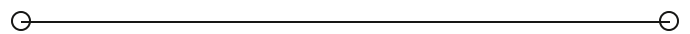


LEASE

River Forest Retail/Office Suites Available

7777 LAKE ST

River Forest, IL 60305



PRESENTED BY:

**KAREN KULCZYCKI, CCIM,
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IL #471020279

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18 - 25 SF/yr (NNN)
2026 EST. TAXES & OPEX:	\$8.45 SF/yr
NUMBER OF UNITS:	20
AVAILABLE SF:	450 - 4,100 SF
LOT SIZE:	0.45 Acres
BUILDING SIZE:	+/- 24,516 SF

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present 7777 Lake Street in River Forest, a prime leasing opportunity with office, medical office, and street retail suites available. This dynamic location is conveniently located near the Harlem/Lake Green Line "EL" station, the River Forest Metra station, and the Oak Park Metra station, as well as major roadways including I-290, I-294, Illinois Route 43, and Illinois Route 64. Join retail tenants such as Edward Jones Investments and River Forest Dry Cleaners & Tailoring.

PROPERTY HIGHLIGHTS

- Office, medical office, and retail suites available
- On-site surface parking lot & abundant street parking
- Close proximity to the Harlem/Lake Green Line "el" station, the River Forest Metra station, and the Oak Park Metra station
- Easy access to I-290, I-294, Illinois Route 43, and Illinois Route 64

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	450 - 4,100 SF	LEASE RATE:	\$18 - \$25 SF/yr

AVAILABLE SPACES

SUITE SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	2,000 - 4,100 SF	NNN	\$25.00 SF/yr	Multiple contiguous suites with window frontage on Lake Street.
Suite 102	1,250 SF	NNN	\$18.00 SF/yr	Former medical suite with 3 private offices, 2 exam rooms with sinks, and large reception area.
Suite 108/110	850 SF	NNN	\$18.00 SF/yr	Former dental suite with 4 exam rooms, 2 labs, 2 reception areas, nurses station, private restroom with shower, 2 private offices, and 3 entrances.
Suite 113	480 SF	NNN	\$18.00 SF/yr	Small reception, large private office.
Suite 114	880 SF	NNN	\$18.00 SF/yr	3 private offices, break room, and reception area.
Suite 116	450 SF	NNN	\$18.00 SF/yr	2 private offices, reception/open area, storage closet.

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LEASE SPACES



SUITE SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

Suite 200	780 SF	NNN	\$18.00 SF/yr	Upper loft suite with 2 private offices and storage.
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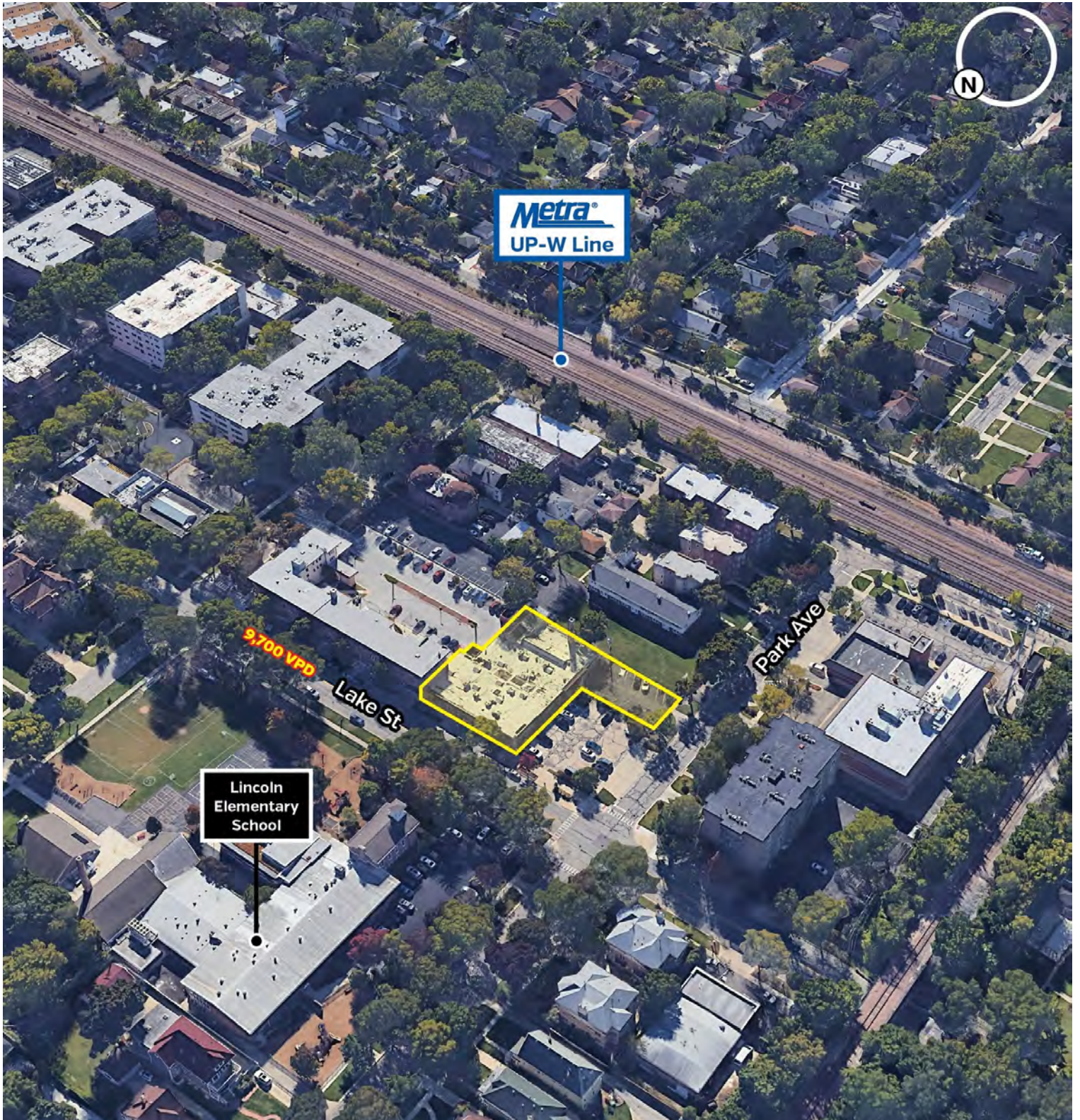
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AERIAL



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RETAILER MAP



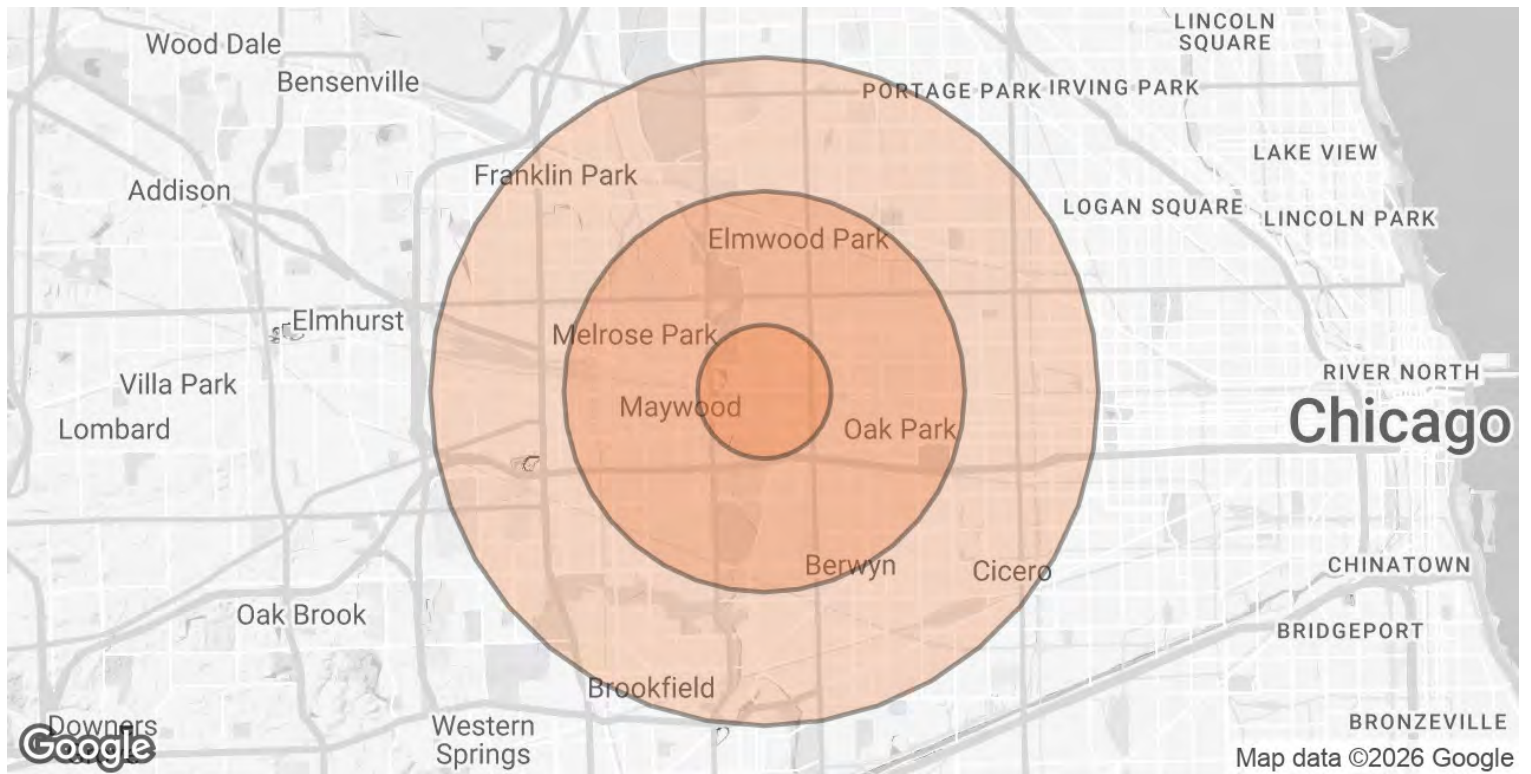
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	23,445	239,701	673,330
AVERAGE AGE	43	40	39
AVERAGE AGE (MALE)	41	39	38
AVERAGE AGE (FEMALE)	44	41	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	11,407	93,089	239,562
# OF PERSONS PER HH	2.1	2.6	2.8
AVERAGE HH INCOME	\$151,613	\$109,407	\$96,166
AVERAGE HOUSE VALUE	\$524,811	\$385,985	\$340,878

Demographics data derived from AlphaMap

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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