

**FORMER 7-ELEVEN
ON PRIME CORNER
WITH AMPLE
PARKING**

for sale/lease

8357 SKOKIE BLVD

Skokie, IL 60077

FORMER 7-ELEVEN ON HIGH-TRAFFIC CORNER



CHECK OUT
THIS
INTERIOR
TOUR!



Offering Summary



AVAILABLE SF | 2,589 SF
ASKING PRICE | \$950,000
LEASE RATE | \$32 SF/YR (NNN)
CAM & TAX | \$17.22 SF/YR
ZONING | CX



Traffic Count:
28,300 VPD



Avg HH Income:
\$146,035 (3 MILES)



Population:
163,480 (3 MILES)



#Households:
58,693 (3 MILES)

Freestanding retail building with a dedicated parking lot, formerly a 7-eleven, it includes equipment such as shelves, coolers/fridges, coffee machine, slurpee machine, hot dog rollers/cookers, & a 3 compartment sink, leaving it ready for a minimart or convenience store user. It's attractive corner location offers endless possibilities for other businesses or redevelopments!

- **Located Within a 5 Minute Drive:** Target, Aldi, McDonald's, Taco Bell, Dunkin' Donuts, CVS, & Oakton College
- **Pylon Signage Available:** Strategically located on the prominent hard corner.
- **Access:** Entry points from both Skokie Blvd. & Main St.

Nearby Tenants:

Mobil



UNITED STATES
POSTAL SERVICE

Oakton College



CVS pharmacy



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