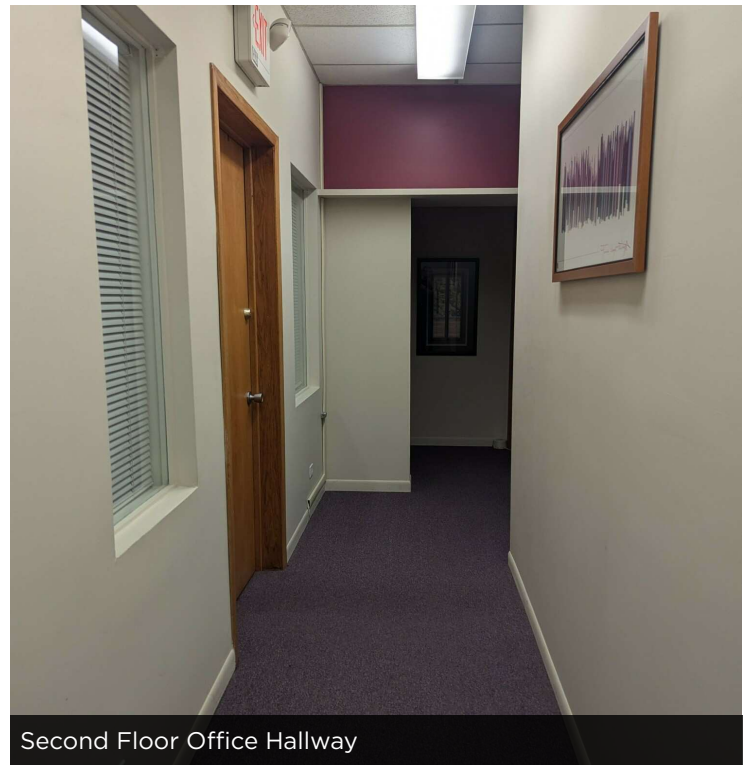
Unit 115 Exterior



Unit 115 Interior



Second Floor Office Lobby



Second Floor Office Hallway

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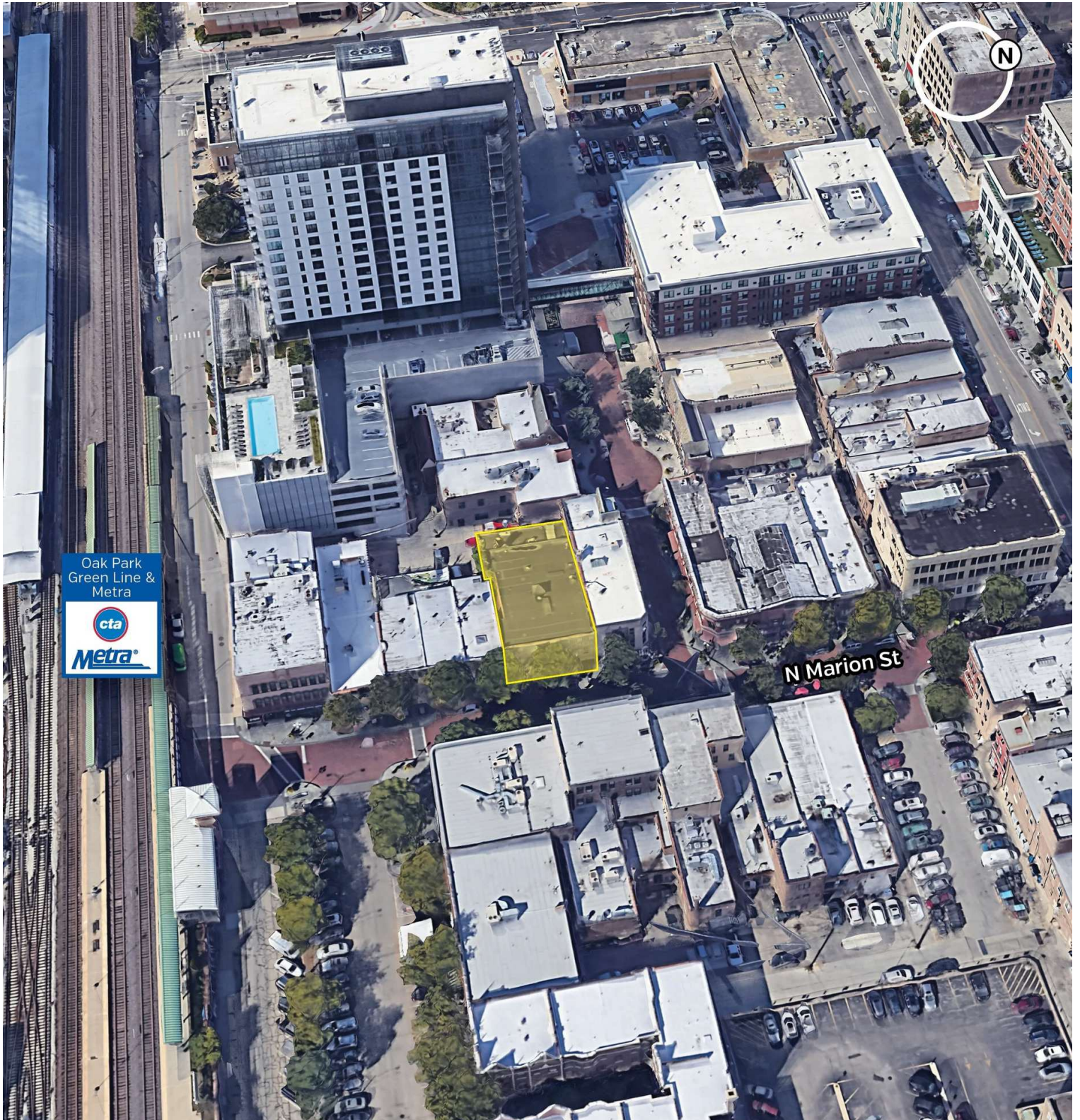
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PROPERTY AERIAL



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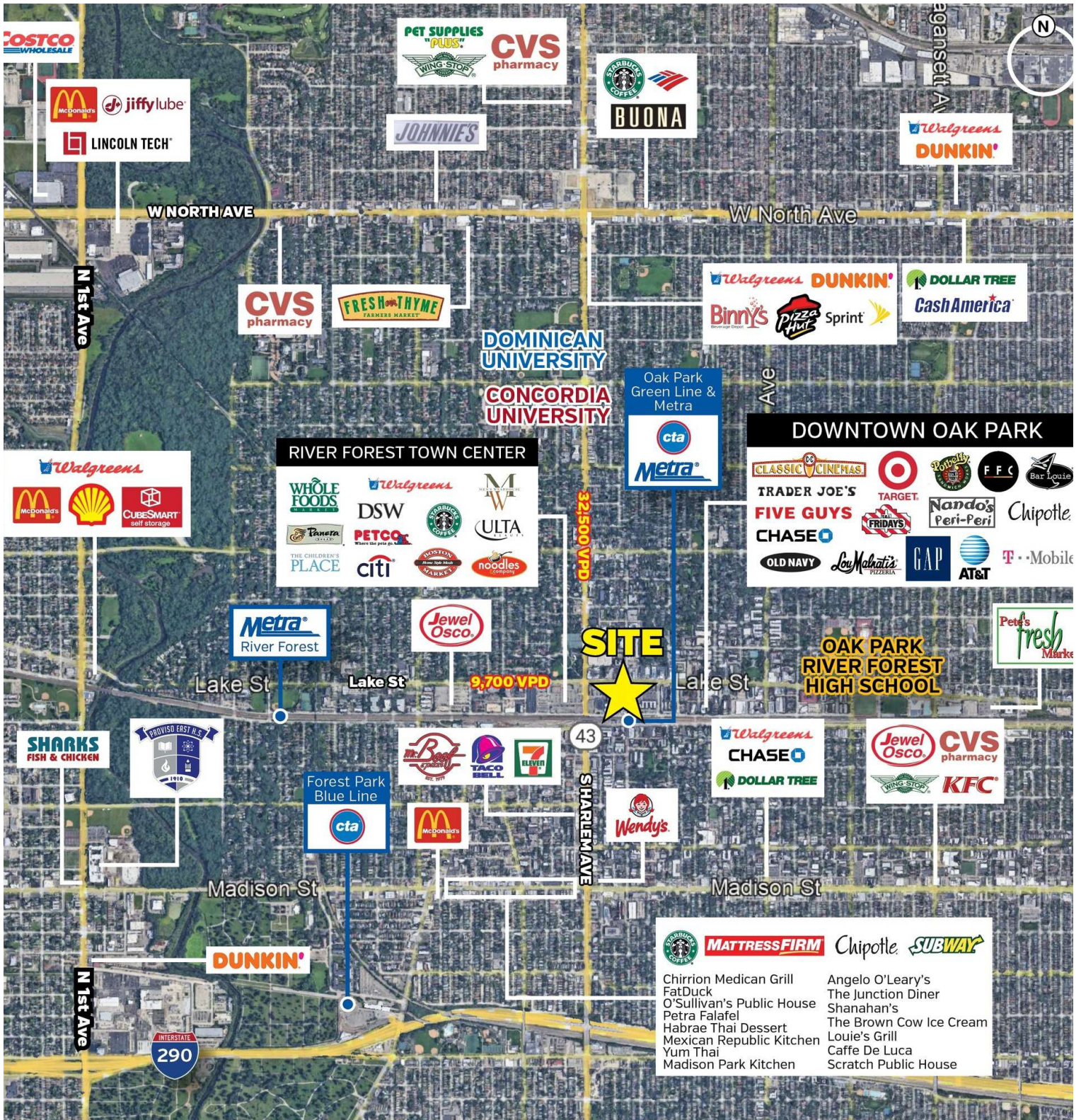
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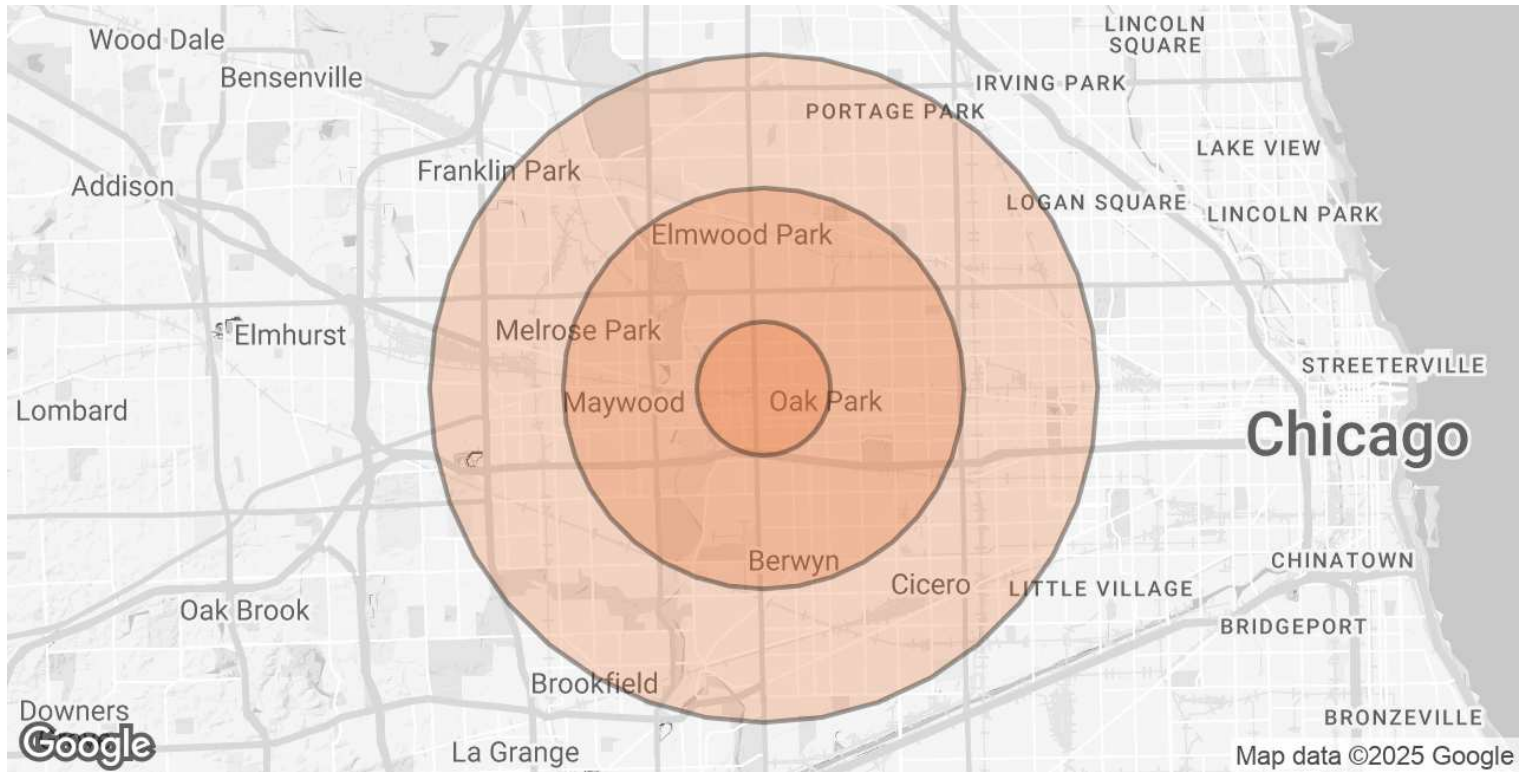
RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	35,138	289,989	766,364
AVERAGE AGE	43	40	39
AVERAGE AGE (MALE)	41	38	38
AVERAGE AGE (FEMALE)	44	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	17,565	109,079	272,301
# OF PERSONS PER HH	2	2.7	2.8
AVERAGE HH INCOME	\$152,553	\$101,736	\$91,305
AVERAGE HOUSE VALUE	\$525,181	\$375,335	\$340,041

Demographics data derived from AlphaMap

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