



BodyBar Pilates | Firecakes Donuts

104 & 106 N MAPLE AVENUE | OAK PARK, IL 60301

PRICE
\$1,777,312

CAP
7.00%



TWO-TENANT NET LEASE WITH PROVEN OPERATING HISTORY

The Property offers a diversified, two-tenant net lease income stream with approximately 8 years of weighted average lease term remaining.



EMBEDDED CUSTOMER BASE WITHIN EMERSON APARTMENTS

The Property occupies the ground floor of Emerson Apartments, a 270-unit residential community operating at 94% occupancy. Hundreds of residents live directly above the storefronts, providing a captive, daily customer base for both tenants and foot traffic.

[CLICK HERE TO DOWNLOAD OM](#)

OFFERED EXCLUSIVELY BY:



Isaiah Harf

Regional Managing Director

iharf@northmarq.com

773.963.2637

IL Broker #471019332

Christian Tremblay

Vice President

ctremblay@northmarq.com

Blaise Bennett

Associate Vice President

bbennett@northmarq.com

Josh Burdeen

Analyst

jburdeen@northmarq.com

Blake Hammerschlag

Analyst

bhammerschlag@northmarq.com



Northmarq | Chicago

191 N Wacker Dr | Suite 2000

Chicago, Illinois 60606