

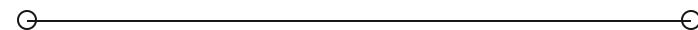


LEASE

Wolf Plaza

570 E OAKTON ST

Des Plaines, IL 60016



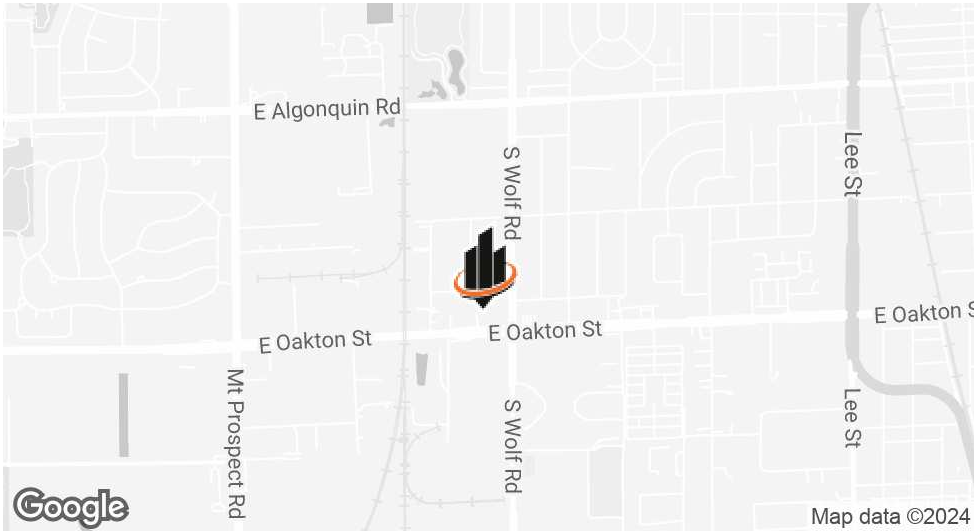
PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|----------------|---------------------------|
| LEASE RATE: | \$15.00 SF/yr (NNN) |
| BUILDING SIZE: | 12,422 SF |
| AVAILABLE SF: | 1000 |
| LOT SIZE: | 1.05 Acres |
| ZONING: | C-1 |
| TRAFFIC COUNT: | 26,500 |
| VIDEO: | View Here |

PROPERTY OVERVIEW

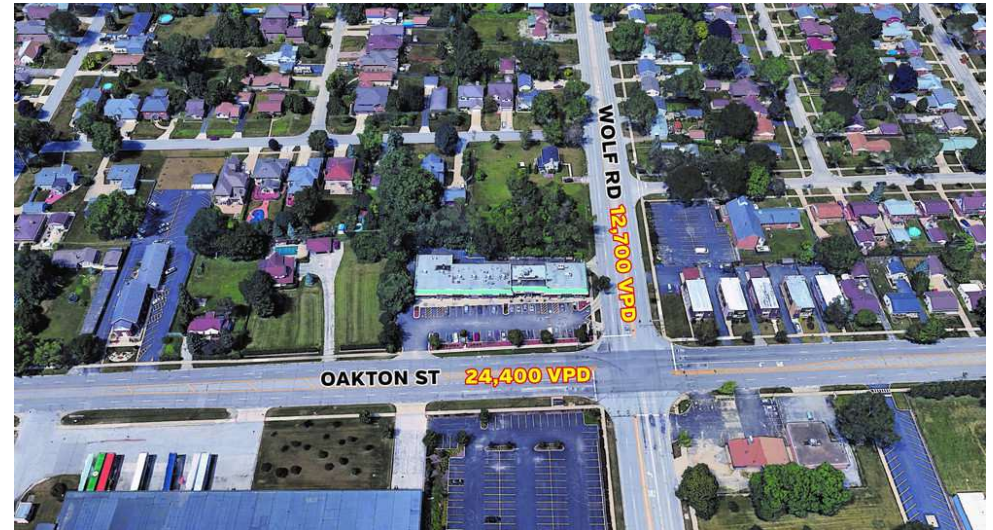
Wolf Plaza is located in Des Plaines, on Oakton Avenue and Wolf Street. Anchored by 7-Eleven, this busy strip center is also tenanted by sushi, pizza and gyros restaurants, a nail salon and a smoke shop.. The former nail salon is fully furnished and ready for immediate occupancy.

PROPERTY HIGHLIGHTS

- 2nd generation nail salon available (1,000 SF)
- \$12.34/SF Cam/Tax
- Anchored by 7-Eleven
- Located on Busy Oakton Avenue

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ADDITIONAL PHOTOS

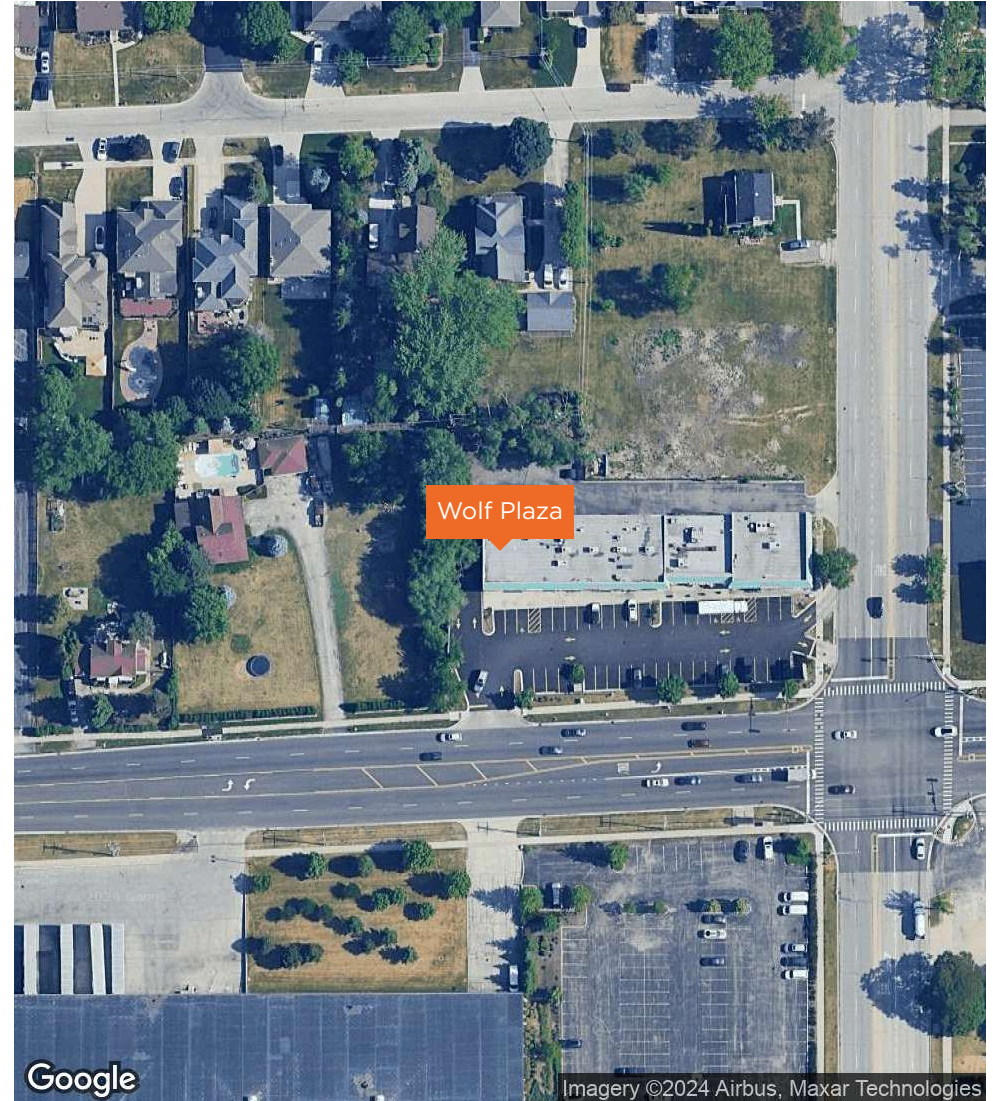
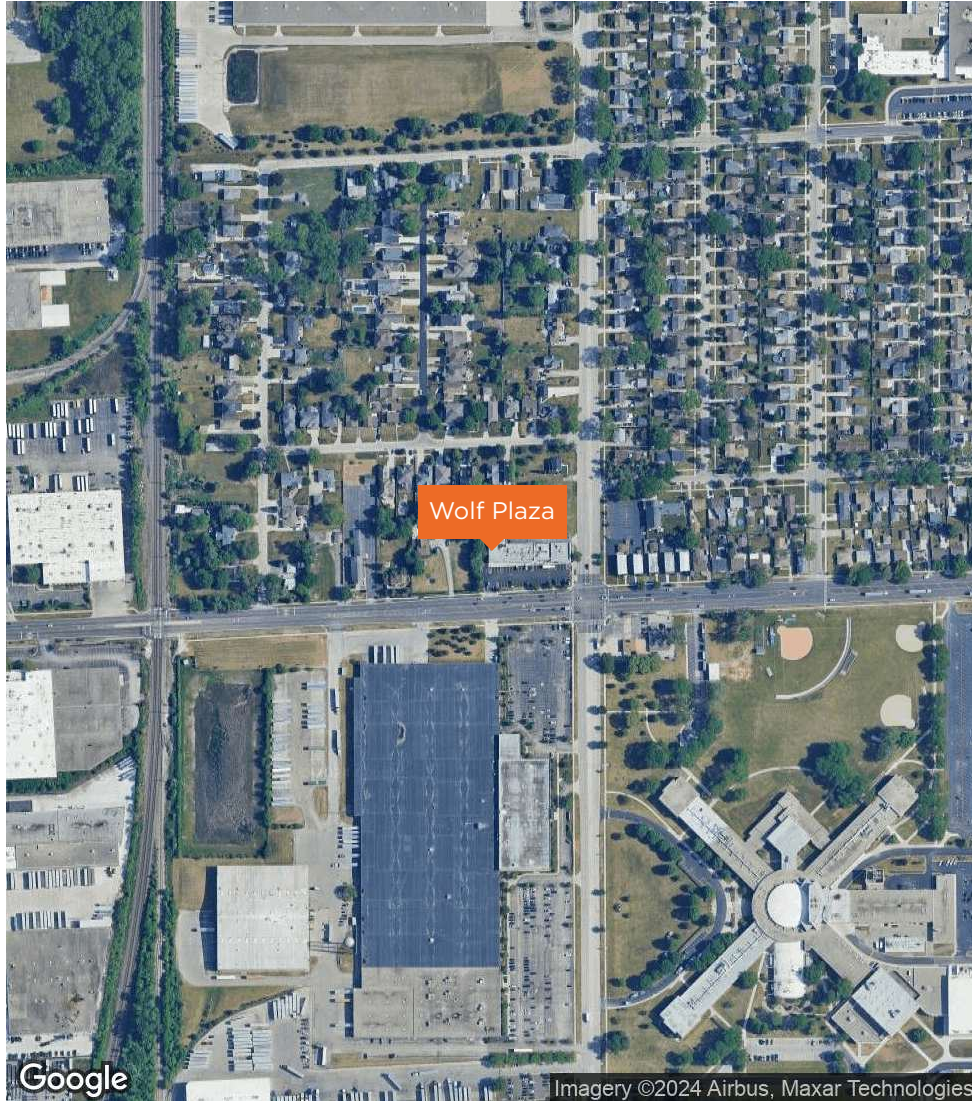


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LOCATION MAPS



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WOLF PLAZA | 570 E Oakton St Des Plaines, IL 60016

SVN | CHICAGO COMMERCIAL

DEMOGRAPHICS MAP & REPORT

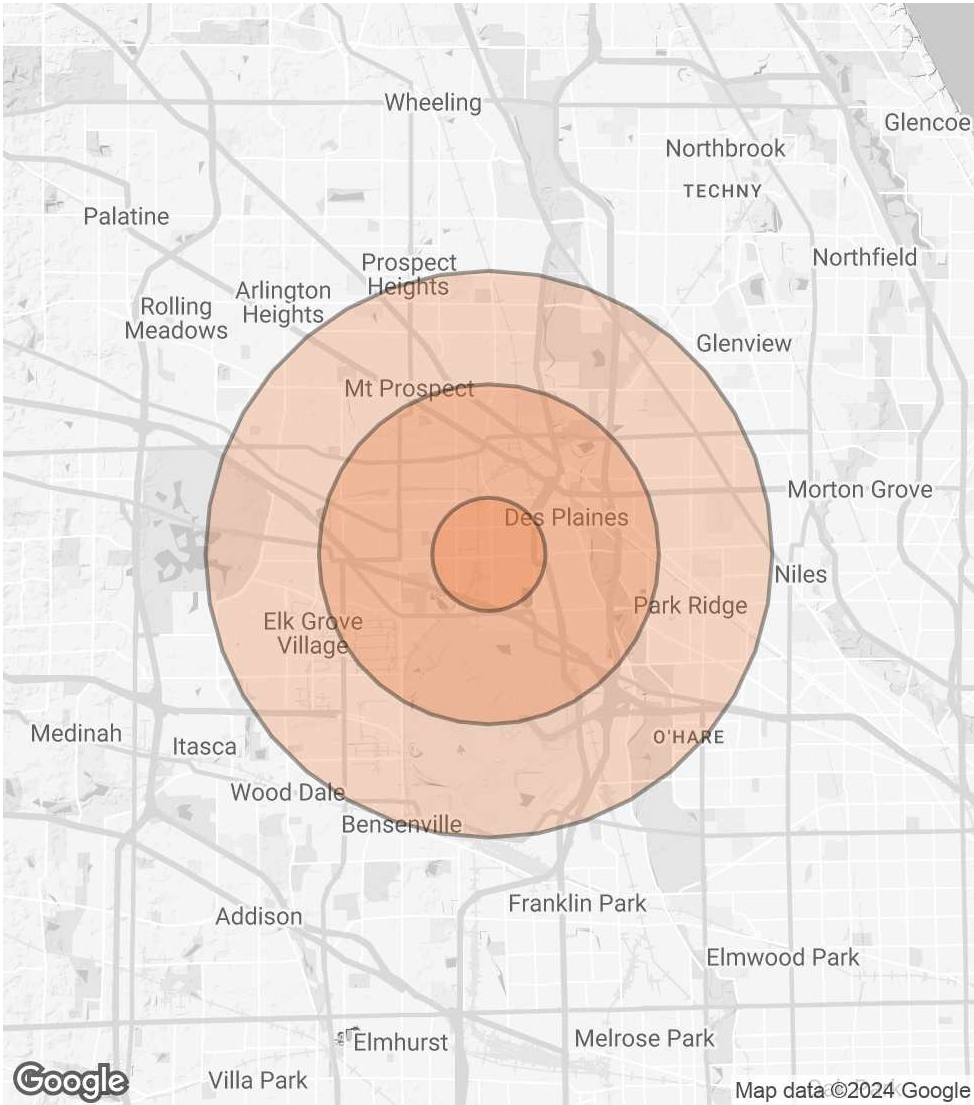
POPULATION 1 MILE 3 MILES 5 MILES

| | | | |
|----------------------|-------|--------|---------|
| TOTAL POPULATION | 9,496 | 96,166 | 255,695 |
| AVERAGE AGE | 40.7 | 39.7 | 39.5 |
| AVERAGE AGE (MALE) | 38.4 | 38.1 | 37.9 |
| AVERAGE AGE (FEMALE) | 42.7 | 41.3 | 40.8 |

HOUSEHOLDS & INCOME 1 MILE 3 MILES 5 MILES

| | | | |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 3,100 | 36,873 | 96,849 |
| # OF PERSONS PER HH | 3.1 | 2.6 | 2.6 |
| AVERAGE HH INCOME | \$75,211 | \$73,153 | \$77,585 |
| AVERAGE HOUSE VALUE | \$328,306 | \$308,631 | \$329,420 |

* Demographic data derived from 2020 ACS - US Census



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