

Scarborough Fare Retail Complex

5544 147TH ST

Oak Forest, IL 60452

PRESENTED BY:

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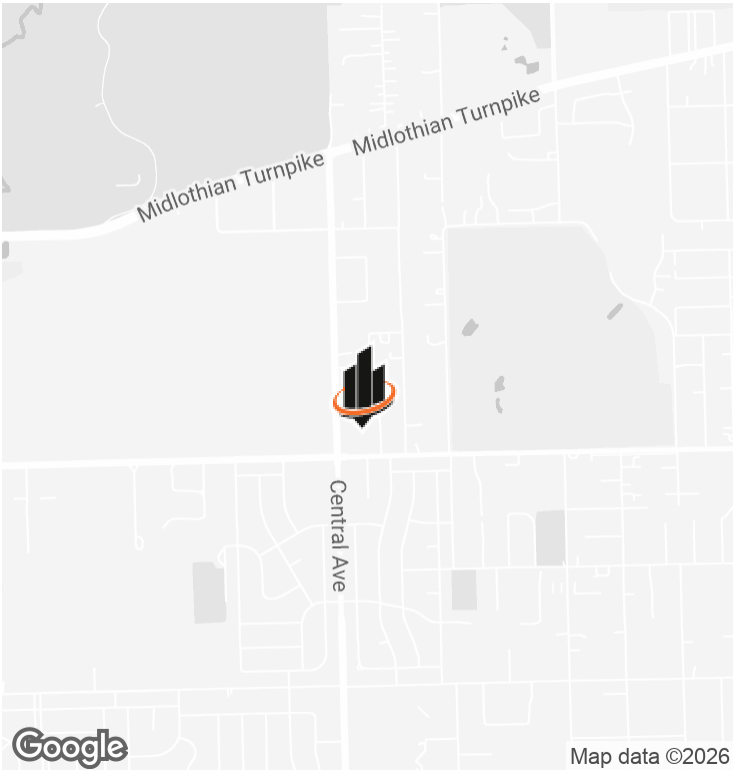
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PROPERTY SUMMARY



LOCATION DESCRIPTION

Located on the northeast corner of the 147th St/Central Ave intersection.

OFFERING SUMMARY

LEASE RATE:	\$18.00 SF/yr (Gross; MG)
AVAILABLE SF:	900-2,700 SF
LOT SIZE:	107,837 SF
TRAFFIC:	20,050
ZONING:	C1
YEAR BUILT:	1972

PROPERTY DESCRIPTION

SVN proudly presents this unique leasing opportunity in business-friendly Oak Forest, IL! This expansive retail complex is just shy of the stop-lighted intersection and houses 4 buildings, that are connected via awnings and outdoor walking paths. These solid buildings are brick construction and have metal pitched roofs. The inviting landscape between the buildings brings a sense of serenity to the whole complex.

The last remaining unit sits front and center to the plaza. This unit is currently fully gutted, and would be a great fit for a number of different businesses. Unit B4 was formerly a professional office. Tenants can take advantage of the amazing frontage on the main road and ease of access right to the unit. The motivated landlords are willing to assist with build-out under the correct terms. There is also a large post sign that is easily visible from the street. This amazing location is waiting for your business, call today!

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AERIAL PHOTO



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ADDITIONAL PHOTOS



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5544 W 147TH ST, OAK FOREST, IL - BUILDING D



OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	2,700
ROOMS:	Open Floorplan
BATHROOMS:	4
FLOOR:	Gutted
CEILING:	Gutted

HIGHLIGHTS

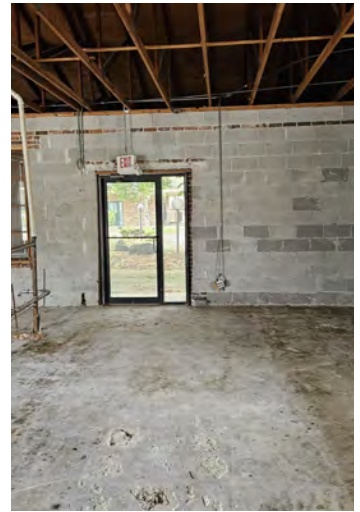
- Completely gutted - build out ready
- Front of the complex - great visibility from main road
- Divisible into 4 units
- 8 total egress
- Gas/water/electric in place
- Perfect for quick eats, destination retail, salon suites, medical, or whatever you can imagine!
- Individual heat units
- 4 storefront sign spaces

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UNIT B4



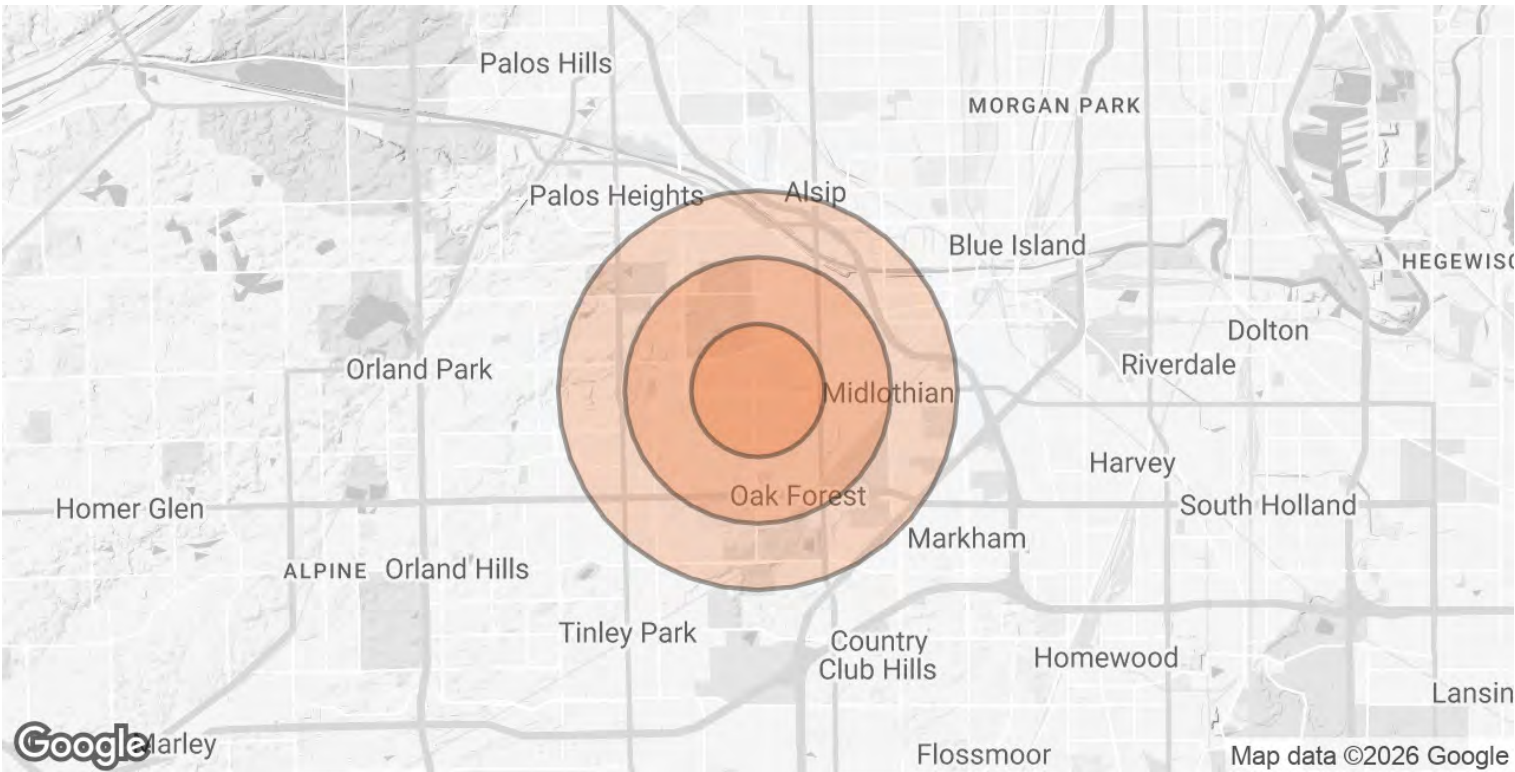
B4

- Formerly professional office
- Move-in ready
- Carpeted
- Front and rear entrance
- Good natural light
- Private office
- Bathroom
- Desk left behind for next tenant



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	9,234	35,763	72,203
AVERAGE AGE	42	43	43
AVERAGE AGE (MALE)	40	41	41
AVERAGE AGE (FEMALE)	43	44	44

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	3,642	14,367	28,828
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$106,467	\$97,437	\$98,619
AVERAGE HOUSE VALUE	\$259,204	\$245,914	\$250,311

Demographics data derived from AlphaMap

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SVN[®] by the numbers

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200+
OWNERS



2,000+
ADVISORS AND STAFF



\$13.2 B
TOTAL VALUE OF SALES &
LEASE TRANSACTIONS



3
GLOBAL OFFICES & EXPANDING



15
CORE SERVICES & SPECIALITY
PRACTICE AREAS

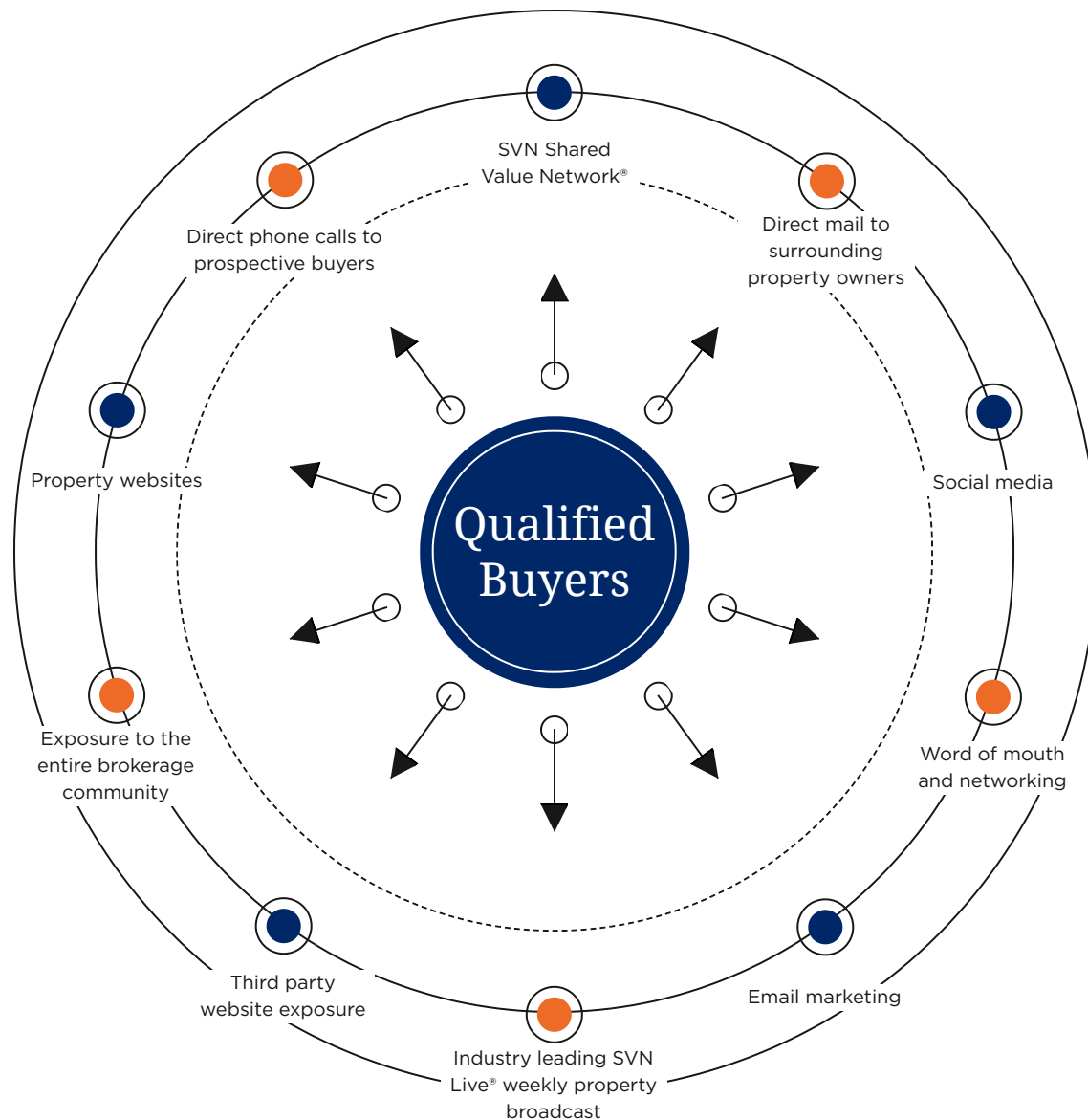


66 M+
SF IN PROPERTIES
MANAGED

SVN® marketing strategy

CUSTOM MARKETING STRATEGY MEETS MULTIPLE
MEDIA CHANNELS TO

Maximize the value of
your property



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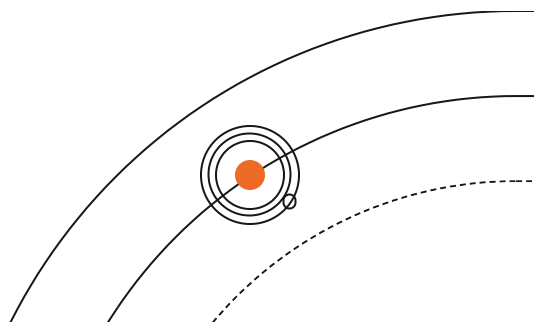


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THE 9.6% REPORT

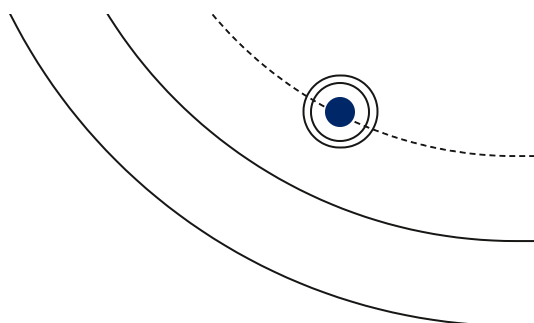
SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.

SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types- industrial, multifamily, office and retail.*



The 9.6% report

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ADVANTAGE OF COOPERATION**



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The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate - we share fees and build trust, driving outsized success for our clients and our colleagues.

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*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

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