

RIVER FOREST TOWN CENTER & THE SHOPS OF DOWNTOWN OAK PARK

OAK PARK & RIVER FOREST, IL

LAKE STREET & HARLEM AVENUE



MID-AMERICA[®]
Asset Management, Inc.



RIVER FOREST TOWN CENTER & THE SHOPS OF DOWNTOWN OAK PARK

OAK PARK & RIVER FOREST, IL

ADDRESS

Lake Street & Harlem Avenue
Oak Park & River Forest, IL

AVAILABILITY

±1,937-4,741 SF

FEATURES

- Vibrant retail district with a mix of national, regional and independent retailers
- High pedestrian traffic generated by surrounding dining, entertainment and residential density
- Transit accessible location - across from the CTA Green Line with an annual ridership of ± 550,000 and Metra station with an annual ridership of ± 350,000
- New façade upgrade underway
- Approximately 1 mile north of the Eisenhower/Harlem Avenue interchange
- 97th percentile in Annual Visits for Neighborhood Centers in IL



VIEW DRONE FOOTAGE



CO-TENANTS

chico's



Dentologie



DSW
DESIGNER SHOE WAREHOUSE

sweetgreen



CAVA

SEPHORA



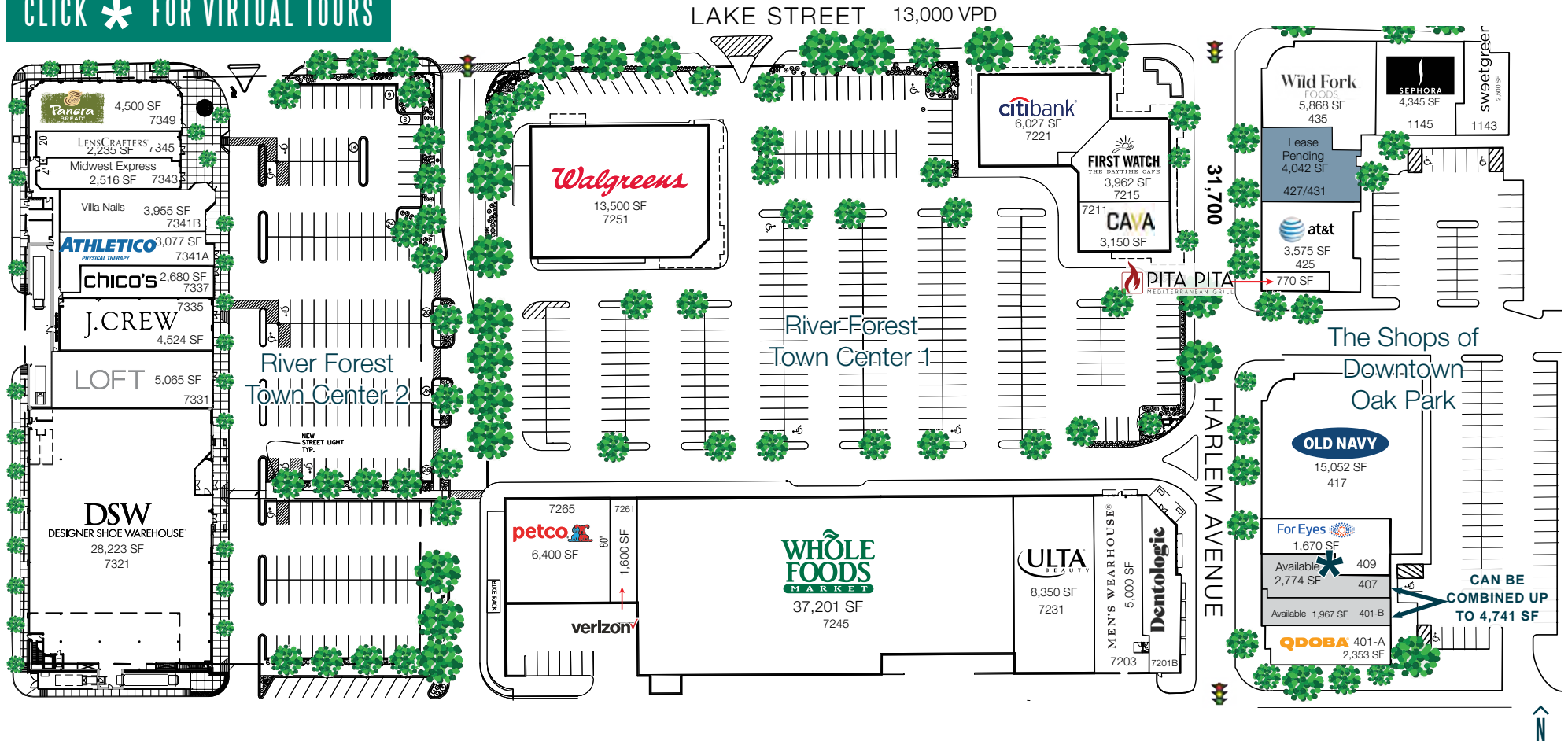
LOFT

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	33,217	292,781	803,767
HOUSEHOLDS	16,242	104,554	266,819
AVG HOUSEHOLD INCOME	\$132,378	\$88,357	\$76,832
DAYTIME POPULATION	35,306	267,525	702,593

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CLICK * FOR VIRTUAL TOURS



Suite	Tenant	SF
7321	DSW	28,223
7331	LOFT	5,065
7335	J. CREW	4,514
7337	Chico's	2,680
7341A	Athletico	3,065
7341B	Villa Nails	3,955
7343	Midwest Express	2,516
7345	LensCrafters	2,235

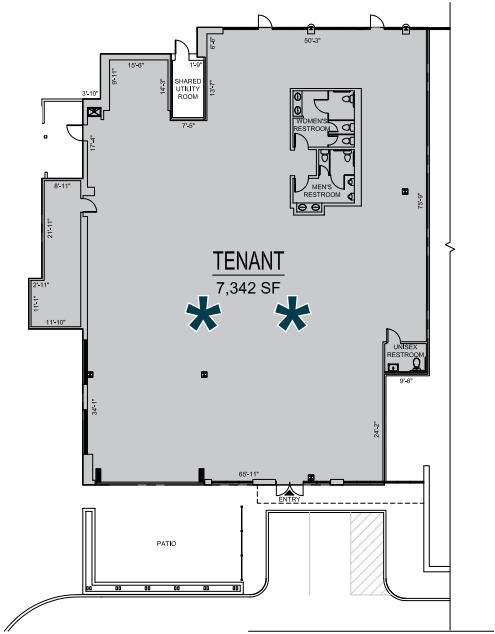
Suite	Tenant	SF
7349	Panera	4,500
7201B	Dentologie	3,200
7203	Men's Warehouse	5,000
7211	Cava	3,132
7215	First Watch	3,962
7221	Citibank	6,027
7231	Ulta	8,350
7245	Whole Foods	37,201

Suite	Tenant	SF
7251	Walgreens	13,500
7261	Verizon	1,600
7265	Petco	6,400
401-A	Qdoba	2,353
401-B	Available	1,967
407	Available	2,774
409	For Eyes	1,670

Suite	Tenant	SF
417	Old Navy	15,052
421	Pita Pita	770
425	AT&T	3,575
427/431	Lease Pending	4,042
435	Wild Fork Food	5,868
1143	Sweetgreen	2,600
1145	Sephora	4,345
Total	GLA	190,381

SECOND GENERATION RESTAURANT SPACE AVAILABLE

SPACES 401 - 407

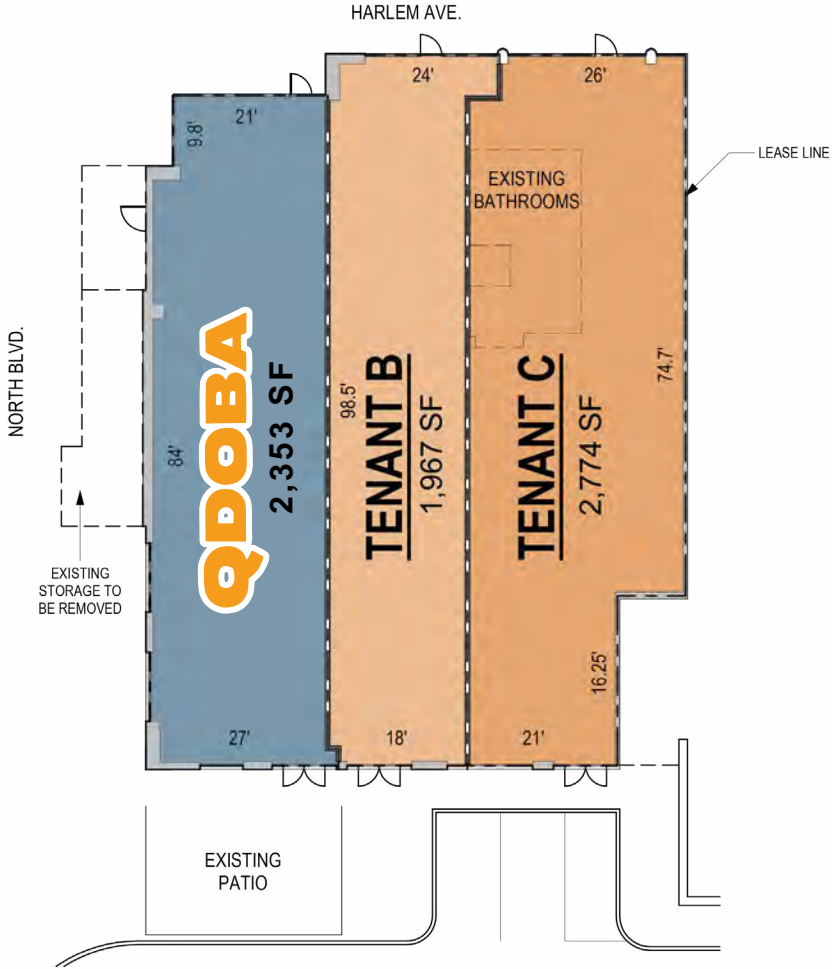


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PROPOSED RENDERING

PROPOSED DEMISING PLAN



OAK PARK & RIVER FOREST, IL

P LAKE & FOREST
PARKING GARAGE

THE VANTAGE
270 luxury
apartments 27,000
SF of retail space

THE EMERSON
271 luxury apartments 5
story parking garage with
418 spaces

ELEVEN 33
15,000 sf shops with 260
new luxury apartments
with 90 dedicated retail
parking spaces

P PAY-BY-PLATE
30 N MARION ST

P THE EMERSON
PARKING GARAGE

P ELEVEN33 GARAGE
1133 S BLVD

cta ± 550,000
ANNUAL RIDERS

Metra 350,000
ANNUAL RIDERS

1140 LAKE ST
Holiday Inn
Express
48 rooms

BARNES & NOBLE
COMING JUNE 2026

N Harlem Ave

Lake St

SEPHORA
sweetgreen

TARGET
CVS
pharmacy

PITA PITA

at&t

OLD NAVY

FOR EYES

M

ULTA

Wild Fork
FOODS

CAVA

FIRST WATCH
THE DAY THE SPAVE

WHOLE
FOODS

verizon

petco

citibank

Walgreens

J.CREW

DSW
DESIGNER SHOE WAREHOUSE

chico's

LOFT

ATHLETICO
PROFESSIONAL SPORTSWEAR

Fanera
BREADS

LENSCRAFTERS

Westmont
Express Clinic

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A MEMBER OF **CHAINLINKS** RETAIL ADVISORS

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