

SALE

Downtown Oak Park Investment Sale

113-115 N. MARION STREET

Oak Park, IL 60301

PRESENTED BY:

**KAREN KULCZYCKI,
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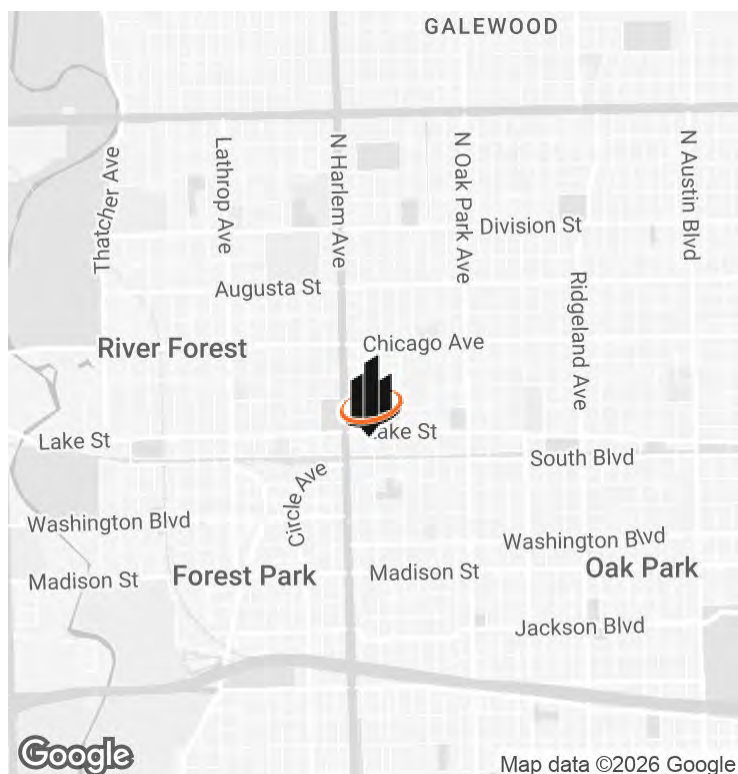
IL #471020279

Oak Park
Green Line &
Metra



SVN
CHICAGO COMMERCIAL

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,995,000
NUMBER OF UNITS:	16
NOI:	\$147,059
CAP RATE:	7.37%
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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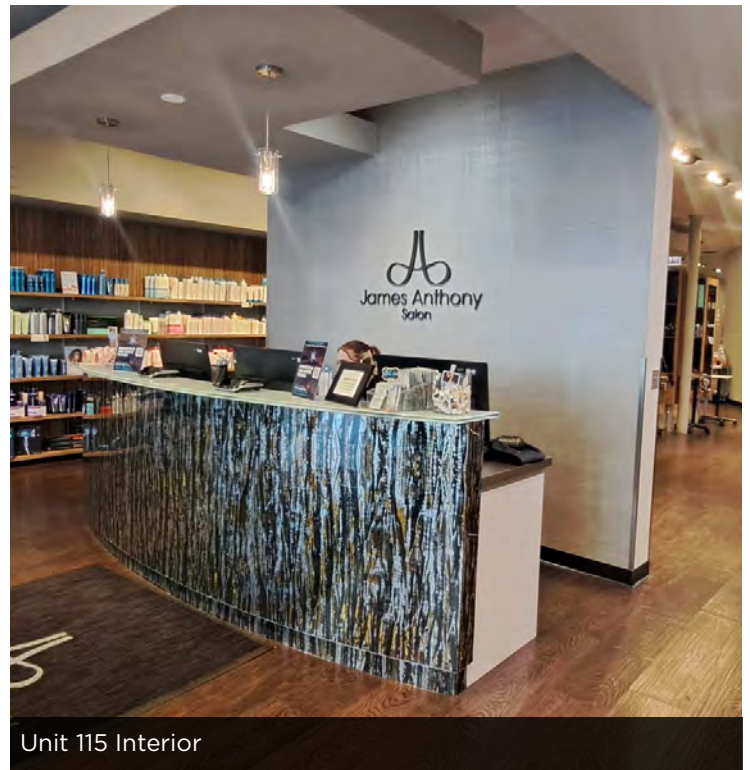
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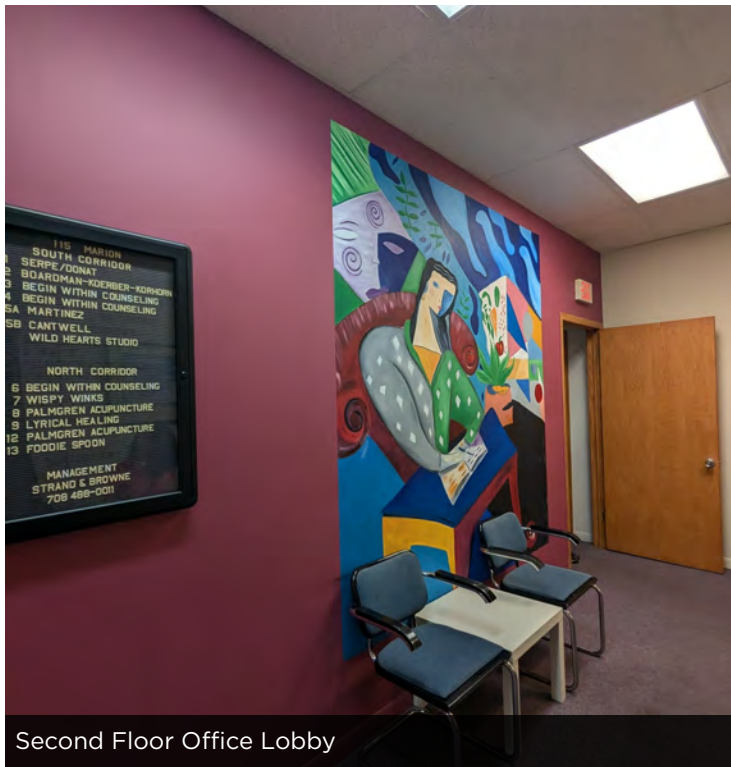
ADDITIONAL PHOTOS



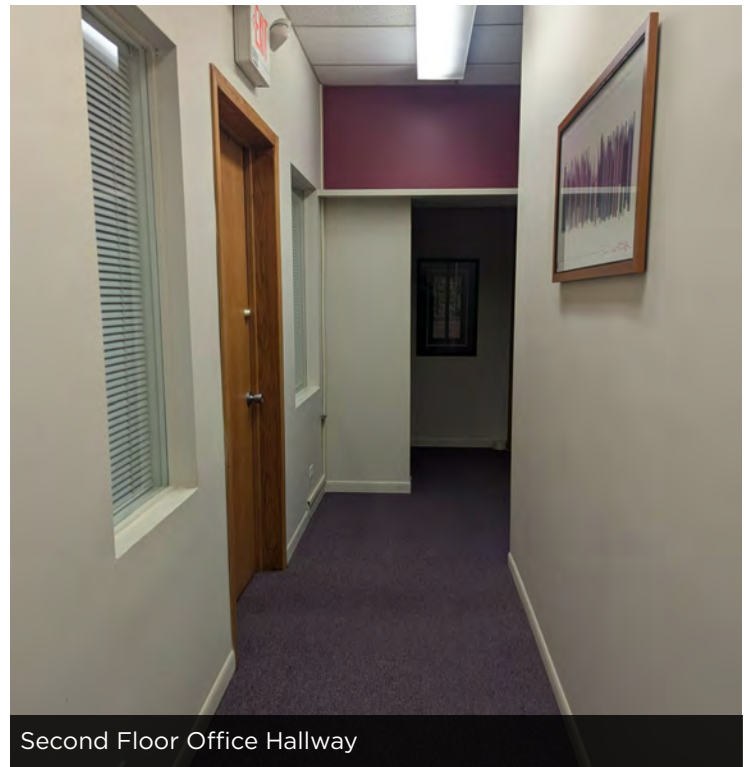
Unit 115 Exterior



Unit 115 Interior



Second Floor Office Lobby



Second Floor Office Hallway

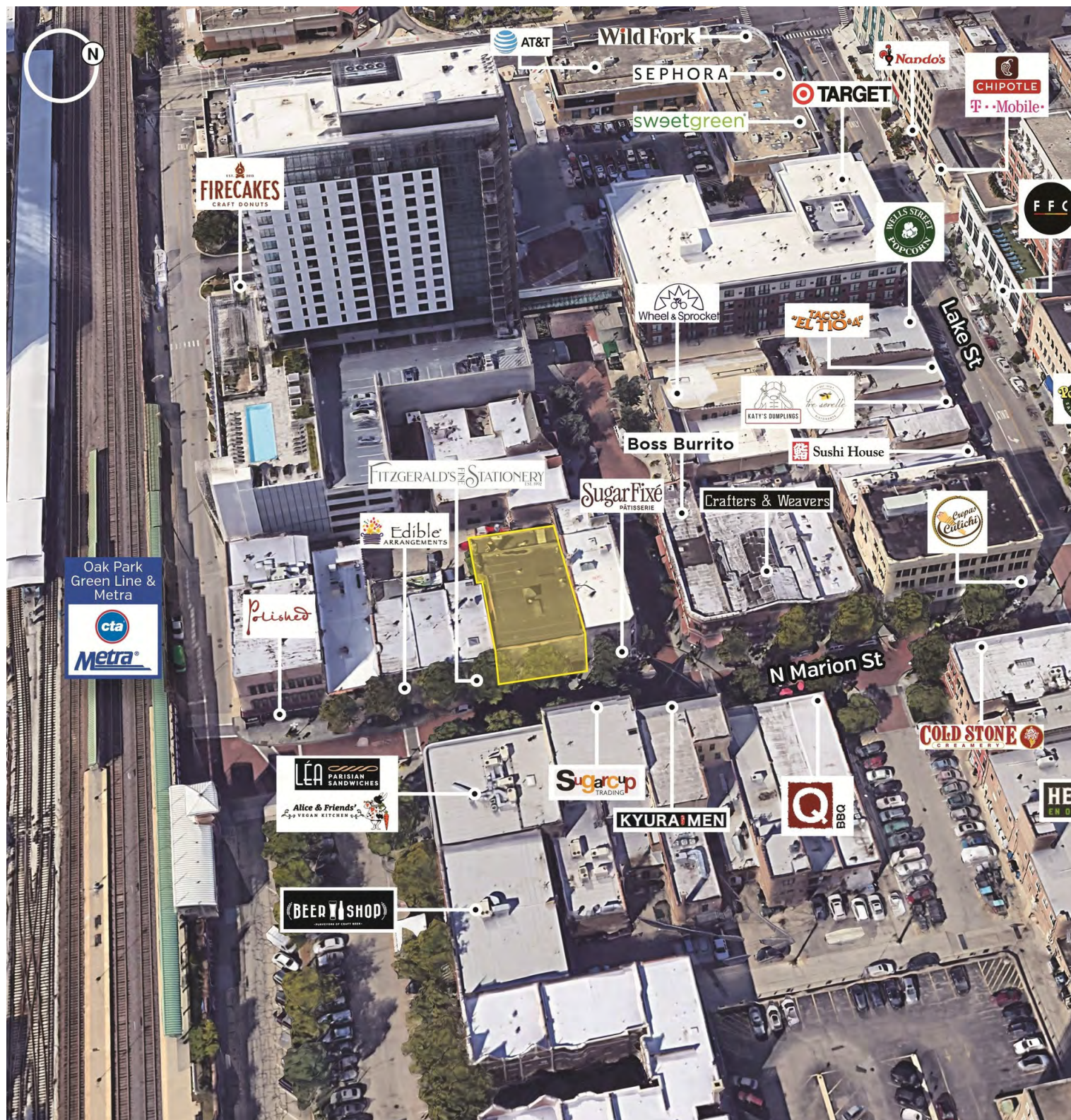
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PROPERTY AERIAL



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RETAILER MAP



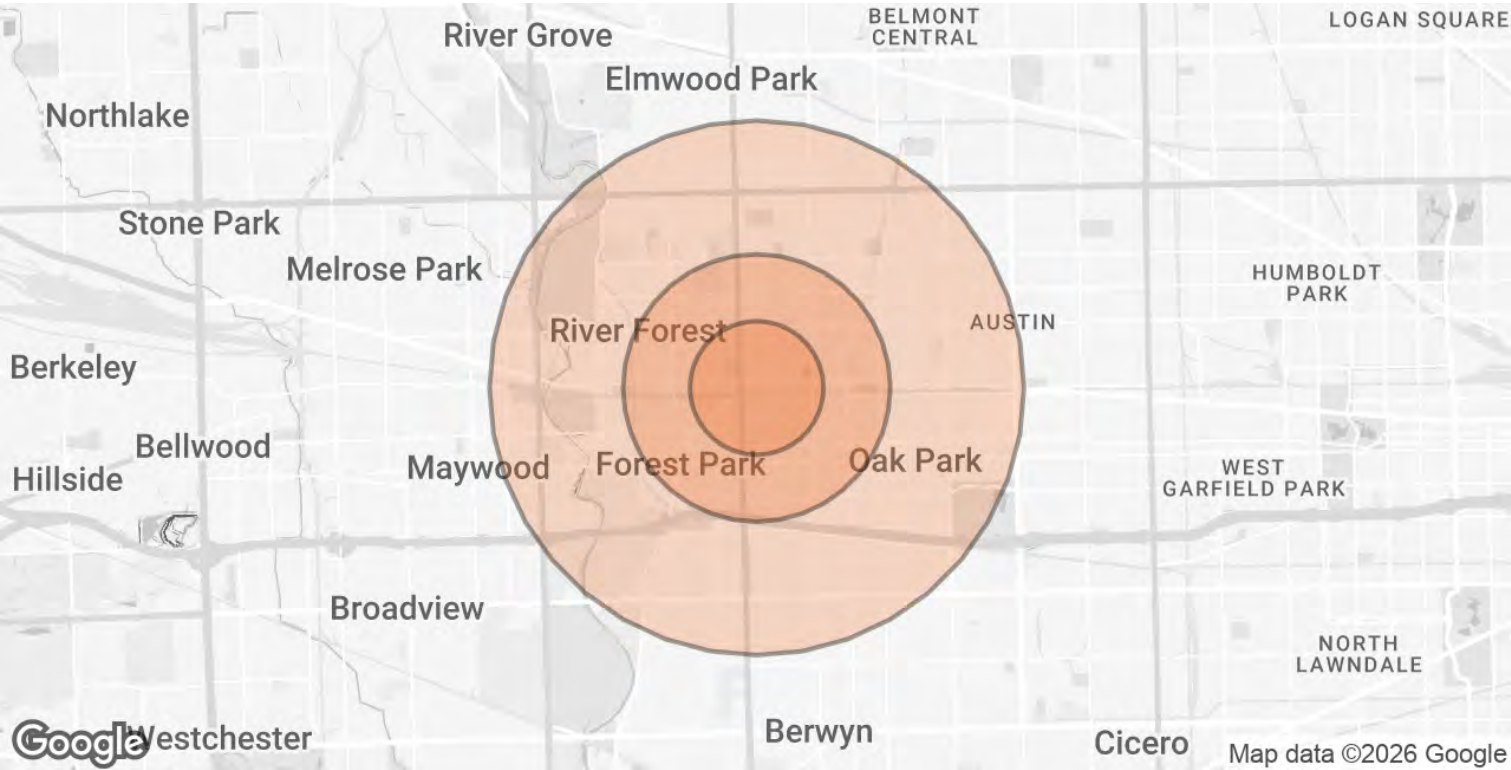
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	2 MILES
TOTAL POPULATION	14,248	35,536	114,574
AVERAGE AGE	42.1	41.6	40.3
AVERAGE AGE (MALE)	39.7	40.1	38.2
AVERAGE AGE (FEMALE)	45.9	44.2	42.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
TOTAL HOUSEHOLDS	7,781	17,297	48,728
# OF PERSONS PER HH	1.8	2.1	2.4
AVERAGE HH INCOME	\$123,087	\$149,313	\$134,978
AVERAGE HOUSE VALUE	\$401,101	\$494,262	\$449,927

2023 American Community Survey (ACS)

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