



**LEASE**  
**Wolf Plaza**

**570 E OAKTON ST**

Des Plaines, IL 60016

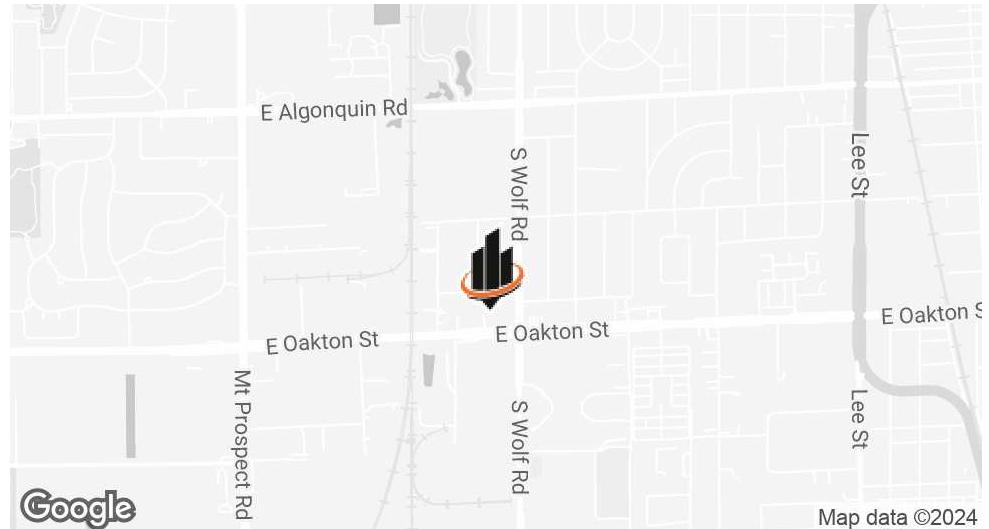
**PRESENTED BY:**

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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:	<a href="#">View Here</a>

## 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

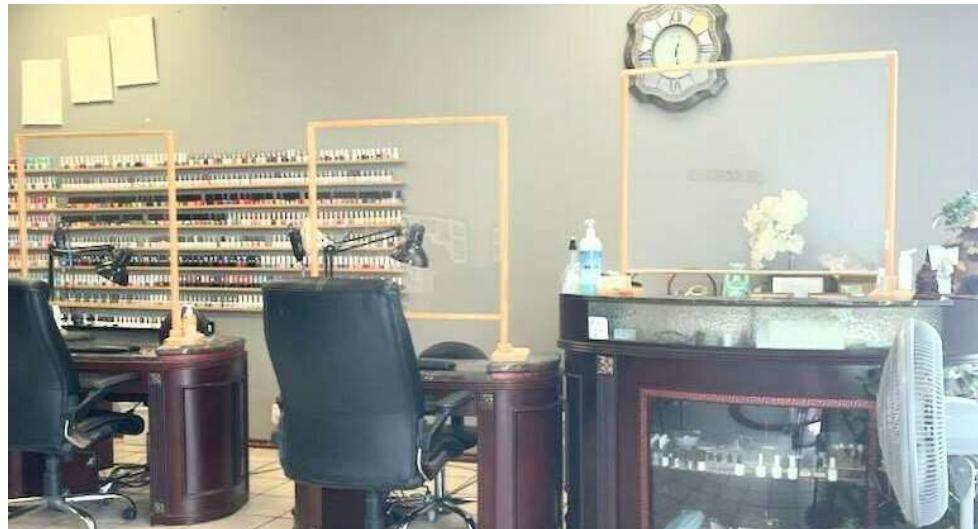
- 2nd generation nail salon available (1,000 SF)
- \$12.34/SF Cam/Tax
- Anchored by 7-Eleven
- Located on Busy Oakton Avenue

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## ADDITIONAL PHOTOS

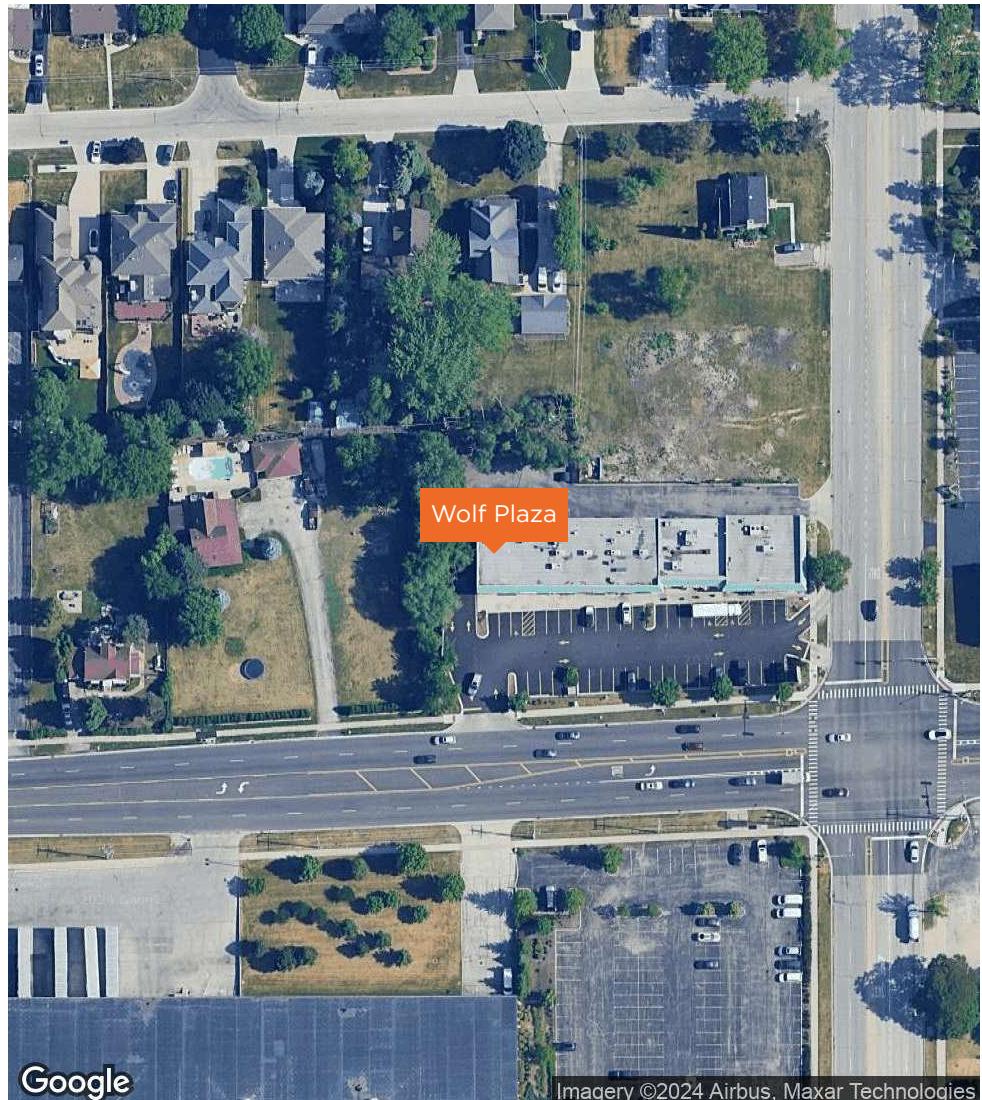
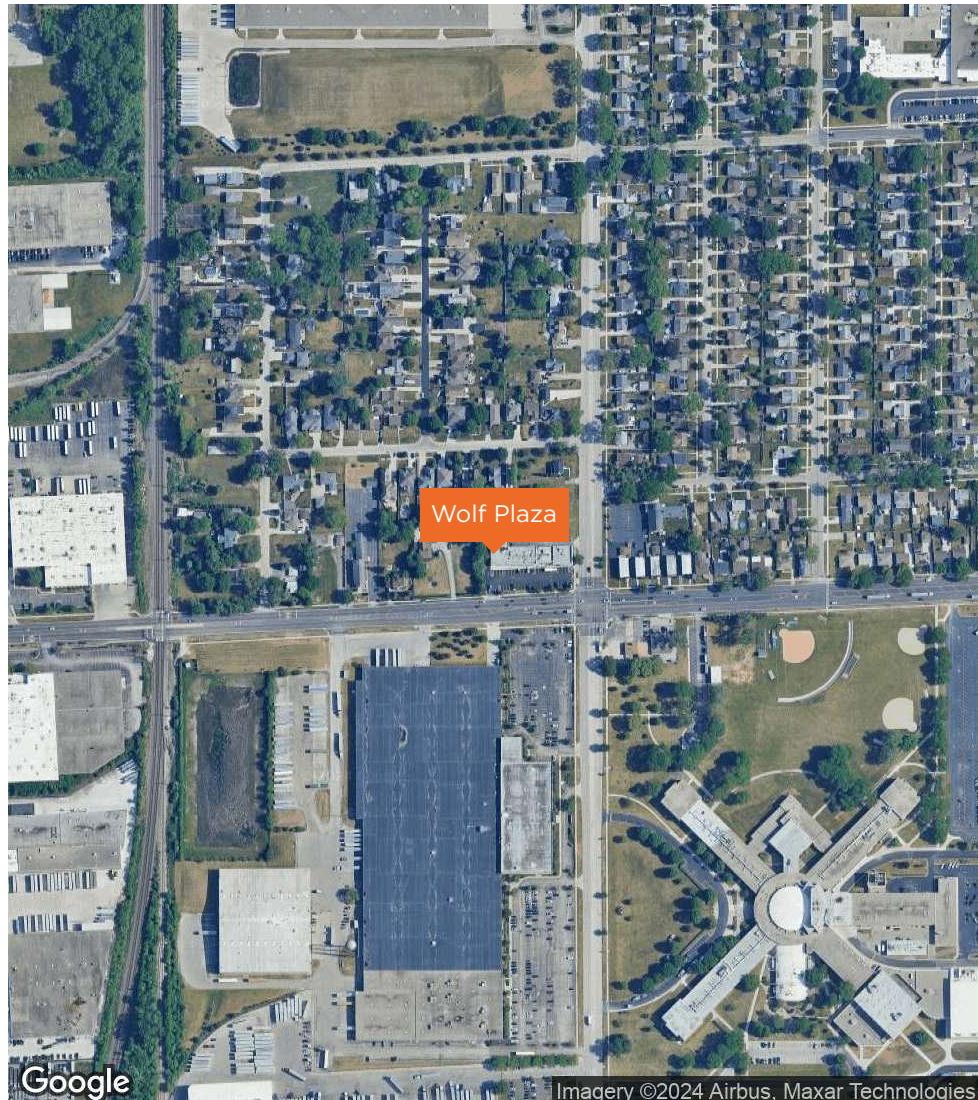


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## LOCATION MAPS



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# DEMOGRAPHICS MAP & REPORT

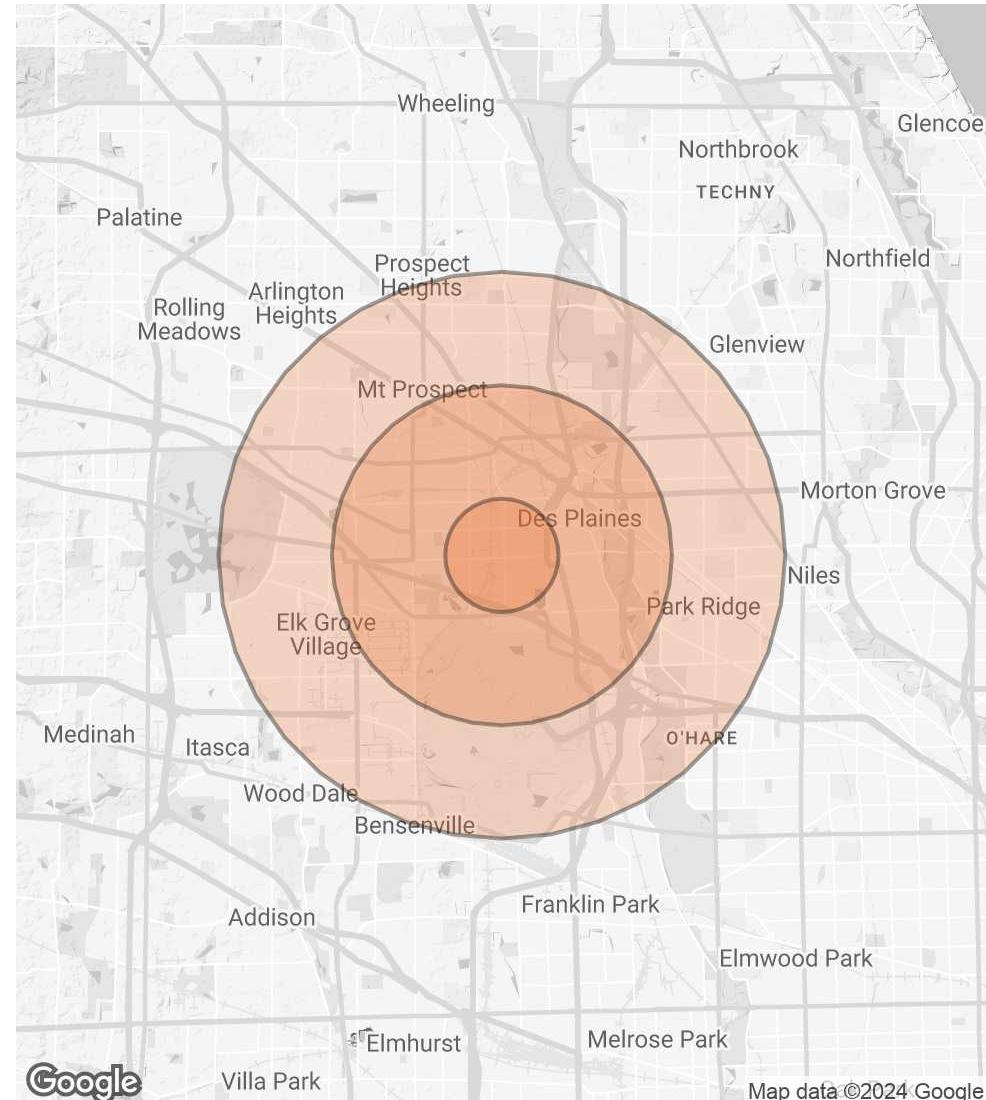
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	9,496	96,166	255,695
<b>AVERAGE AGE</b>	40.7	39.7	39.5
<b>AVERAGE AGE (MALE)</b>	38.4	38.1	37.9
<b>AVERAGE AGE (FEMALE)</b>	42.7	41.3	40.8

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,100	36,873	96,849
<b># OF PERSONS PER HH</b>	3.1	2.6	2.6
<b>AVERAGE HH INCOME</b>	\$75,211	\$73,153	\$77,585
<b>AVERAGE HOUSE VALUE</b>	\$328,306	\$308,631	\$329,420

\* Demographic data derived from 2020 ACS - US Census



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