



FOR SALE

1040 LAKE STREET
OAK PARK, IL 60301

\$2,250,000
10,033+/- SF

This prime retail property has outstanding street visibility and attracts significant pedestrian traffic, making it an ideal location for various businesses. Situated in downtown Oak Park, it benefits from a large surrounding population and is close to transportation, dining, and retail shops, ensuring a steady flow of potential customers. This two-floor space offers a great opportunity for retail shops, cafes, entertainment venues, salons, law firms, insurance agencies, medical/health service centers, or financial institutions. Don't miss your chance to establish your business in this vibrant area!

JASON PESOLA

Cell: 630-486-7321
jason@thepesolagroup.com

INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564



1040 LAKE STREET, OAK PARK, IL

PROPERTY HIGHLIGHTS

PRIME
RETAIL SPACE

HEAVY
FOOT TRAFFIC

STEADY
CUSTOMER BASE

DOWNTOWN
OAK PARK

TWO
FLOORS

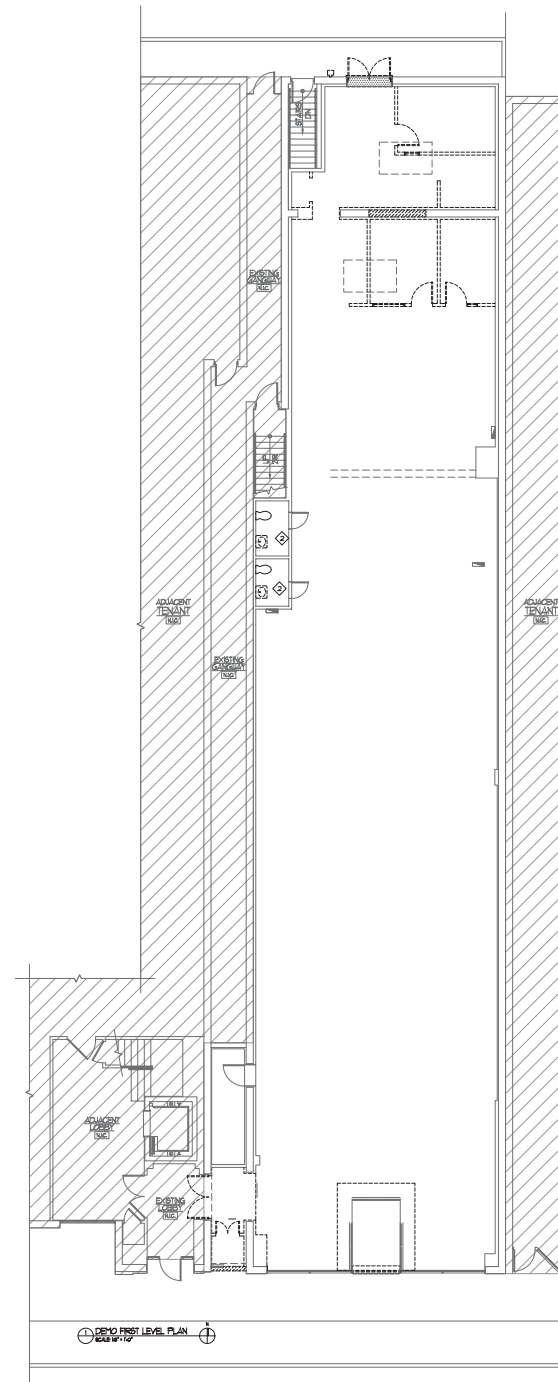
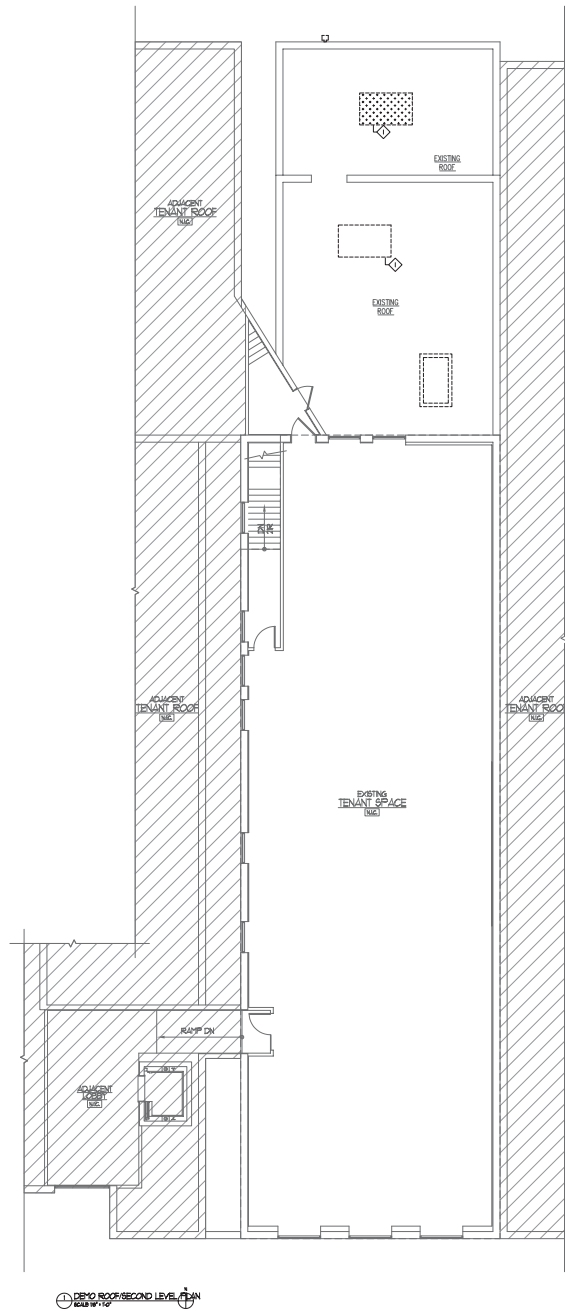
ZONED
B2

1st Floor 6,000 +/- SF | 2nd Floor 4,033 +/- SF | Total: 10,033 +/- SF
APN: 16-07-120-059-0000 Property Taxes: \$113,533.17

JASON PESOLA
Cell: 630-486-7321
jason@thepesolagroup.com

INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564



JASON PESOLA

Cell: 630-486-7321
 jason@thepesolagroup.com

INTEGRA
COMMERCIAL
 THE PESOLA GROUP

1960 Springbrook Square Dr #100
 Naperville, IL 60564

SURROUNDING BUSINESSES

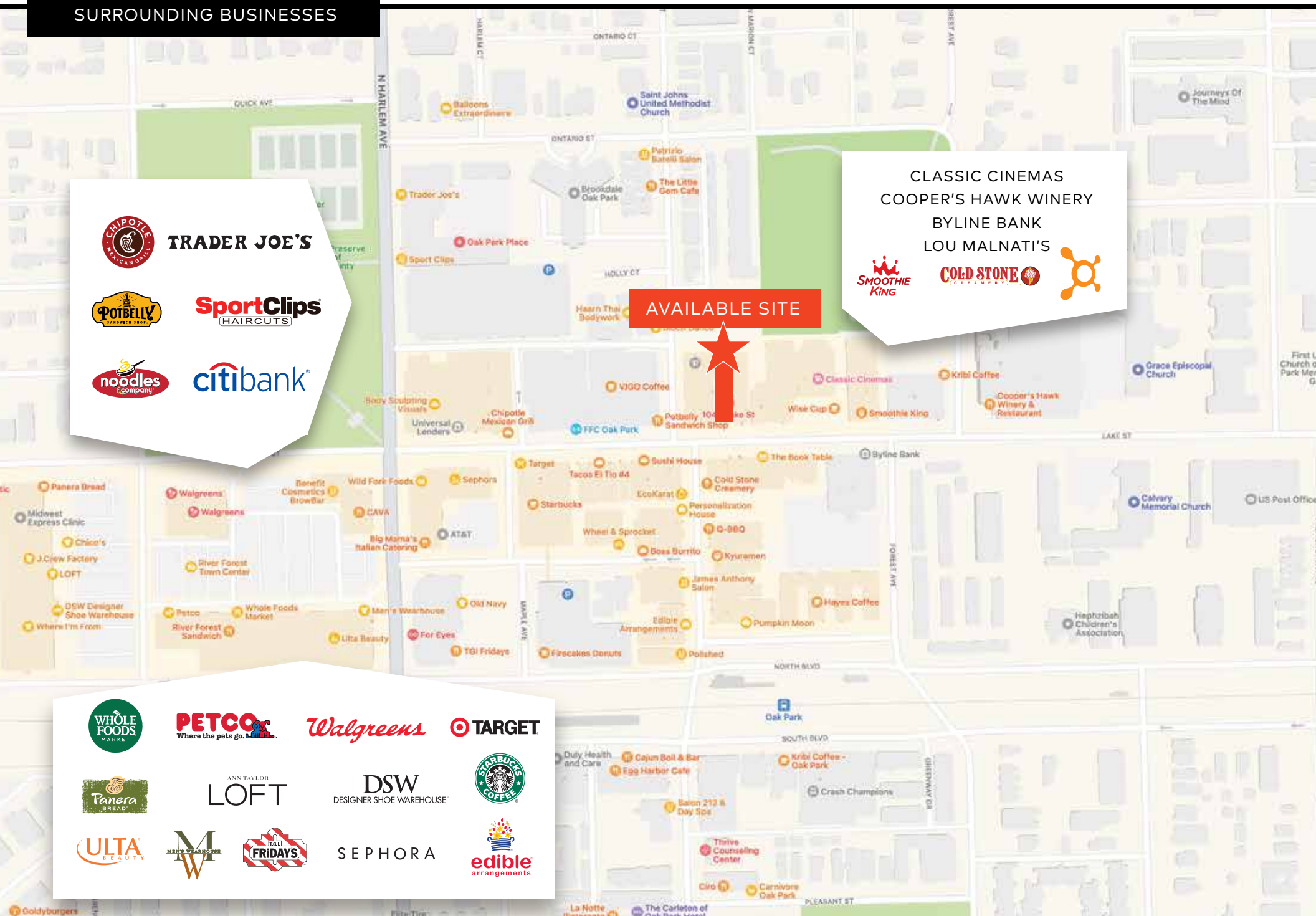
CHIPOTLE MEXICAN GRILL
TRADER JOE'S
POTBELLY SANDWICH SHOP
SportClips HAIRCUTS
noodles & company
citibank

CLASSIC CINEMAS
COOPER'S HAWK WINERY
BYLINE BANK
LOU MALNATI'S

SMOOTHIE KING
COLD STONE CREAMERY
LOU MALNATI'S

AVAILABLE SITE

WHOLE FOODS MARKET
PETCO Where the pets go.
Walgreens
TARGET
Panera BREAD
ANN TAYLOR LOFT
DSW DESIGNER SHOE WAREHOUSE
STARBUCKS COFFEE
ULTA BEAUTY
M
TALL FRIDAYS
SEPHORA
edible arrangements



OAK PARK ILLINOIS DEMOGRAPHICS

1040 LAKE STREET, OAK PARK, ILLINOIS

<https://www.census.gov/quickfacts/fact/table/yorkvillecityillinois/PST04522>

2023 EST. POPULATION

52,055

MEDIAN PROPERTY VALUE

\$440,500

2018-2022 HOUSEHOLDS

23,345

TOTAL RETAIL SALES

\$6,862

PER CAPITA

MEDIAN HOUSEHOLD INCOME

\$103,264

2018 - 2022



JASON PESOLA

Cell: 630-486-7321
jason@thepesolagroup.com

INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564