



Commercial Properties For Sale

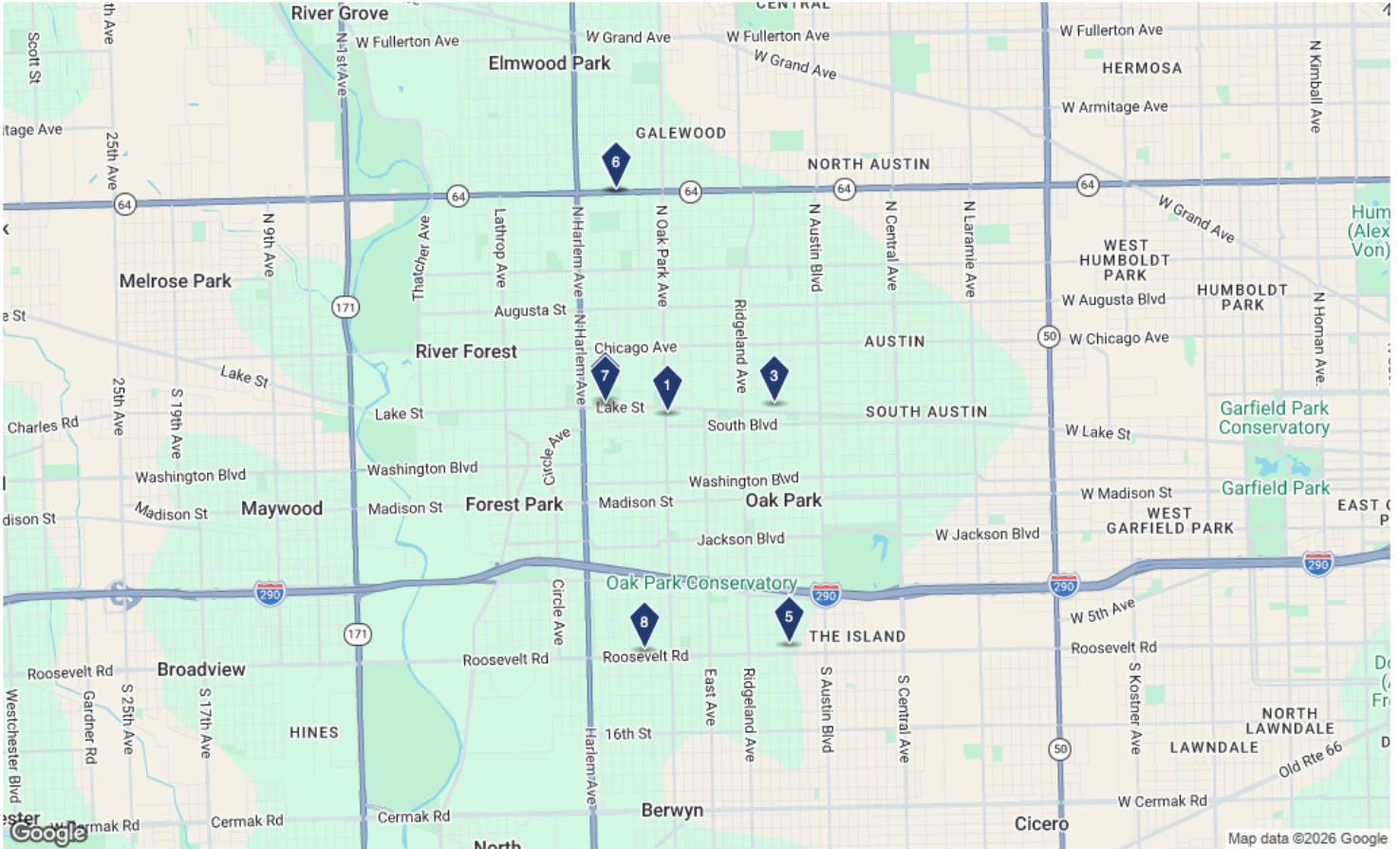
Village of Oak Park, IL

Office of Economic Vitality

708.358.5695

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Map Report with Multiple Properties per Page and Photo



1 104 N Oak Park Ave

Oak Park, Illinois 60301 (Cook County) - Oak Park Area Submarket



Office

RBA (% Leased)	29,540 SF (76.2%)	Tenancy	Multiple
Built	1920	Available	712 - 23,010 SF
Stories	2	Max Contiguous	15,975 SF
Typical Floor	14,112 SF	Asking Rent	Withheld



Sales Company:

Greenstone Partners: Brewster Hague (708) 285-0862, Danny Spitz (847) 707-3420, Christopher Malay (708) 285-0495

Leasing Companies:

David King & Associates, Inc.: David King (708) 650-0505
Mid-America Real Estate Corp.: Brendan Reedy (312) 404-7768





1040-1044 Lake St

Oak Park, Illinois 60301 (Cook County) - Oak Park Area Submarket



Retail

GLA (% Leased)	10,033 SF (0.0%)	Max Contiguous	6,000 SF
Built	1932	Asking Rent	Withheld
Tenancy	Multiple	Frontage	44' on Lake St
Available	4,033 - 10,033 SF		
Parking Spaces	0.20/1,000 SF; 2 Surface Spaces		



Sales Company:

Mid-America Real Estate Corp.: Westin Kane (815) 527-1251, Ryan Hicks (630) 954-7326

Primary Leasing Company:

Mid-America Real Estate Corp.: Westin Kane (815) 527-1251, Ryan Hicks (630) 954-7326



222 Lake St

Oak Park, Illinois 60302 (Cook County) - West Cook North Submarket



Flex

RBA (% Leased)	7,592 SF (0.0%)	Clear Height	16'
Built	1950	Drive Ins	1 total
Tenancy	Multiple	Docks	1 exterior
Available	7,592 SF	Levelers	None
Max Contiguous	7,592 SF	For Sale	\$696,000 (\$91.68/SF)
Asking Rent	\$15.00 SF/Year/NNN		
Parking Spaces	Surface Spaces Available		



Sales Company:

KWILL Advisors: Semanta Belete (312) 566-3811, John Coleman (847) 323-7986

Leasing Companies:

KWILL Advisors: Semanta Belete (312) 566-3811, John Coleman (847) 323-7986



6957 W North Ave

Oak Park, Illinois 60302 (Cook County) - Oak Park Area Submarket



Office

RBA (% Leased)	9,148 SF (44.5%)	Tenancy	Multiple
Built	1962	Available	120 - 5,075 SF
Stories	3	Max Contiguous	2,300 SF
Elevators	None	Asking Rent	\$18.00 - 20.00 SF/Year/NNN
Typical Floor	3,049 SF		



Sales Company:

SVN | Chicago Commercial: Karen Kulczycki (630) 330-3352, Olivia Wirth (312) 770-0119

Primary Leasing Company:

SVN | Chicago Commercial: Karen Kulczycki (630) 330-3352, Olivia Wirth (312) 770-0119





6142-6144 Roosevelt Rd

Oak Park, Illinois 60304 (Cook County) - Oak Park Area Submarket



Office

RBA (% Leased)	9,000 SF (37.0%)	Tenancy	Multiple
Built	1955	Available	108 - 4,215 SF
Stories	2	Max Contiguous	1,452 SF
Elevators	None	Asking Rent	\$16.00 - 18.00 SF/Year/NNN
Typical Floor	4,500 SF		



Sales Company:

SVN | Chicago Commercial: Karen Kulczycki (630) 330-3352, Olivia Wirth (312) 770-0119

Primary Leasing Company:

SVN | Chicago Commercial: Karen Kulczycki (630) 330-3352, Olivia Wirth (312) 770-0119



6955 W North Ave

Oak Park, Illinois 60302 (Cook County) - Oak Park Area Submarket



Office

RBA (% Leased)	6,700 SF (54.0%)	Tenancy	Multiple
Built	1962	Available	500 - 3,080 SF
Stories	2	Max Contiguous	1,000 SF
Typical Floor	3,350 SF	Asking Rent	\$16.00 SF/Year/NNN
Parking Spaces	1.34/1,000 SF; 9 Surface Spaces		



Sales Company:

SVN | Chicago Commercial: Karen Kulczycki (630) 330-3352, Olivia Wirth (312) 770-0119

Primary Leasing Company:

SVN | Chicago Commercial: Karen Kulczycki (630) 330-3352, Olivia Wirth (312) 770-0119



1053 W Lake St

Oak Park, Illinois 60301 (Cook County) - Oak Park Area Submarket



Retail

GLA (% Leased)	5,586 SF (100%)	Max Contiguous	1,862 SF
Built	1913	Asking Rent	\$20.00 SF/Year/NNN
Tenancy	Multiple	Frontage	27' on Lake Street
Available	1,862 SF		
Parking Spaces	Covered Spaces Available; Surface Spaces Available		



Sales Company:

SVN | Chicago Commercial: Karen Kulczycki (630) 330-3352, Olivia Wirth (312) 770-0119

Leasing Companies:

SVN | Chicago Commercial: Karen Kulczycki (630) 330-3352, Olivia Wirth (312) 770-0119





6912-6926 W Roosevelt Rd

Oak Park, Illinois 60304 (Cook County) - Oak Park Area Submarket



Retail

Center Type	Strip Center	Max Contiguous	960 SF
GLA (% Leased)	8,600 SF (89.7%)	Asking Rent	\$18.00 SF/Year/NNN
Built	1922	Frontage	130' on Roosevelt Road
Tenancy	Multiple	For Sale	\$1,150,000 (\$133.72/SF)
Available	885 - 1,845 SF		



Sales Company:

SVN | Chicago Commercial: Karen Kulczycki (630) 330-3352, Olivia Wirth (312) 770-0119

Primary Leasing Company:

SVN | Chicago Commercial: Karen Kulczycki (630) 330-3352, Olivia Wirth (312) 770-0119





104 N Oak Park Ave

Oak Park, Illinois 60301 (Cook County) - Oak Park Area Submarket



Office

Property Summary

RBA (% Leased)	29,540 SF (76.2%)
Built	1920
Stories	2
Typical Floor	14,112 SF
Tenancy	Multiple
Available	712 - 23,010 SF
Max Contiguous	15,975 SF
Asking Rent	Withheld



Property Details

Land Area	0.41 AC (17,668 SF)	Owner Occupied	No
Building FAR	1.67	Zoning	DT-2
Slab to Slab	14'	Parcel	16-07-224-024-0000

For Lease Summary

Number of Spaces	7	% Leased	76.2%
Smallest Space	712 SF	Asking Rent	Withheld
Max Contiguous	15,975 SF	Office Available	7,035 SF
Total Available	23,010 SF	Retail Available	15,975 SF
Vacant	7,035 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Retail	Direct	7,500	15,975	15,975	Withheld	30 Days	Negotiable
P 1	-	Retail	Direct	3,400	15,975	15,975	Withheld	30 Days	Negotiable
P 1	-	Retail	Direct	3,075	15,975	15,975	Withheld	30 Days	Negotiable
P 1	-	Retail	Direct	2,000	15,975	15,975	Withheld	30 Days	Negotiable
P 2	200	Office	Direct	3,246	3,246	3,246	Withheld	Vacant	Negotiable
P 2	202	Office	Direct	3,077	3,077	3,077	Withheld	Vacant	Negotiable
P 2	203	Office	Direct	712	712	712	Withheld	Vacant	Negotiable

For Sale Summary

Asking Price	Withheld	Land	0.41 AC
Status	Active	Built	1920
Sale Type	Investment	On Market	30 Days
RBA (% Leased)	29,540 SF (76.2%)	Last Update	March 30, 2026





104 N Oak Park Ave

Oak Park, Illinois 60301 (Cook County) - Oak Park Area Submarket



Office

Transportation

Traffic Volume	10,672 on Alley (2025); 11,980 on Alley (2024); 11,667 on Lake St (2025); 7,783 on Alley (2025); 12,585 on Alley (2024); 6,121 on Alley (2018); 10,427 on Lake St (2024); 12,283 on Alley (2025); 1,565 on N Grove Ave (2018); 12,888 on Washington Blvd (2023)	
Transit/Subway	Oak Park Station (Green Line)  	1 min walk
	Oak Park Station  	7 min walk
	Harlem/Lake Station (Green Line)  	10 min walk
	Ridgeland Station  	12 min walk
Commuter Rail	Oak Park Station  	8 min walk
	River Forest Station 	6 min drive
Airport	Chicago Midway International	18 min drive
	Chicago O'Hare International	24 min drive
Pedestrian Friendly	60 - Moderately friendly	
Cycling Friendly	60 - Moderately friendly	
Car Friendly	80 - Very friendly	
Transit Friendly	80 - Very friendly	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Law Offices of Peter J. Latz	2	3,898	-	Dec 2025	-
Coldwell Banker Residential Brokerage	1	3,400	25	Mar 2020	-
Oak Park Oral Healthcare	1	1,000	7	Mar 2020	-

Showing 3 of 3 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	GW 104 OAK PARK LLC	-	-
Recorded Owner	GREY INVESTMENTS LLC	-	-
True Owner	EKBR LLC	Chicago, IL 60622	-





1040-1044 Lake St

Oak Park, Illinois 60301 (Cook County) - Oak Park Area Submarket



Retail

Property Summary

GLA (% Leased)	10,033 SF (0.0%)
Built	1932
Tenancy	Multiple
Available	4,033 - 10,033 SF
Max Contiguous	6,000 SF
Asking Rent	Withheld
Frontage	44' on Lake St
Parking Spaces	0.20/1,000 SF; 2 Surface Spaces



Property Details

Land Area	0.15 AC (6,534 SF)	Zoning	B-2
Building FAR	1.54	Parcel	16-07-120-059-0000

For Lease Summary

Number of Spaces	2	% Leased	0.0%
Smallest Space	4,033 SF	Asking Rent	Withheld
Max Contiguous	6,000 SF	Retail Available	10,033 SF
Vacant	10,033 SF		

Amenities

- 24 Hour Access
- Air Conditioning
- Air Conditioning
- Air Conditioning
- Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Retail	Direct	6,000	6,000	6,000	Withheld	Vacant	Negotiable
E 2	-	Retail	Direct	4,033	4,033	4,033	Withheld	Vacant	Negotiable

For Sale Summary

Asking Price	Withheld	Built	1932
Status	Active	On Market	280 Days
Sale Type	Investment	Last Update	March 23, 2026
Land	0.15 AC		

Previous Sale

Sale Date	12/26/2012	Sale Type	Investment
Sale Price	Withheld	Comp Status	Research Complete
Comp ID	2638625	Sale Conditions	High Vacancy Property +1





1040-1044 Lake St

Oak Park, Illinois 60301 (Cook County) - Oak Park Area Submarket



Retail

Transportation

Parking Details	0.20/1,000 SF; 2 Surface Spaces		
Traffic Volume	9,020 on N Marion St (2025); 2,142 on Lake St (2025); 8,240 on N Marion St (2025); 8,591 on Forest Ave (2025); 4,041 on Lake St (2024); 4,012 on Lake St (2025); 10,785 on Lake St (2023); 3,064 on Alley (2025); 10,714 on Lake St (2025)		
Frontage	44' on Lake St		
Transit/Subway	Oak Park Station		3 min walk
	Harlem/Lake Station (Green Line)		4 min walk
	Oak Park Station (Green Line)		11 min walk
	Ridgeland Station		20 min walk
Commuter Rail	Oak Park Station		4 min walk
	River Forest Station		4 min drive
Airport	Chicago Midway International		17 min drive
	Chicago O'Hare International		23 min drive
Pedestrian Friendly	90 - Exceptionally friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	60 - Moderately friendly		
Transit Friendly	80 - Very friendly		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Red Mango	Unkwn	1,500	9	Jul 2014	-

Showing 1 of 1 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Big Papa Project Llc	Northbrook, IL 60062	(847) 562-1814
True Owner	Lou Malnati's Pizzeria	Buffalo Grove, IL 60089	(847) 562-1814





222 Lake St

Oak Park, Illinois 60302 (Cook County) - West Cook North Submarket



Flex

Property Summary

RBA (% Leased)	7,592 SF (0.0%)
Built	1950
Tenancy	Multiple
Available	7,592 SF
Max Contiguous	7,592 SF
Asking Rent	\$15.00 SF/Year/NNN
Clear Height	16'
Drive Ins	1 total
Docks	1 exterior
Levelers	None
Parking Spaces	Surface Spaces Available



Property Details

Land Area	0.19 AC (8,276 SF)	Zoning	NC - Oak Park
Building FAR	0.92	Parcel	16-08-120-027-0000
Power	800a/ 3p Heavy		

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	7,592 SF	Asking Rent	\$15.00 SF/Year
Max Contiguous	7,592 SF	Service Type	Triple Net
Vacant	7,592 SF	Flex Available	7,592 SF

Amenities

- 24 Hour Access
- Mezzanine
- Signage
- Skylights
- Skylights
- Storage Space
- Storage Space

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Flex	Direct	7,592/3,000 Office	7,592	7,592	\$15.00 NNN	Vacant	Negotiable

For Sale Summary

Asking Price	\$696,000 (\$91.68/SF)	Land	0.19 AC
Status	Active	Built	1950
Sale Type	Investment or Owner User	On Market	64 Days
RBA	7,592 SF (0.0%)	Last Update	February 3, 2026

Previous Sale

Sale Date	1/14/2022	Comp ID	5923892
Sale Price	\$450,000	Comp Status	Public Record

















222 Lake St

Oak Park, Illinois 60302 (Cook County) - West Cook North Submarket



Flex

Transportation

Parking Details	Surface Spaces Available	
Traffic Volume	1,070 on Lake St (2025); 2,522 on Lake St (2024); 2,104 on Alley (2018); 6,683 on Cuyler Ave (2025); 2,511 on Lake St (2025); 14,757 on Ontario St (2025); 13,985 on North Blvd (2023); 9,337 on Lake St (2025); 14,461 on North Blvd (2025); 14,924 on Ontario St (2023)	
Transit/Subway	Ridgeland Station  	4 min walk
	Austin Station (Green Line)  	8 min walk
	Oak Park Station (Green Line)  	15 min walk
	Central Station (Green Line)  	16 min walk
Commuter Rail	Oak Park Station  	4 min drive
	Galewood Station  	7 min drive
Airport	Chicago Midway International	16 min drive
	Chicago O'Hare International	26 min drive
Pedestrian Friendly	60 - Moderately friendly	
Cycling Friendly	60 - Moderately friendly	
Car Friendly	70 - Moderately friendly	
Transit Friendly	70 - Moderately friendly	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Heritage Tile	1	8,500	4	Aug 2016	-

Showing 1 of 1 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Idot1966 Llc	Stone Mountain, GA 30087	-
True Owner	JME Group, LLC	Stone Mountain, GA 30087	(678) 571-3509





Property Summary

RBA (% Leased)	9,148 SF (44.5%)
Built	1962
Stories	3
Elevators	None
Typical Floor	3,049 SF
Tenancy	Multiple
Available	120 - 5,075 SF
Max Contiguous	2,300 SF
Asking Rent	\$18.00 - 20.00 SF/Year/NNN



Property Details

Land Area	0.21 AC (9,148 SF)	Zoning	B
Building FAR	1.00	Parcel	16-06-103-036-0000
Owner Occupied	No		

For Lease Summary

Number of Spaces	10	% Leased	44.5%
Smallest Space	120 SF	Asking Rent	\$18.00 - 20.00 SF/Year
Max Contiguous	2,300 SF	Service Type	Triple Net
Total Available	5,075 SF	Office Available	2,775 SF
Vacant	5,075 SF	Office/Retail Available	2,300 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P LL	B1	Office	Direct	340	340	340	\$18.00 NNN	Vacant	Negotiable
P LL	B2	Office	Direct	340	340	340	\$18.00 NNN	Vacant	Negotiable
P LL	B4	Office	Direct	340	340	340	\$18.00 NNN	Vacant	Negotiable
P LL	B5	Office	Direct	340	340	340	\$18.00 NNN	Vacant	Negotiable
P LL	B3	Office	Direct	250	250	250	\$18.00 NNN	Vacant	Negotiable
P 1	100	Office/Retail	Direct	2,300	2,300	2,300	\$20.00 NNN	Vacant	Negotiable
P 2	207A	Office	Direct	435	435	435	\$18.00 NNN	Vacant	Negotiable
P 2	205	Office	Direct	370	370	370	\$18.00 NNN	Vacant	Negotiable
P 2	207B	Office	Direct	240	240	240	\$18.00 NNN	Vacant	Negotiable
P 2	203	Office	Direct	120	120	120	\$18.00 NNN	Vacant	Negotiable



6957 W North Ave

Oak Park, Illinois 60302 (Cook County) - Oak Park Area Submarket



Office

For Sale Summary

Asking Price	Withheld	Land	0.21 AC
Status	Active	Built	1962
Sale Type	Investment	On Market	553 Days
RBA (% Leased)	9,148 SF (44.5%)	Last Update	March 27, 2026

Transportation

Traffic Volume	28,040 on Forest Ave (2025); 1,450 on Alley (2018); 28,089 on Belleforte Ave (2024); 28,089 on N Woodbine Ave (2024); 28,089 on N Newland Ave (2024); 38,266 on N Neva Ave (2025); 28,089 on Marion St (2024); 1,756 on Lemoyne Pkwy (2018); 1,695 on Alley (2018)		
Transit/Subway	Mont Clare Station		20 min walk
Commuter Rail	Mont Clare Station		20 min walk
	Mars Station		4 min drive
Airport	Chicago O'Hare International		20 min drive
	Chicago Midway International		21 min drive
Pedestrian Friendly	70 - Moderately friendly		
Cycling Friendly	60 - Moderately friendly		
Car Friendly	60 - Moderately friendly		
Transit Friendly	60 - Moderately friendly		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Jack Strand	LL	750	5	Jul 2016	-
Food Service Research Institute	2	600	6	Dec 2004	-
Fast Tax	1	500	2	Mar 2016	-
Brown Real Estate	Unkwn	-	2	Sep 2017	-
Integrative Therapies Wellness	Unkwn	-	5	May 2017	-

Showing 5 of 6 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Strand & Browne Real Estate	River Forest, IL 60305	(708) 488-0011
True Owner	Strand & Browne Real Estate	River Forest, IL 60305	(708) 488-0011
Property Management	Strand & Browne Real Estate	River Forest, IL 60305	(708) 488-0011





6142-6144 Roosevelt Rd

Oak Park, Illinois 60304 (Cook County) - Oak Park Area Submarket



Office

Property Summary

RBA (% Leased)	9,000 SF (37.0%)
Built	1955
Stories	2
Elevators	None
Typical Floor	4,500 SF
Tenancy	Multiple
Available	108 - 4,215 SF
Max Contiguous	1,452 SF
Asking Rent	\$16.00 - 18.00 SF/Year/NNN



Property Details

Land Area	0.16 AC (6,970 SF)	Owner Occupied	No
Building FAR	1.29	Zoning	B
Parcel	16-17-328-031-0000 (+1 more)		

For Lease Summary

Number of Spaces	6	% Leased	37.0%
Smallest Space	108 SF	Asking Rent	\$16.00 - 18.00 SF/Year
Max Contiguous	1,452 SF	Service Type	Triple Net
Total Available	4,215 SF	Office Available	578 SF
Vacant	5,670 SF	Office/Medical Available	2,767 SF
Vacant Not Available	2,325 SF	Medical Available	870 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	Suite 6144	Office/Medical	Direct	1,452	1,452	1,452	\$18.00 NNN	Vacant	Negotiable
P 1	105	Medical	Direct	870	870	870	\$16.00 NNN	30 Days	1 Year
P 1	104	Office/Medical	Direct	515	515	515	\$16.00 NNN	Vacant	Negotiable
P 2	201	Office/Medical	Direct	800	800	800	\$16.00 NNN	Vacant	Negotiable
P 2	203	Office	Direct	470	470	470	\$16.00 NNN	Vacant	Negotiable
P 2	202-2	Office	Direct	108	108	108	\$16.00 NNN	Vacant	Negotiable

For Sale Summary

Asking Price	Withheld	Land	0.16 AC
Status	Active	Built	1955
Sale Type	Investment	On Market	569 Days
RBA (% Leased)	9,000 SF (37.0%)	Last Update	March 27, 2026











6142-6144 Roosevelt Rd

Oak Park, Illinois 60304 (Cook County) - Oak Park Area Submarket



Office

Transportation

Traffic Volume	2,700 on 19th St S (2022); 18,961 on Atrium Ct (2023); 2,445 on Fillmore St (2025); 2,700 on Alley (2022); 20,910 on S 61st Ave (2023); 20,760 on S 61st Ave (2025); 654 on Alley (2025); 19,158 on Atrium Ct (2025); 18,985 on S Humphrey Ave (2025)		
Transit/Subway	Austin Station (Blue Line)  		10 min walk
	Oak Park Station (Blue Line)  		20 min walk
Commuter Rail	Lavergne Station 		6 min drive
	Oak Park Station 		8 min drive
Airport	Chicago Midway International		13 min drive
	Chicago O'Hare International		27 min drive
Pedestrian Friendly	80 - Very friendly		
Cycling Friendly	60 - Moderately friendly		
Car Friendly	60 - Moderately friendly		
Transit Friendly	60 - Moderately friendly		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Oak Park Foot Specialists	2	600	1	Oct 2009	-
Within Your Reach	1	425	-	Aug 2015	-
Awaken Blossom Foundation	1	300	2	Jul 2016	-
Kms Inc	1	-	3	Aug 2021	-

Showing 4 of 4 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Strand & Browne Real Estate	River Forest, IL 60305	(708) 488-0011
True Owner	Strand & Browne Real Estate	River Forest, IL 60305	(708) 488-0011
Property Management	Strand & Browne Real Estate	River Forest, IL 60305	(708) 488-0011





6955 W North Ave

Oak Park, Illinois 60302 (Cook County) - Oak Park Area Submarket



Office

Property Summary

RBA (% Leased)	6,700 SF (54.0%)
Built	1962
Stories	2
Typical Floor	3,350 SF
Tenancy	Multiple
Available	500 - 3,080 SF
Max Contiguous	1,000 SF
Asking Rent	\$16.00 SF/Year/NNN
Parking Spaces	1.34/1,000 SF; 9 Surface Spaces



Property Details

Land Area	0.14 AC (6,098 SF)	Owner Occupied	No
Building FAR	1.10	Zoning	B
Slab to Slab	9'	Parcel	16-06-103-037-0000

For Lease Summary

Number of Spaces	5	% Leased	54.0%
Smallest Space	500 SF	Asking Rent	\$16.00 SF/Year
Max Contiguous	1,000 SF	Service Type	Triple Net
Total Available	3,080 SF	Office Available	2,080 SF
Vacant	3,750 SF	Retail Available	1,000 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E GRND	G4 & 5	Retail	Direct	1,000	1,000	1,000	\$16.00 NNN	Vacant	1 - 10 Years
P 1	101	Office	Direct	560	560	560	\$16.00 NNN	Vacant	1 - 10 Years
P 2	203	Office	Direct	510	510	510	\$16.00 NNN	Vacant	Negotiable
P 2	201	Office	Direct	510	510	510	\$16.00 NNN	Vacant	1 - 10 Years
P 2	202	Office	Direct	500	500	500	\$16.00 NNN	Vacant	1 - 10 Years

For Sale Summary

Asking Price	Withheld	Land	0.14 AC
Status	Active	Built	1962
Sale Type	Investment	On Market	569 Days
RBA (% Leased)	6,700 SF (54.0%)	Last Update	March 27, 2026





6955 W North Ave

Oak Park, Illinois 60302 (Cook County) - Oak Park Area Submarket



Office

Transportation

Parking Details	1.34/1,000 SF; 9 Surface Spaces		
Traffic Volume	28,040 on Forest Ave (2025); 1,450 on Alley (2018); 28,089 on N Woodbine Ave (2024); 28,089 on Belleforte Ave (2024); 28,089 on N Newland Ave (2024); 38,266 on N Neva Ave (2025); 28,089 on Marion St (2024); 1,695 on Alley (2018); 1,756 on Lemoyne Pkwy (2018)		
Transit/Subway	Mont Clare Station		20 min walk
Commuter Rail	Mont Clare Station		20 min walk
	Mars Station		4 min drive
Airport	Chicago O'Hare International		20 min drive
	Chicago Midway International		21 min drive
Pedestrian Friendly	70 - Moderately friendly		
Cycling Friendly	60 - Moderately friendly		
Car Friendly	60 - Moderately friendly		
Transit Friendly	60 - Moderately friendly		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Reuben Inocencia South Carolina	3	1,050	7	Jul 2016	-
SCL Mortgage	3	900	6	Jul 2016	-
Inductor Of Healing Inc	Unkwn	-	1	Dec 2018	-
Lawson Tax Group	Unkwn	-	3	Jan 2015	-
Massage By Bobbie	2	-	-	Oct 2025	-

Showing 5 of 7 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Strand & Browne Real Estate	River Forest, IL 60305	(708) 488-0011
True Owner	Strand & Browne Real Estate	River Forest, IL 60305	(708) 488-0011
Property Management	Strand & Browne Real Estate	River Forest, IL 60305	(708) 488-0011





Property Summary

GLA (% Leased)	5,586 SF (100%)
Built	1913
Tenancy	Multiple
Available	1,862 SF
Max Contiguous	1,862 SF
Asking Rent	\$20.00 SF/Year/NNN
Frontage	27' on Lake Street
Parking Spaces	Covered Spaces Available; Surface Spaces Available



Property Details

Land Area	0.16 AC (6,970 SF)	Parcel	16-07-126-002-0000
Building FAR	0.80		

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	1,862 SF	Asking Rent	\$20.00 SF/Year
Max Contiguous	1,862 SF	Service Type	Triple Net
Vacant	0 SF	Office Available	1,862 SF

Amenities

- Air Conditioning
- Air Conditioning
- Air Conditioning
- Bus Line

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 3	Full Floor	Office	Direct	1,862	1,862	1,862	\$20.00 NNN	30 Days	Negotiable

For Sale Summary

Asking Price	Withheld	Built	1913
Status	Active	On Market	569 Days
Sale Type	Investment	Last Update	March 27, 2026
Land	0.16 AC		

Transportation

Parking Details	Covered Spaces Available; Surface Spaces Available
Traffic Volume	2,142 on Lake St (2025); 9,020 on N Marion St (2025); 8,240 on N Marion St (2025); 4,041 on Lake St (2024); 8,591 on Forest Ave (2025); 4,012 on Lake St (2025); 4,041 on N Marion St (2024); 10,785 on Lake St (2023); 4,012 on N Marion St (2025)
Frontage	27' on Lake Street





1053 W Lake St

Oak Park, Illinois 60301 (Cook County) - Oak Park Area Submarket



Retail

Transportation (Continued)

Commuter Rail	Oak Park Station	3 min walk
	River Forest Station	4 min drive
Airport	Chicago Midway International	17 min drive
	Chicago O'Hare International	23 min drive
Pedestrian Friendly	90 - Exceptionally friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	60 - Moderately friendly	
Transit Friendly	80 - Very friendly	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Romaine Greens & Grill	Unkwn, 1	1,924	-	Feb 2017	-
Cappelli Institute Of Music	2	1,714	3	Jul 2016	-
7 Sandwich Shop	Unkwn	-	-	Jun 2019	-

Showing 3 of 3 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	R P Fox Assoc	Oak Park, IL 60302	-
True Owner	R.P. Fox & Associates, Inc.	Oak Park, IL 60302	(708) 848-9550





6912-6926 W Roosevelt Rd

Oak Park, Illinois 60304 (Cook County) - Oak Park Area Submarket



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	8,600 SF (89.7%)
Built	1922
Tenancy	Multiple
Available	885 - 1,845 SF
Max Contiguous	960 SF
Asking Rent	\$18.00 SF/Year/NNN
Frontage	130' on Roosevelt Road



Property Details

Land Area	0.31 AC (13,639 SF)	Parcel	16-18-327-016-0000
Building FAR	0.63		

For Lease Summary

Number of Spaces	2	% Leased	89.7%
Smallest Space	885 SF	Asking Rent	\$18.00 SF/Year
Max Contiguous	960 SF	Service Type	Triple Net
Vacant	885 SF	Retail Available	1,845 SF








Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	6920	Retail	Direct	960	960	960	\$18.00 NNN	08/2026	Negotiable
P 1	6922	Retail	Direct	885	885	885	\$18.00 NNN	Vacant	Negotiable

For Sale Summary

Asking Price	\$1,150,000 (\$133.72/SF)	Built	1922
Status	Active	On Market	560 Days
Sale Type	Investment	Last Update	March 27, 2026
Land	0.31 AC		

Transportation

Traffic Volume	21,223 on Grove Ave (2025); 20,800 on Alley (2021); 20,481 on Alley (2025); 21,424 on Grove Ave (2023); 19,596 on Euclid Ave (2023); 10,540 on Alley (2025); 10,045 on Alley (2025); 1,457 on Harvard St (2018); 10,641 on Alley (2023); 10,165 on Alley (2023)		
Frontage	130' on Roosevelt Road		
Transit/Subway	Oak Park Station (Blue Line)  		15 min walk
	Harlem Station (Blue Line - Forest Park Branch)  		20 min walk
Commuter Rail	Oak Park Station  		6 min drive
	Berwyn Station 		6 min drive





6912-6926 W Roosevelt Rd

Oak Park, Illinois 60304 (Cook County) - Oak Park Area Submarket



Retail

Transportation (Continued)

Airport	Chicago Midway International	15 min drive
	Chicago O'Hare International	25 min drive
Pedestrian Friendly	80 - Very friendly	
Cycling Friendly	70 - Moderately friendly	
Car Friendly	80 - Very friendly	
Transit Friendly	50 - Fairly friendly	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Sutor Heating & Cooling	1	-	4	Jul 2016	-

Showing 1 of 1 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Strand Jack W	Oak Park, IL 60302	-
True Owner	Strand & Browne Real Estate	River Forest, IL 60305	(708) 488-0011

