



## 5309 Touhy Ave

5309 Touhy Ave, Skokie, IL 60077

### John Dem

American Market  
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# 5309 Touhy Ave

\$12.00 /SF/YR

-High Visibility Freestanding Building in Skokie Retail Corridor, surrounded by Renowned National Retailers like Starbucks, Burger King, Orange Theory, Holiday Inn, McDonald's, Aspen Dental, and more. Ideal for Daycare, Clothing Store, Furniture Showcase, or Medical Practice

-Super convenient location just two blocks West of the I-94 Eden's Expressway.? Just East of Pointe Plaza and Village Crossing Shopping Center. With Prominent Pylon Signage Facing Touhy Ave., Your Business Will Capture the Attention of the Steady Flow of Over 30,000 Passing Vehicles Each Day!

### Building Highlights:

- High Ceilings, Expansive Display Windows, and an Open Floor Plan
- Prominent Pylon Sign
- 24 on-site Parking Spaces...

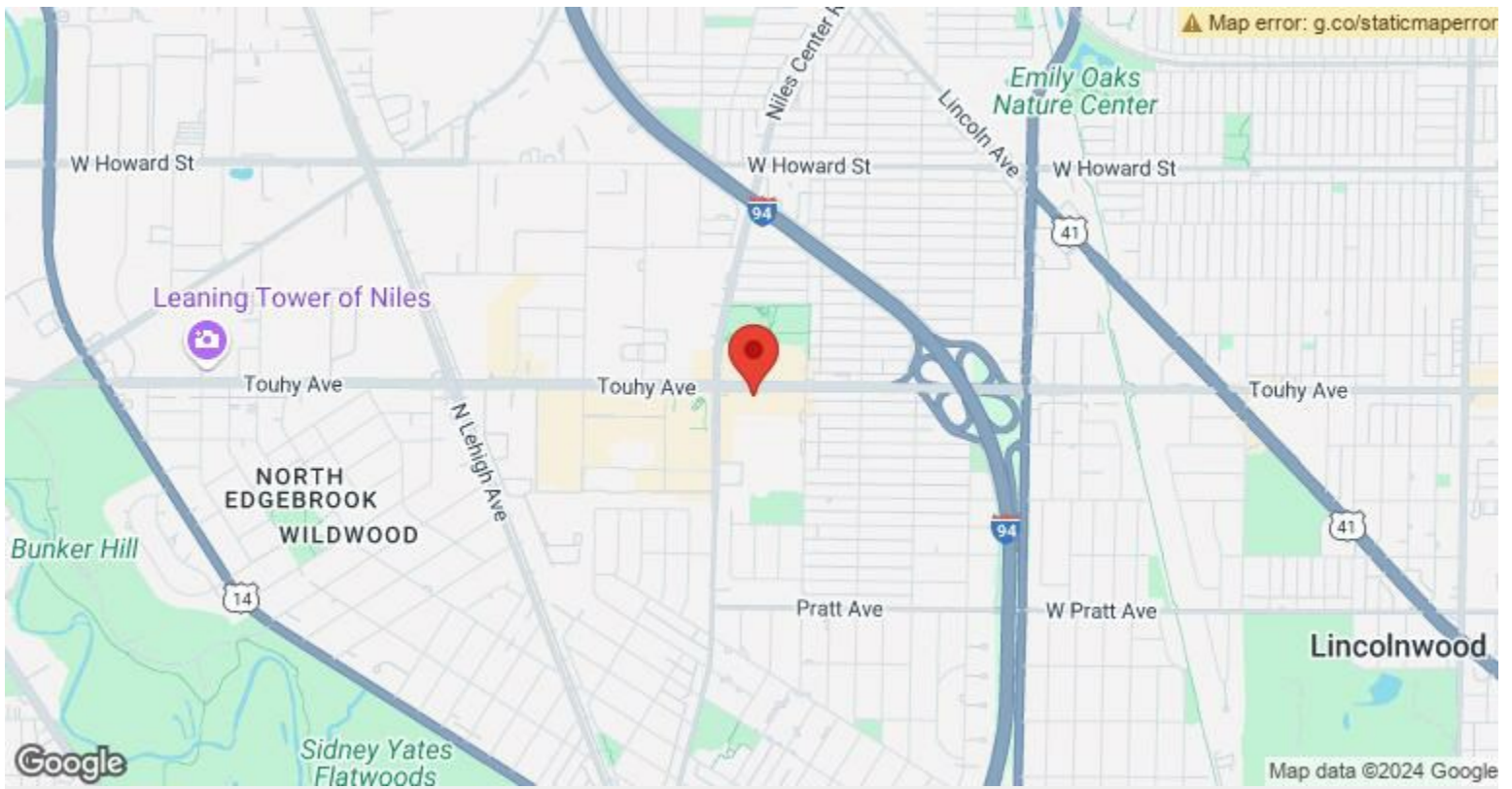
- Great exposure on Touhy Ave!



Rental Rate:	\$12.00 /SF/YR
Property Type:	Retail
Property Subtype:	Freestanding
Gross Leasable Area:	12,300 SF
Year Built:	1980
Walk Score ®:	78 (Very Walkable)
Transit Score ®:	41 (Some Transit)
Taxes:	\$3.90 USD/SF/MO
Operating Expenses:	\$0.40 USD/SF/MO
Rental Rate Mo:	\$1.00 /SF/MO

**1st Floor**

Space Available	12,300 SF
Rental Rate	\$12.00 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable



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# Property Photos



Building Photo



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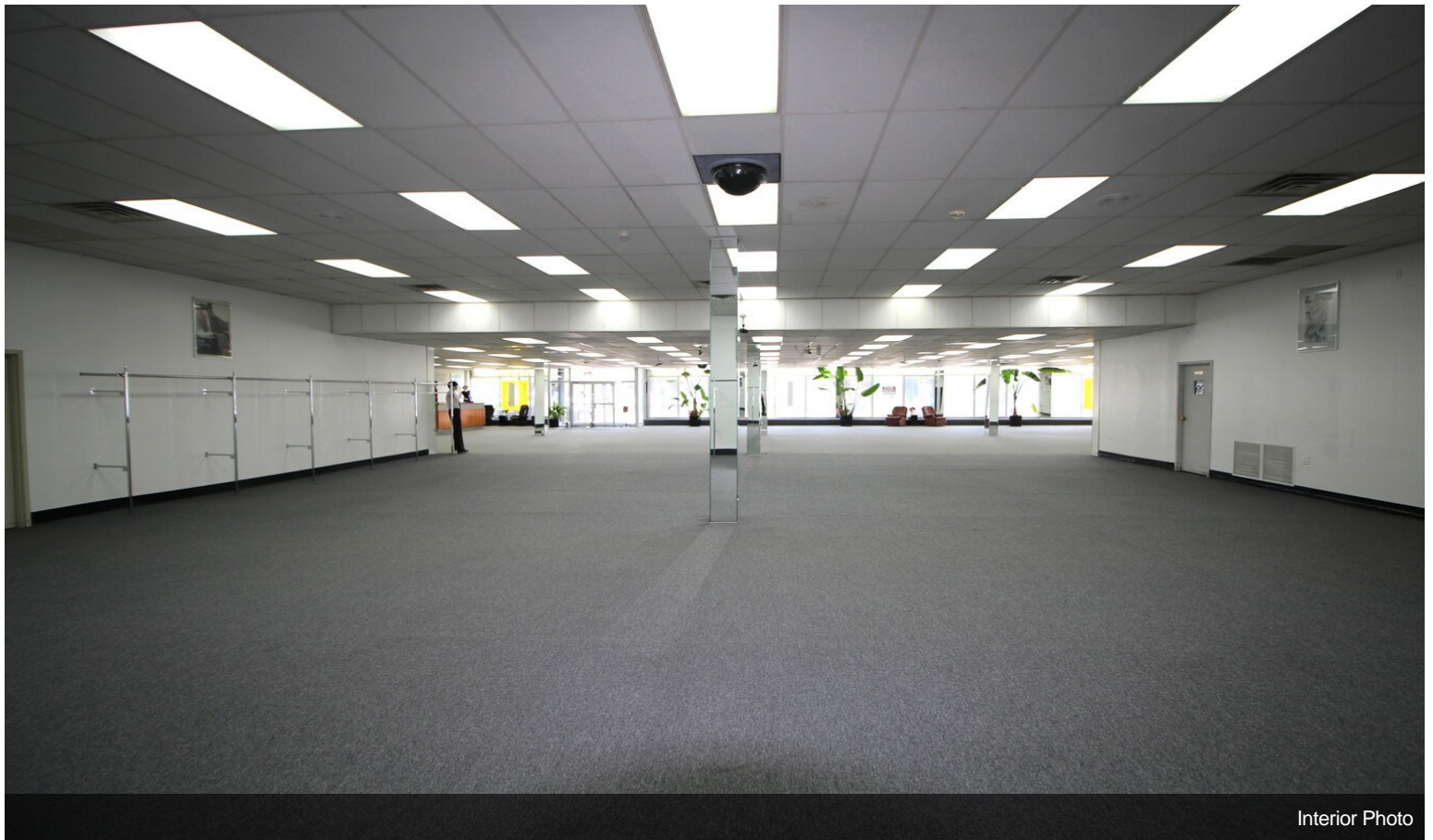


Building Photo

# Property Photos



Interior Photo



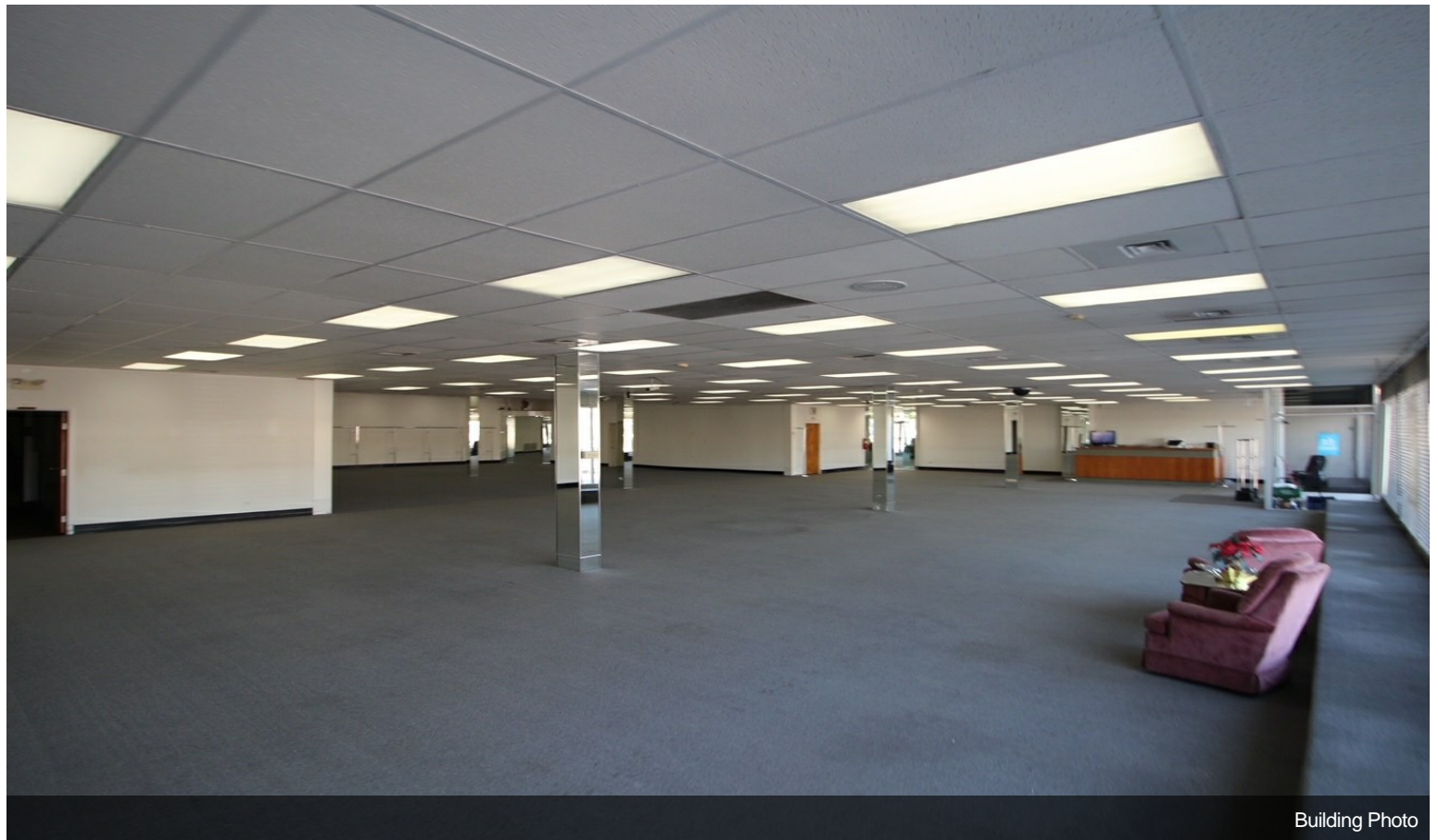
Interior Photo



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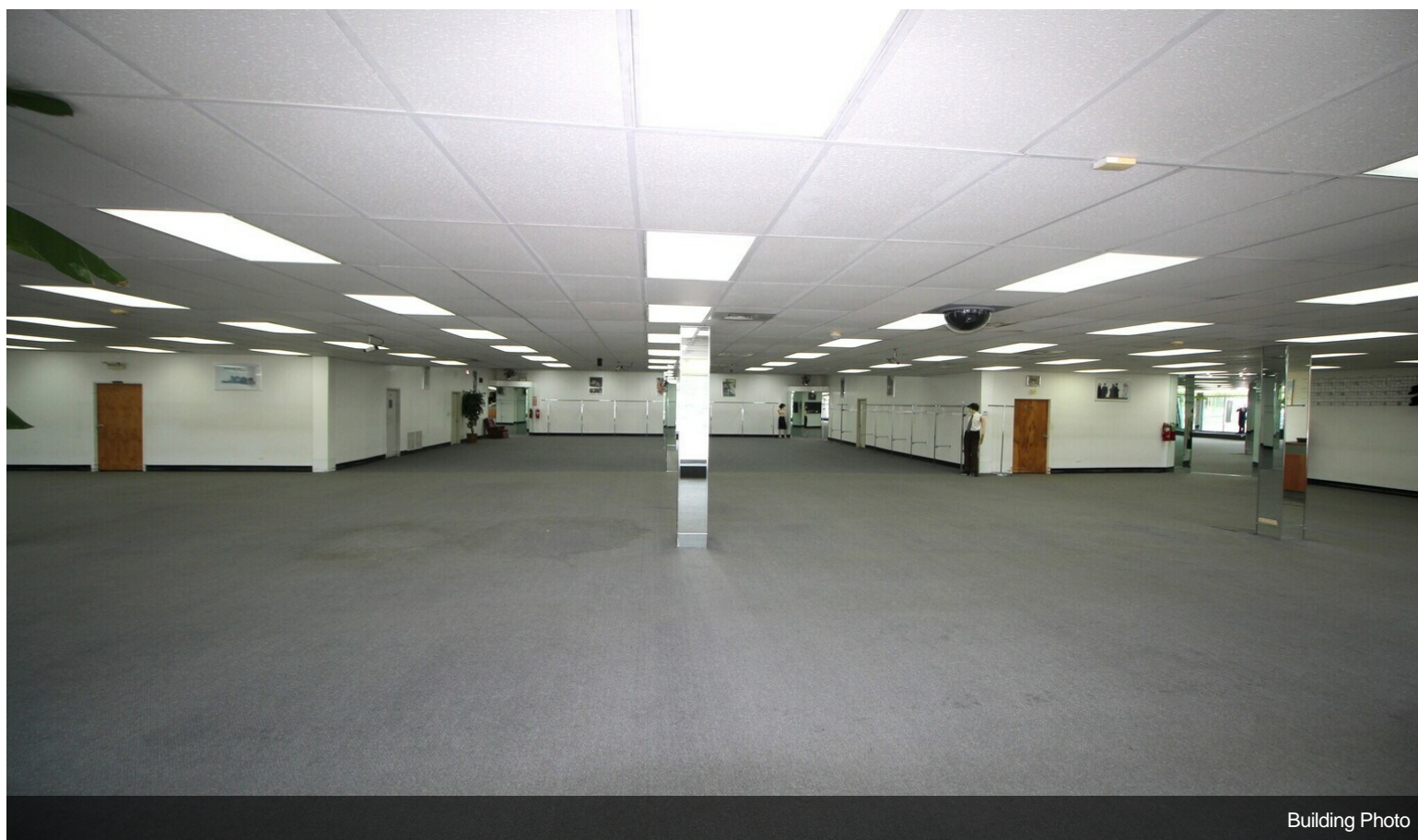


Building Photo

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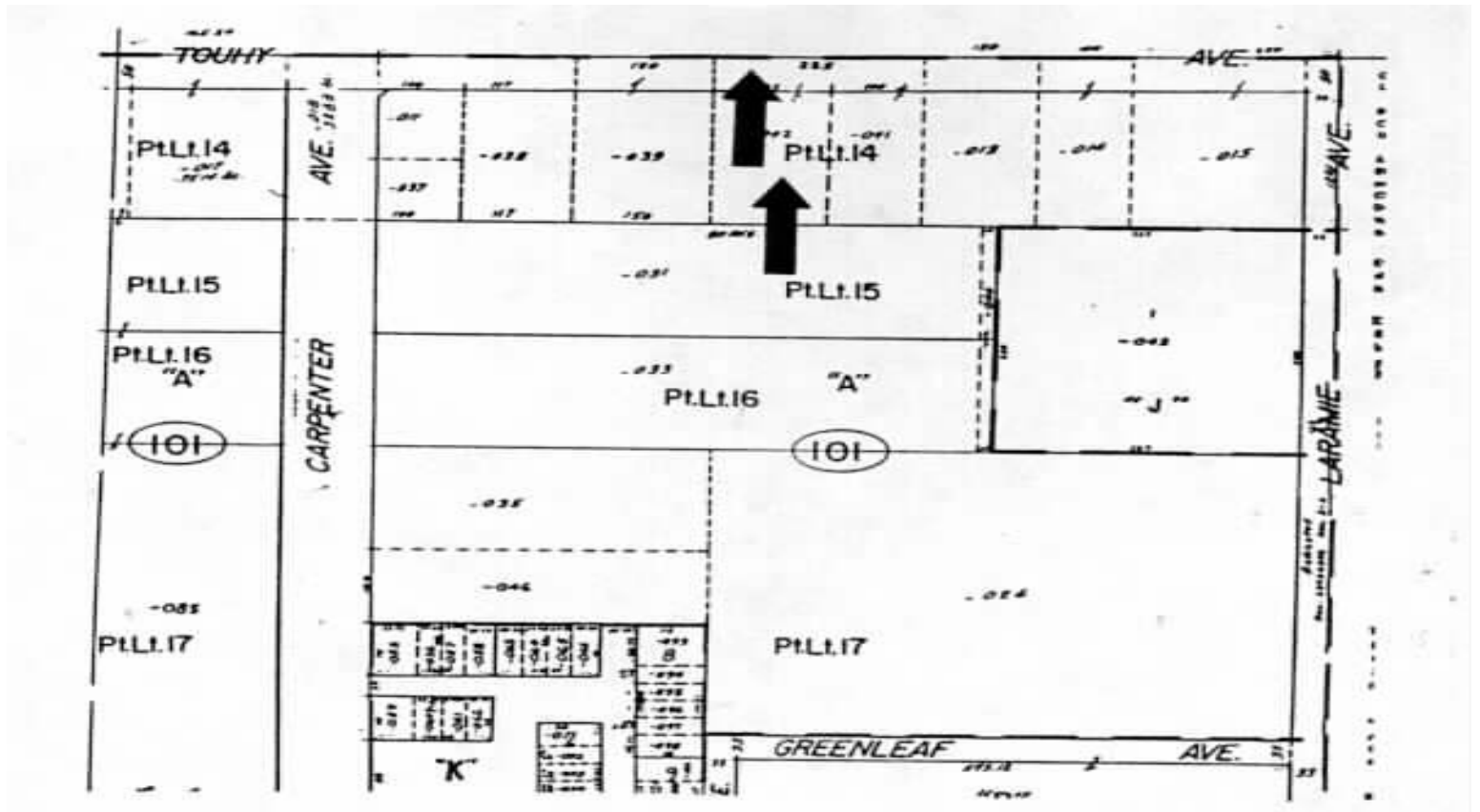


Interior Photo



Building Photo

# Property Photos



Plat Map



Building Photo