



SALE

Flex Warehouse and Yard Available In TIF District

7405-7417 ROOSEVELT RD

Forest Park, IL 60130

PRESENTED BY:

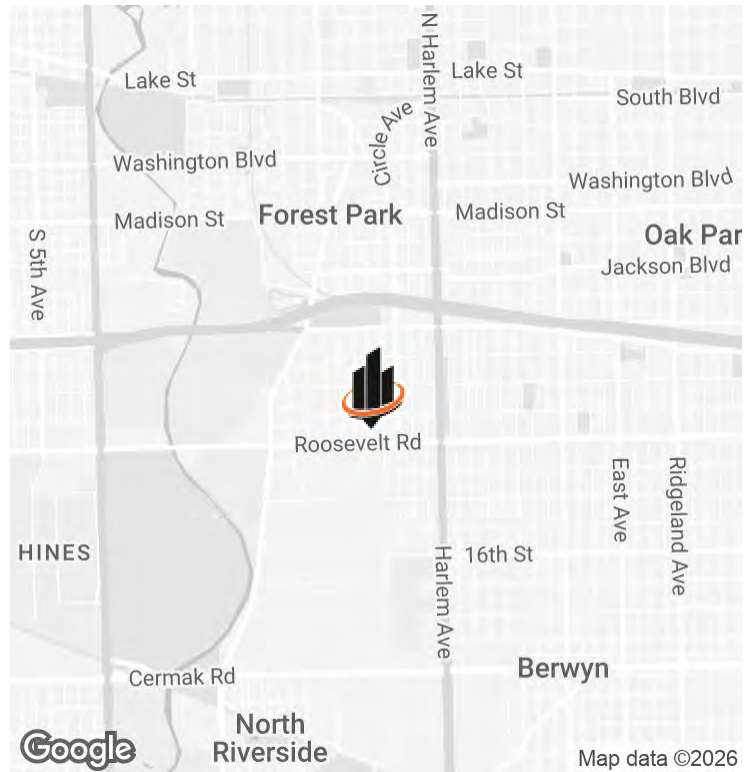
**KAREN KULCZYCKI, CCIM,
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PROPERTY SUMMARY



SALE PRICE:	\$780,000
LOT SIZE:	±0.6 Acres
BUILDING SIZE:	±8,129 SF
PRICE/SF:	\$95.95
OFFICE WAREHOUSE RATIO:	39% 61%
FENCED YARD SIZE:	±0.37 AC
ZONING:	B-2
TAXES (2023):	\$7.07/SF

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present 7417 W Roosevelt Road, a ±8,129 SF industrial flex property with a 35-space parking yard. Formerly a Wendy's restaurant, this property includes a office/showroom with a kitchenette, conference room, restroom, and storage. The warehouse has an office, breakroom, restroom, and loft storage, as well as a fenced yard. The property is situated less than 1 mile from I-290 via Harlem Ave and directly across the street from the Armed Forces Reserve Center, which is scheduled to reopen in 2026.

PROPERTY HIGHLIGHTS

- ±4,984 SF Warehouse/Autoshop | ±3,145 SF Office with ±0.37 AC Yard
- 2 16'x12' DID | Floor Drains | 240V, 600 amp, 3 Phase
- 24' Clear Height | Fenced Yard with 35 Parking Spaces
- Office | Reception | Conference Room | Storage
- Less than 1 mile from I-290 via Harlem Ave
- Across from the Armed Forces Reserve Center

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EXTERIOR PHOTOS



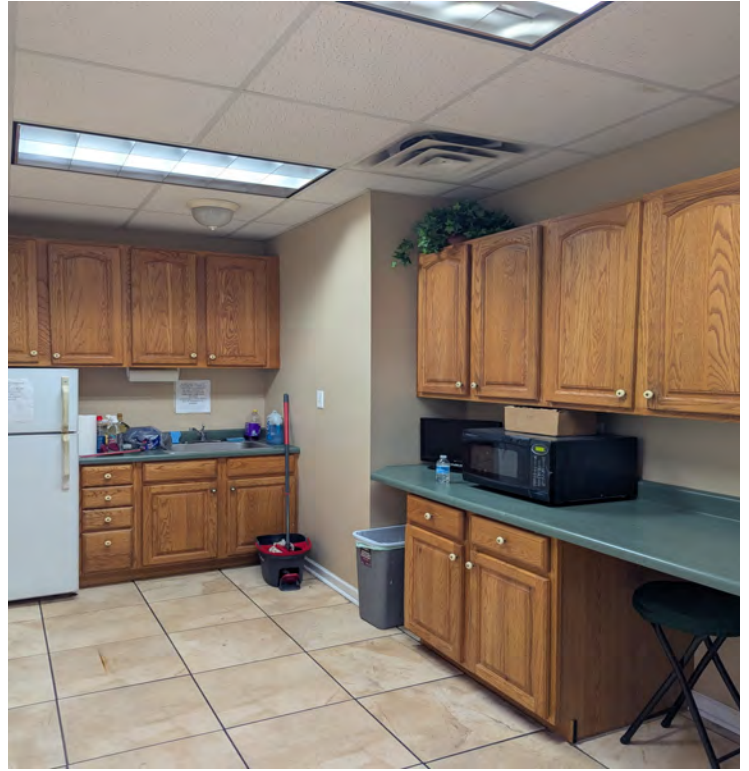
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INTERIOR PHOTOS



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PROPERTY AERIAL



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RETAILER MAP



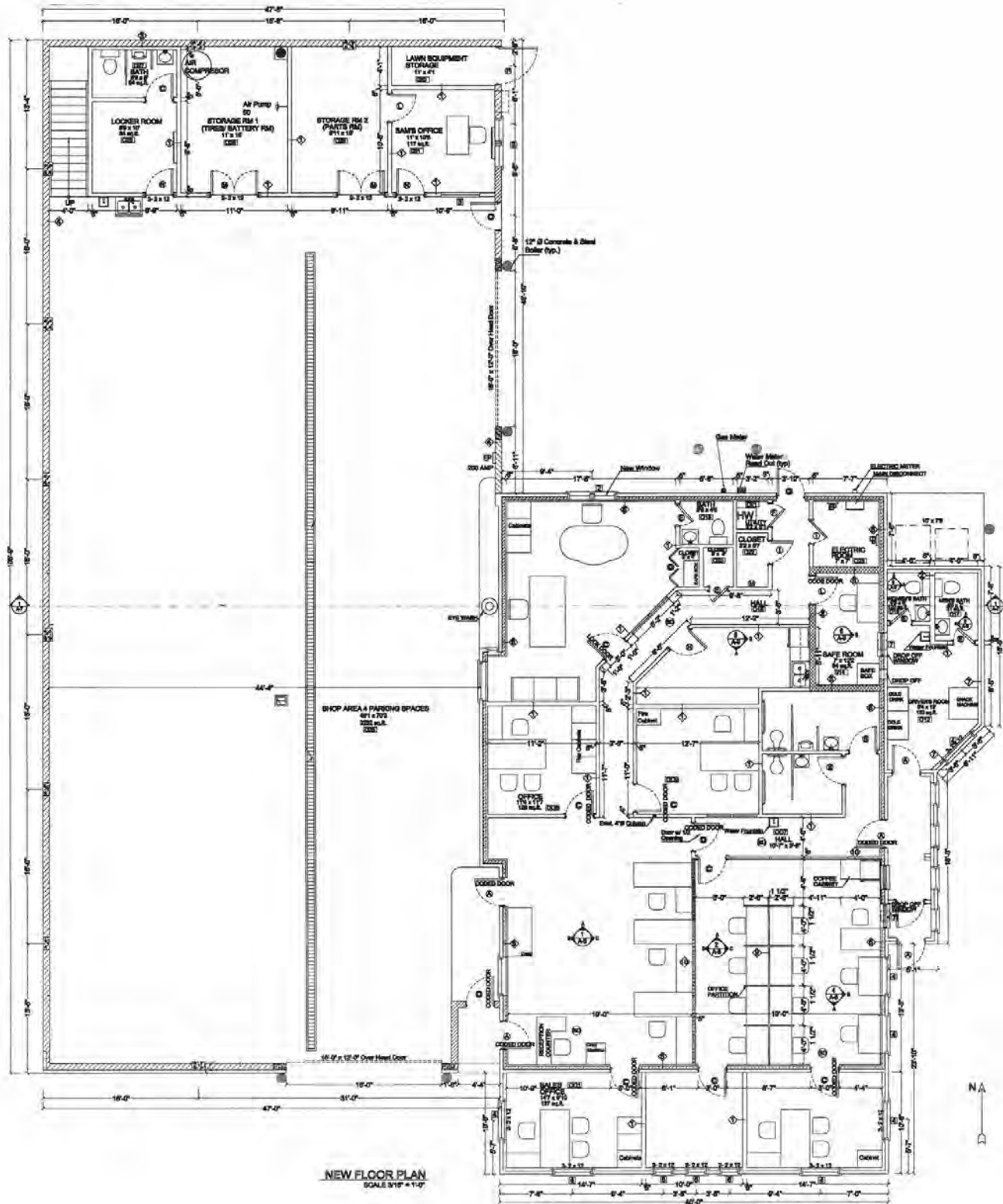
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FLOOR PLAN - GROUND FLOOR



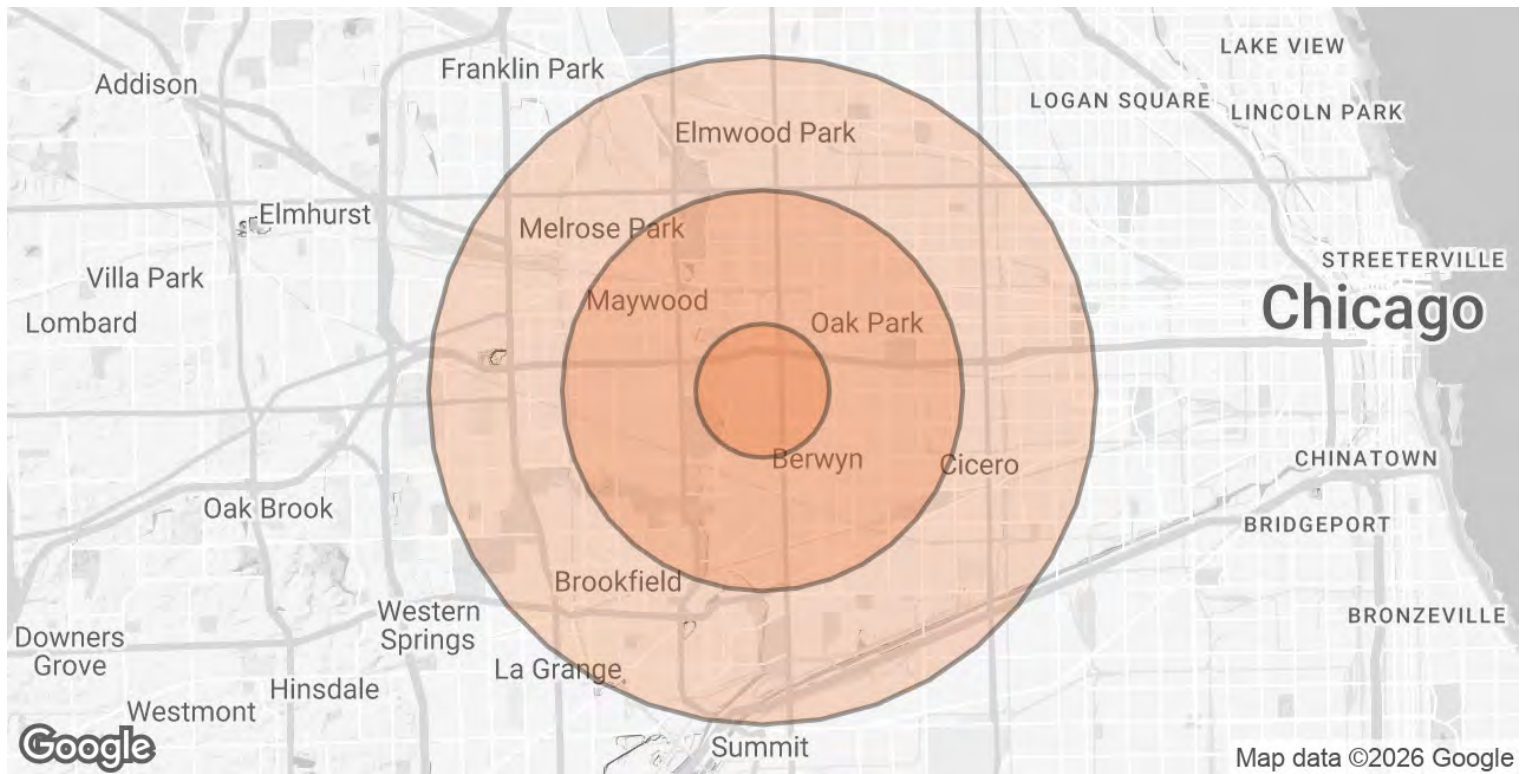
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	21,976	251,209	652,812
AVERAGE AGE	41	39	39
AVERAGE AGE (MALE)	40	38	38
AVERAGE AGE (FEMALE)	42	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	9,084	94,129	232,179
# OF PERSONS PER HH	2.4	2.7	2.8
AVERAGE HH INCOME	\$121,360	\$107,811	\$94,982
AVERAGE HOUSE VALUE	\$400,707	\$381,697	\$339,276

Demographics data derived from AlphaMap

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