



**LEASE**

# Prime Oak Park Retail Opportunity

**6912-6926 W ROOSEVELT ROAD**

Oak Park, IL 60304

**PRESENTED BY:**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$18.00 SF/yr (NNN) NNN/SF \$3.73 (2024)
<b>NUMBER OF UNITS:</b>	8
<b>AVAILABLE SF:</b>	+/- 885 or 1,970 SF
<b>LOT SIZE:</b>	0.31 Acres
<b>BUILDING SIZE:</b>	8,600 SF

## PROPERTY DESCRIPTION

SVN is pleased to present 6912-6926 W Roosevelt Road, a ±8,600 SF Retail Strip Center on 0.31 Acres. This 8-unit retail strip center is 58% occupied and has high visibility. Dynamic location is conveniently located within walking distance to the Oak Park CTA Blue Line station and in close proximity to I-290. Join destination retailers such as Needful Things, Smeltekop Repair, Just Cause Dancers, Inc. and Sutor Heating & Cooling.

## PROPERTY HIGHLIGHTS

- Decorative Vintage Ceilings | Hardwood Floors
- Close proximity to I-290 & CTA Blue Line Station
- 15' Frontage on Roosevelt (17,000 VPD) with Display Windows
- Staff Parking Behind the Building | Abundant Street Parking

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## LEASE SPACES



### LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	885 - 1,970 SF	<b>LEASE RATE:</b>	\$18.00 SF/yr

### AVAILABLE SPACES

#### SUITE SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 6922	885 SF	NNN	\$18.00 SF/yr	Front room, middle room, back room with bathroom and utility sink. 15' frontage on Roosevelt with 11' display window. Decorative vintage ceiling.
Suite 6912	1,970 SF	NNN	\$18.00 SF/yr	Reception area, 3 private offices, open area with utility sink, audio room, restroom with shower, and garage access behind the building. 30' frontage on Roosevelt. Decorative vintage ceiling.

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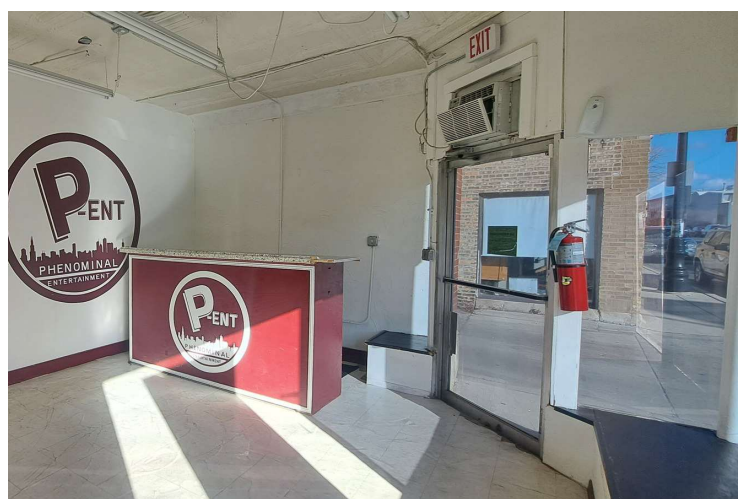
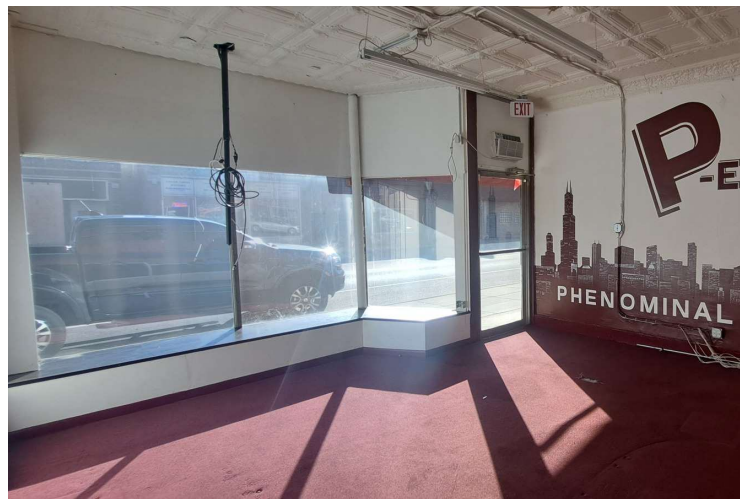
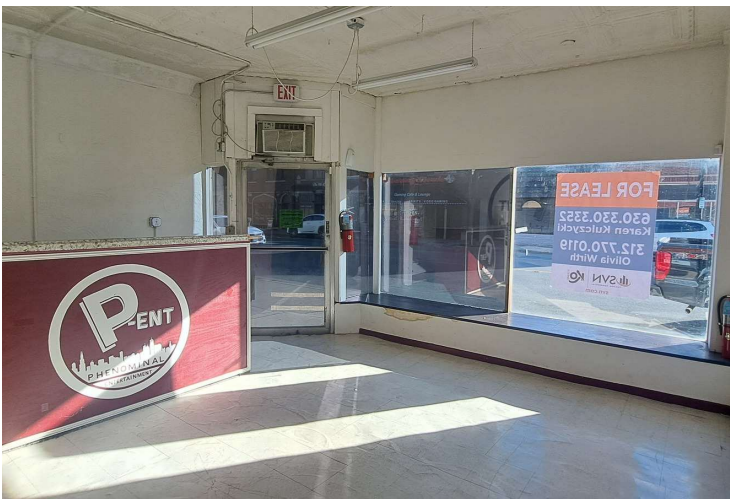
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# SUITE 6912 PHOTOS

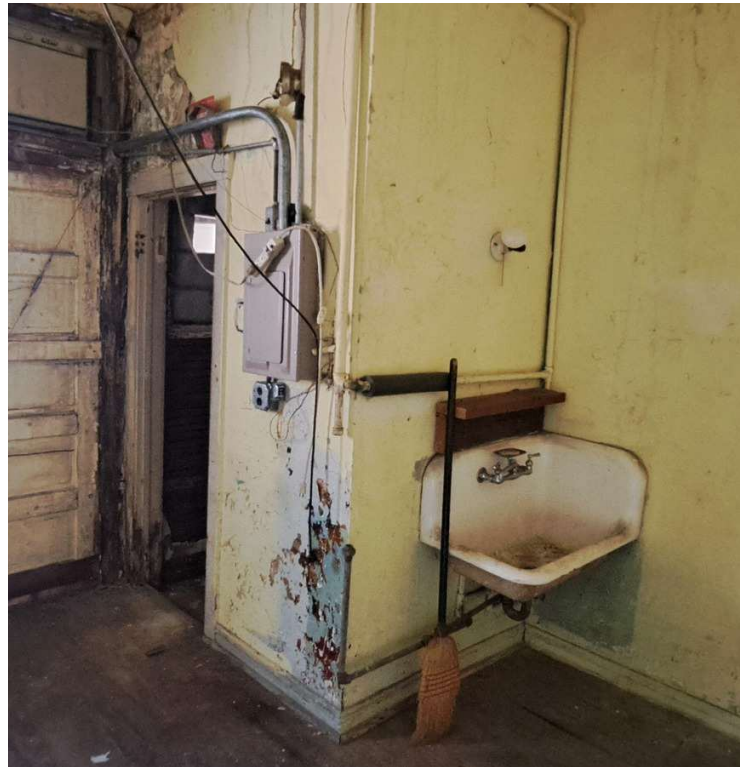


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# SUITE 6922 PHOTOS



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# RETAILER MAP

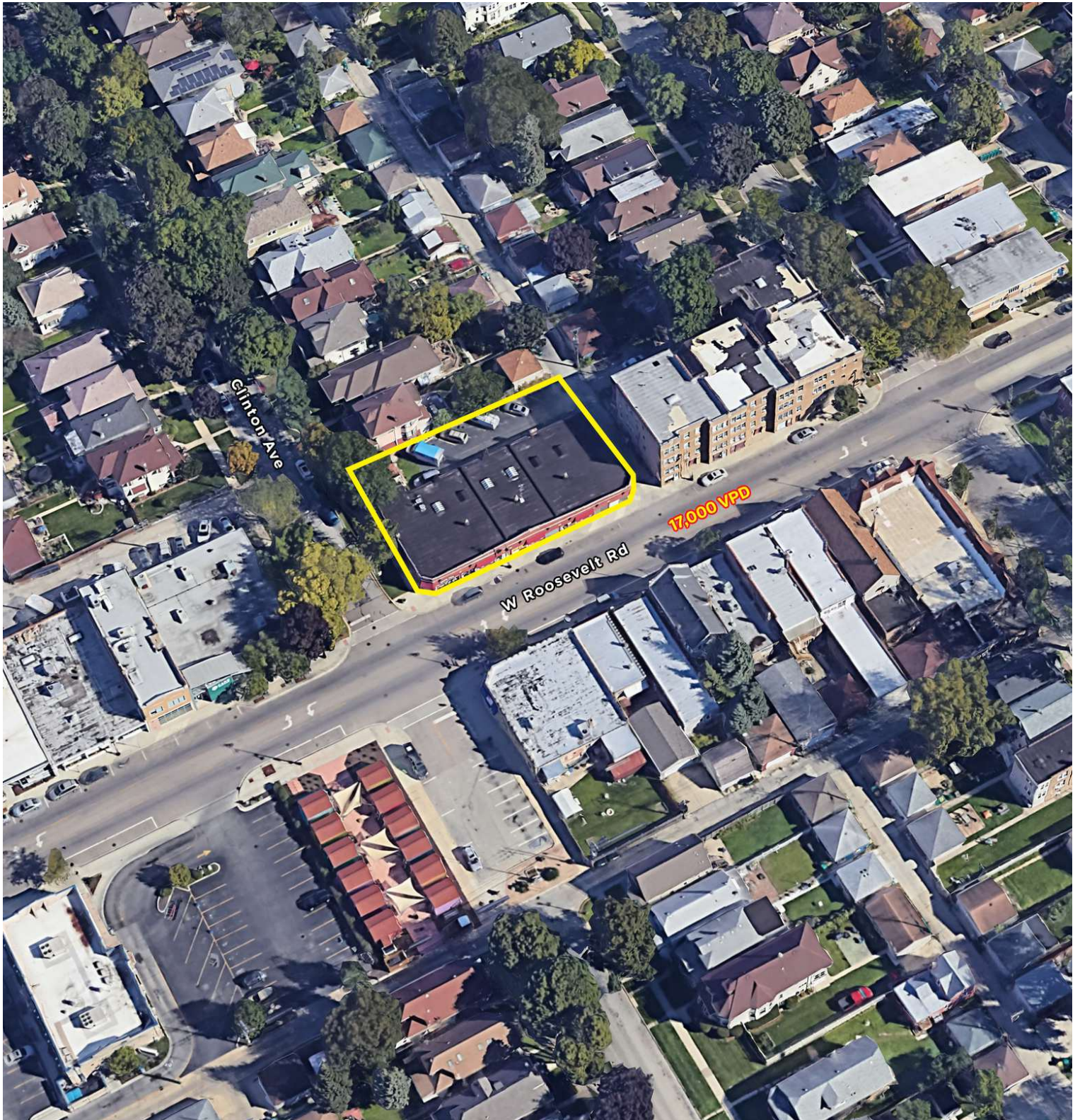


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# AERIAL



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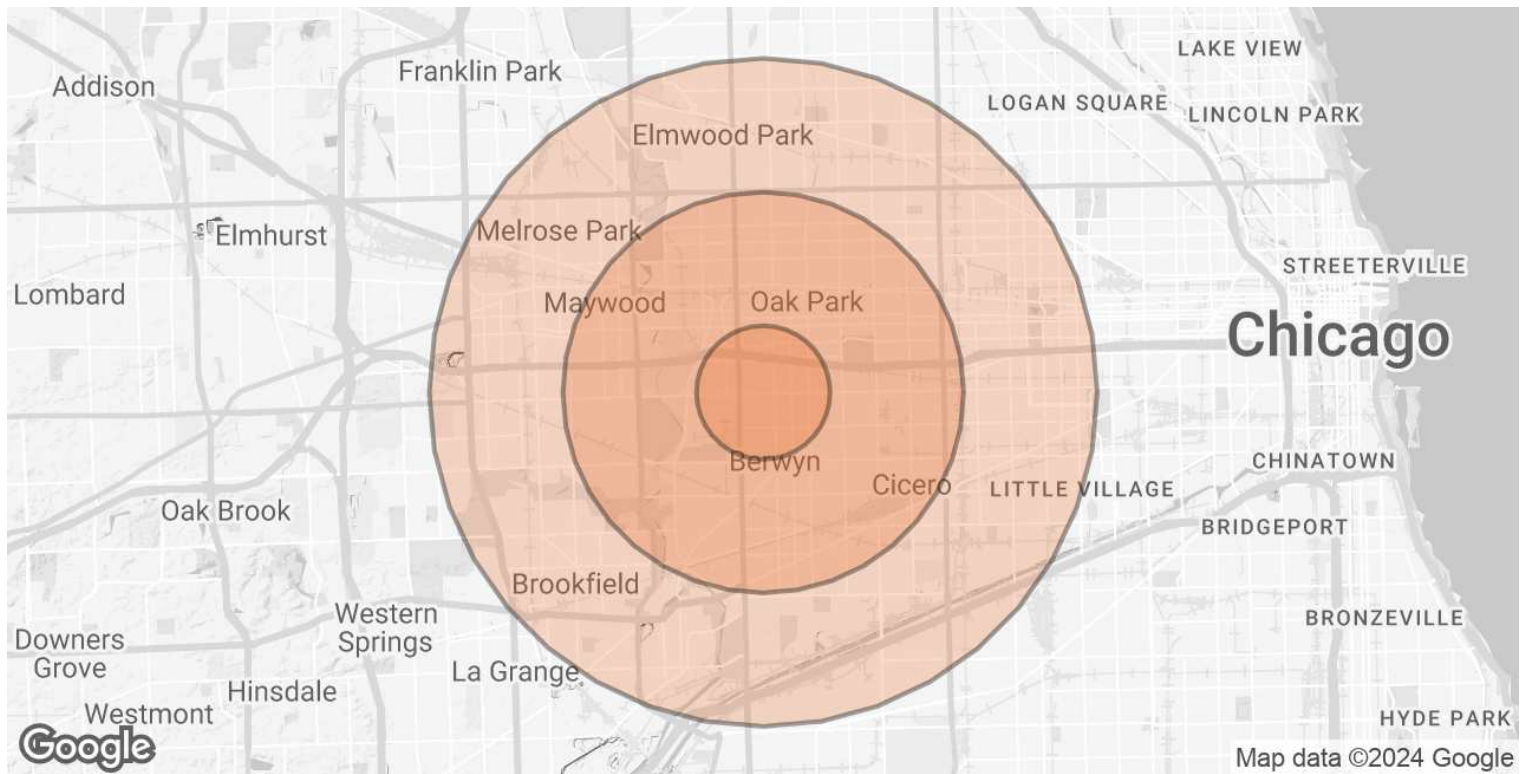
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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL POPULATION</b>	39,279	282,324	660,277
<b>AVERAGE AGE</b>	39	39	39
<b>AVERAGE AGE (MALE)</b>	38	38	38
<b>AVERAGE AGE (FEMALE)</b>	40	40	40
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	14,611	103,950	235,950
<b># OF PERSONS PER HH</b>	2.7	2.7	2.8
<b>AVERAGE HH INCOME</b>	\$117,317	\$101,270	\$91,810
<b>AVERAGE HOUSE VALUE</b>	\$387,116	\$371,687	\$329,820

Demographics data derived from AlphaMap

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