

SALE
**100% Occupied Retail
& Office in Downtown
Oak Park for Sale**

113-115 N. MARION STREET

Oak Park, IL 60301

PRESENTED BY:

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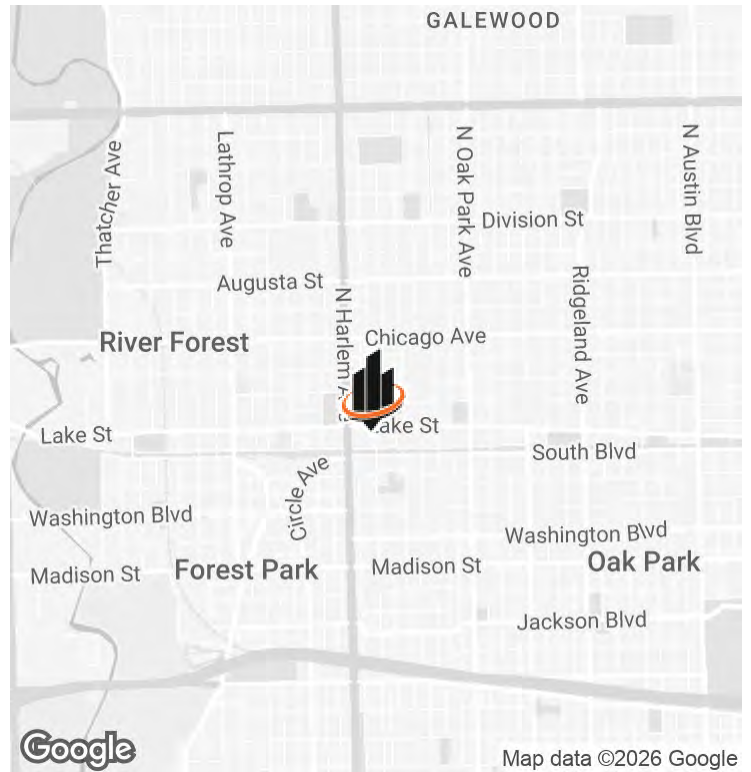
IL #471020279



Oak Park
Green Line &
Metra

CHICAGO COMMERCIAL

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,350,000
NUMBER OF UNITS:	16
NOI:	\$173,973.77
CAP RATE:	7.4%
OCCUPANCY:	100%
LOT SIZE:	0.14 Acres
BUILDING SIZE:	9,737 SF
SUBMARKET:	Near West
APN:	16-07-125-016-0000

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present this unique 100% leased investment opportunity in the heart of downtown Oak Park. 113-115 N. Marion Street includes 43' of retail frontage on Marion and has 2 Retail Units and 14 Office Suites on the 2nd floor. This location has achieved a Walker's Paradise Walk Score, and with nearby access to I-290, I-294, the Oak Park Metra Station the CTA Green Line and multiple bus routes, the property enjoys seamless connections to the broader Chicago metropolitan area.

PROPERTY HIGHLIGHTS

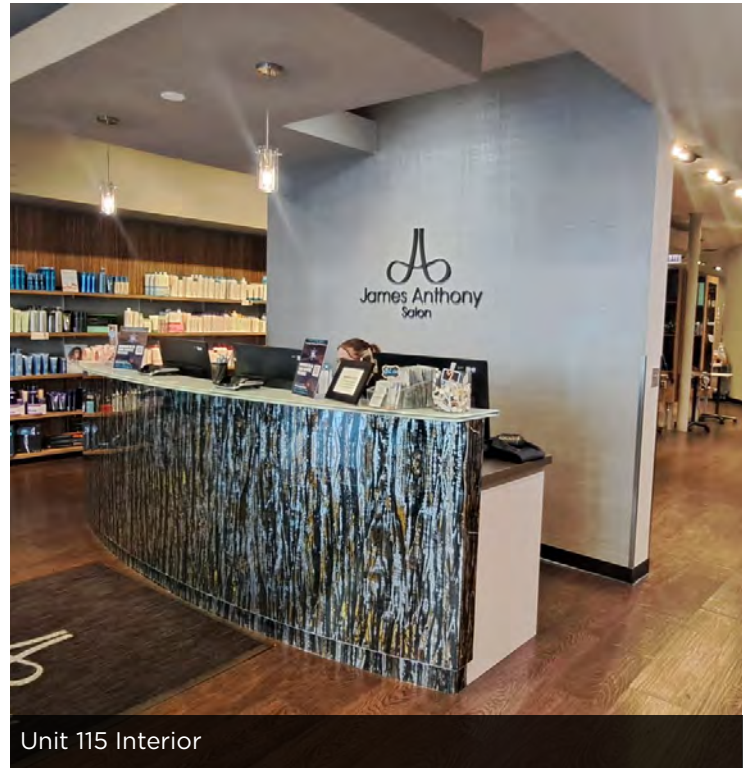
- ±9,737 SF Retail and Office on 0.14 AC
- Steps to the Metra | Signalized Intersection
- Heart of downtown Oak Park | Walker's Paradise
- High visibility | Frontage on N. Marion Street
- 2 Retail Units | 14 Office Units | 100% Leased
- Surrounded by diverse retail & dining options

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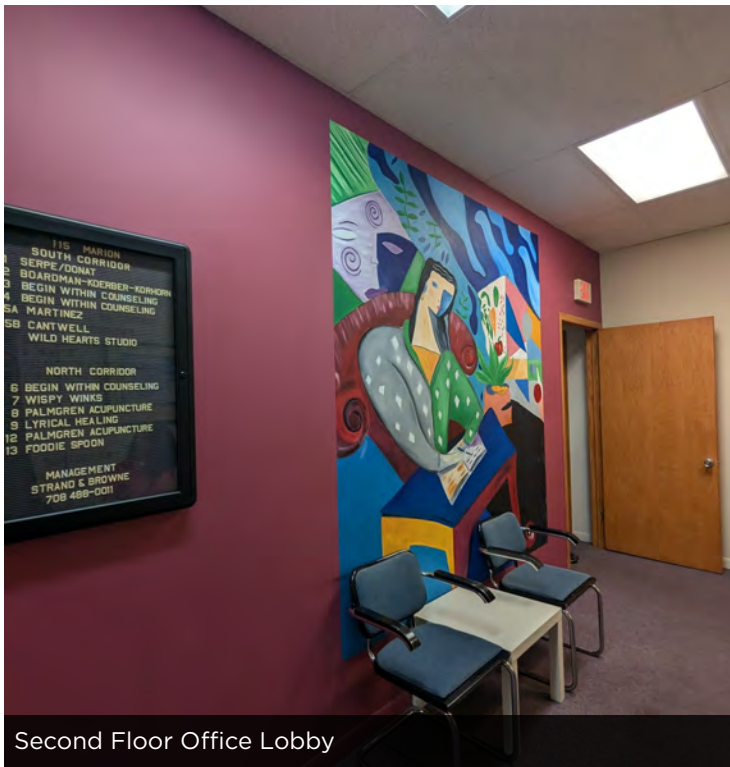
ADDITIONAL PHOTOS



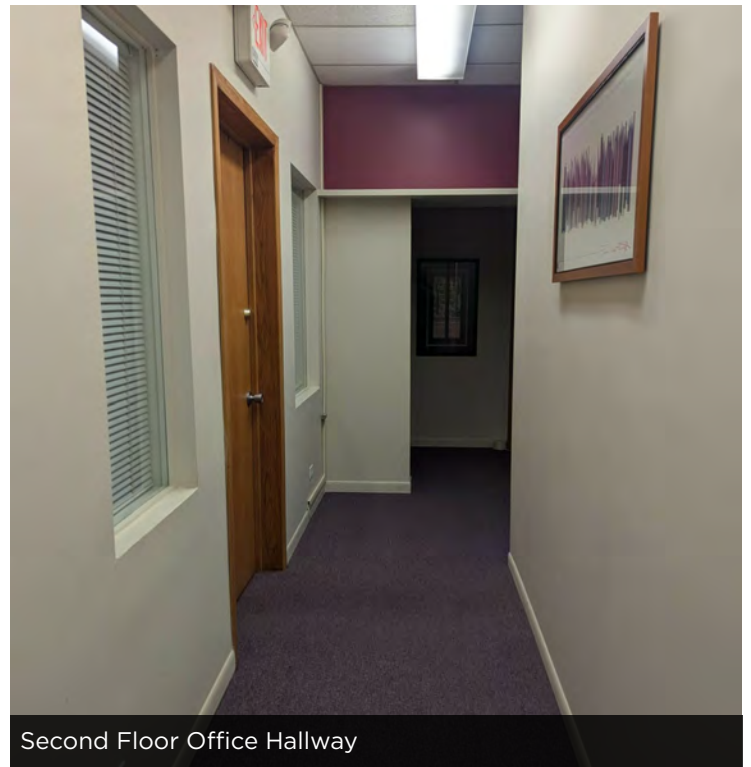
Unit 115 Exterior



Unit 115 Interior



Second Floor Office Lobby



Second Floor Office Hallway

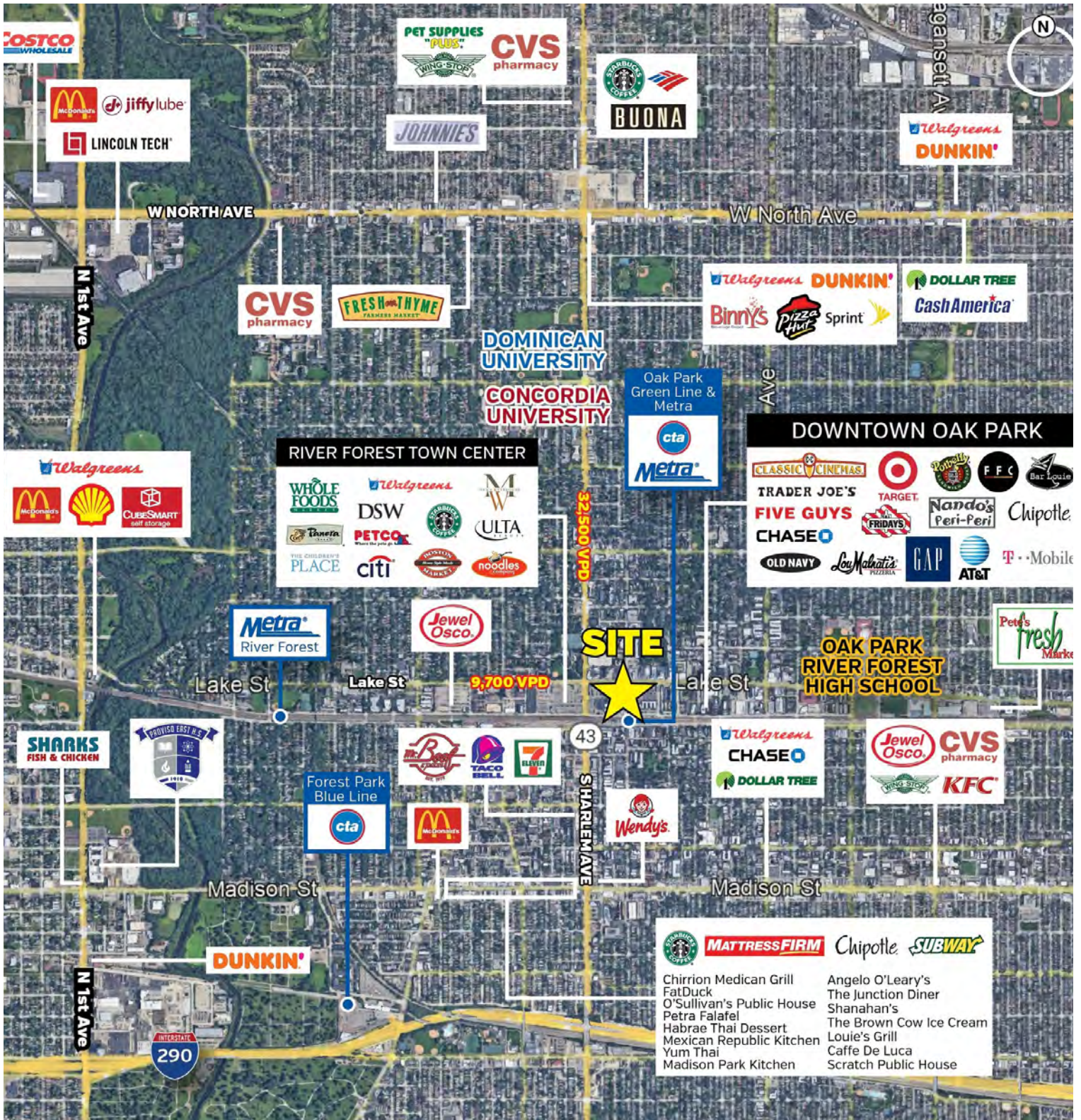
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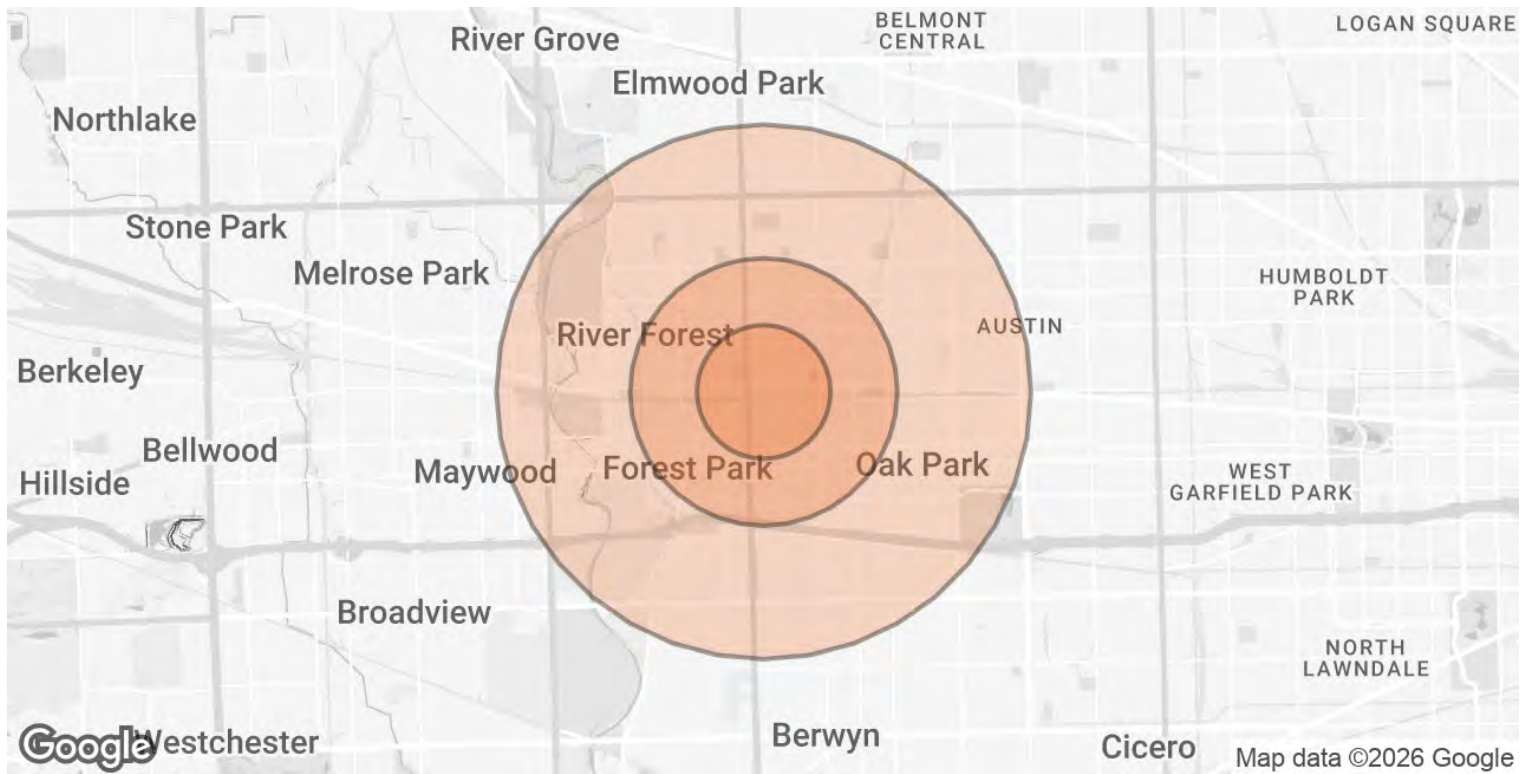
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	2 MILES
TOTAL POPULATION	11,871	35,138	116,516
AVERAGE AGE	44	43	41
AVERAGE AGE (MALE)	43	41	40
AVERAGE AGE (FEMALE)	46	44	42
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
TOTAL HOUSEHOLDS	6,839	17,565	49,744
# OF PERSONS PER HH	1.7	2	2.3
AVERAGE HH INCOME	\$118,493	\$152,553	\$131,340
AVERAGE HOUSE VALUE	\$418,052	\$525,181	\$481,112

Demographics data derived from AlphaMap

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