



Available Commercial Space

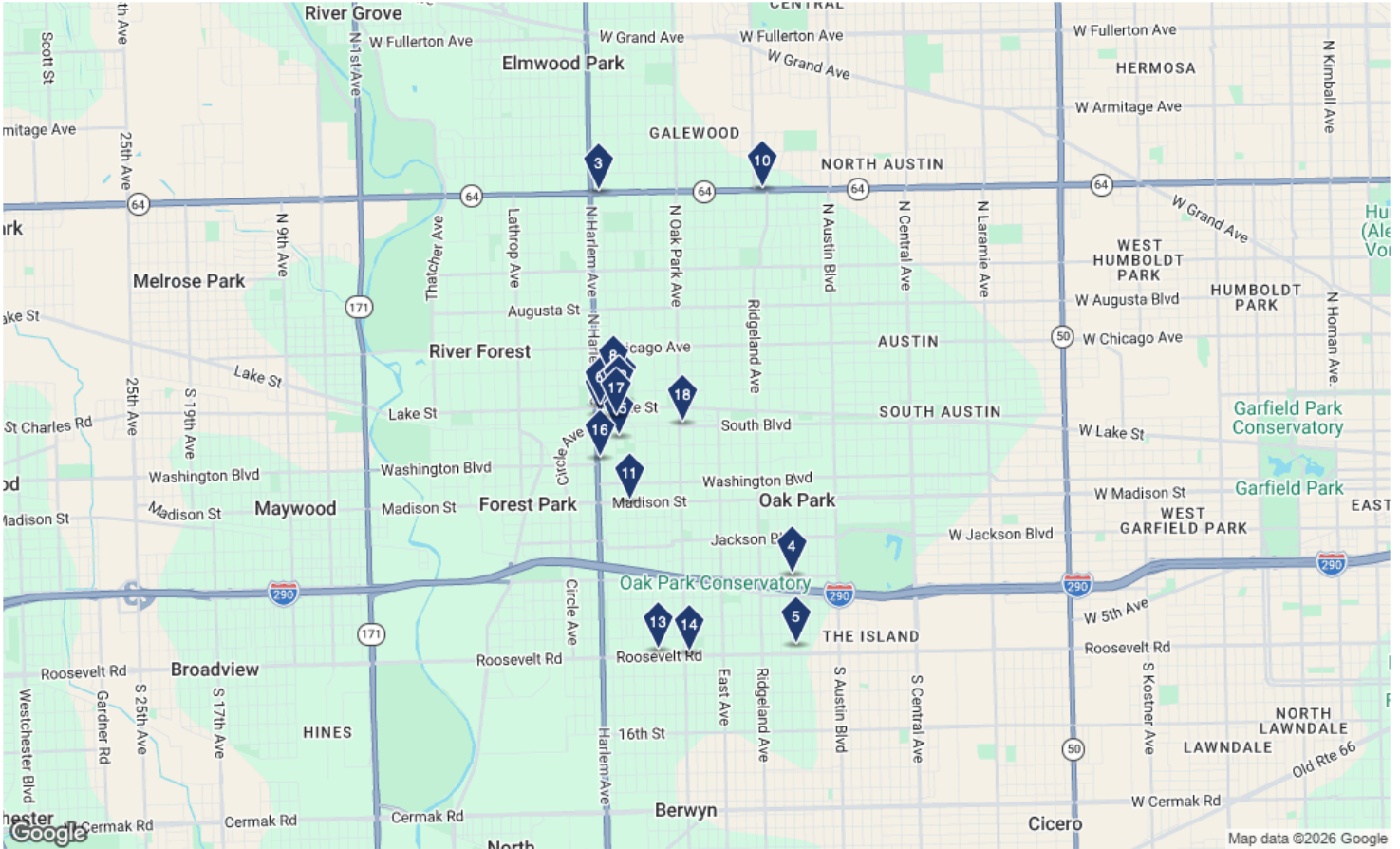
Village of Oak Park, IL

Office of Economic Vitality

708.358.5695

EconomicVitality@oak-park.us

Map Report with Multiple Properties per Page and Photo



1 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



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401-417 N Harlem Ave - River Forest Town Center I & II

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



Retail

Center Type	Neighborhood Center	Max Contiguous	6,073 SF
GLA (% Leased)	23,795 SF (100%)	Asking Rent	Withheld
Built	2001	Frontage	25' on Harlem Ave
Tenancy	Multiple	Frontage	183' on N Harlem Ave
Available	1,261 - 7,334 SF		
Parking Spaces	1.51/1,000 SF; 57 Surface Spaces		



Primary Leasing Company:

Mid-America Real Estate Corp.: Elizabeth Sweeney (224) 587-8736

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7101-7123 W North Ave - North & Harlem Plaza

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



Retail

Center Type	Strip Center	Max Contiguous	4,740 SF
GLA (% Leased)	23,186 SF (72.7%)	Asking Rent	Withheld
Built	1986	Frontage	Harlem
Tenancy	Multiple	Frontage	North
Available	1,600 - 6,340 SF		
Parking Spaces	3.10/1,000 SF; 74 Surface Spaces		



Primary Leasing Company:

Mid-America Real Estate Corp.: Paul Bryant (312) 961-8299, Westin Kane (815) 527-1251, Ryan Hicks (630) 954-7326

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217 Harrison St

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



Retail

GLA (% Leased)	6,200 SF (0.0%)	Max Contiguous	6,200 SF
Built	1933	Asking Rent	Withheld
Tenancy	Single	Frontage	51' on Harrison St
Available	2,500 - 6,200 SF		
Parking Spaces	0.48/1,000 SF; 3 Surface Spaces		



Primary Leasing Company:

CapRock Real Estate: Tom Eilers (847) 910-2017

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6212 Roosevelt Rd

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



Retail

GLA (% Leased)	5,364 SF (0.0%)	Max Contiguous	5,364 SF
Built/Renovated	1950/2004	Asking Rent	Withheld
Tenancy	Single	Frontage	50' on Roosevelt Road
Available	5,364 SF		



Leasing Companies:

David King & Associates, Inc.: David King (708) 650-0505





401-435 N Harlem - River Forest Town Center I & II

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



Retail

Center Type	Neighborhood Center	Max Contiguous	4,042 SF
GLA (% Leased)	44,524 SF (100%)	Asking Rent	Withheld
Built	1998	Frontage	Harlem Avenue
Tenancy	Multiple	Frontage	25' on LAKE ST
Available	4,042 SF		
Parking Spaces	2.49/1,000 SF; 113 Surface Spaces		



Primary Leasing Company:

Mid-America Real Estate Corp.: Jaime Bertsche (630) 954-7223



1034-1036 Lake St

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



Retail

GLA (% Leased)	2,618 SF (0.0%)	Max Contiguous	2,618 SF
Built	2004	Asking Rent	Withheld
Tenancy	Multiple	Frontage	30' on Lake Street
Available	2,618 SF		
Parking Spaces	Surface Tandem Spaces Available		



Leasing Companies:

Baum Realty Group, LLC: Douglas Renner (312) 275-3137 X3137, Mark Fredericks (312) 275-3109



193 N Marion St

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



Retail

GLA (% Leased)	6,596 SF (100%)	Max Contiguous	2,600 SF
Built/Renovated	1930/2019	Asking Rent	\$30.00 SF/Year/MG
Tenancy	Multiple	Frontage	25' on N Marion St
Available	2,600 SF		



Primary Leasing Company:

David King & Associates, Inc.: David King (708) 650-0505



127 N Marion St

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



Retail

GLA (% Leased)	5,000 SF (50.0%)	Max Contiguous	2,500 SF
Built	1917	Asking Rent	\$32.00 SF/Year/NNN
Tenancy	Multiple	Frontage	36' on Marion St
Available	2,500 SF	Frontage	N Marion St.



Primary Leasing Company:

Colliers: Brad Belden (773) 531-6886, Scott Reinish (312) 282-7070



10 6301-6405 W North Ave - Shops on North Avenue East
Oak Park, Illinois 60302 (Cook County) - Oak Park Area Submarket



Retail

Center Type	Strip Center	Max Contiguous	1,406 SF
GLA (% Leased)	15,106 SF (90.7%)	Asking Rent	\$23.00 - 25.00 SF/Year/NNN
Built	1957	Frontage	131' on N Ridgeland Ave
Tenancy	Multiple	Frontage	452' on W North Ave
Available	1,000 - 2,406 SF		
Parking Spaces	2.81/1,000 SF; 101 Surface Spaces; Covered Spaces Available		



Primary Leasing Company:
Colliers: Brad Belden (773) 531-6886, Scott Reinish (312) 282-7070

11 1015-1023 W Madison St
Oak Park, Illinois 60302 (Cook County) - Oak Park Area Submarket



Retail

GLA (% Leased)	2,500 SF (20.0%)	Max Contiguous	2,000 SF
Built	1950	Asking Rent	\$27.60 SF/Year/MG
Tenancy	Multiple	Frontage	97' on Madison St
Available	2,000 SF		
Parking Spaces	1.20/1,000 SF; 20 Surface Spaces		



Primary Leasing Company:
Spetrec: Adriana Correa (773) 759-0608

12 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

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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

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6737 Roosevelt Rd

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



Retail

GLA (% Leased)	1,400 SF (0.0%)	Available	1,400 SF
Built	1907	Max Contiguous	1,400 SF
Tenancy	Single	Asking Rent	\$26.57 SF/Year/+UTIL
Parking Spaces	1.43/1,000 SF; 2 Surface Spaces		

**Leasing Companies:**

Baird & Warner Real Estate: Mary Tremonte (630) 624-6574

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200 S Marion St

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



Retail

GLA (% Leased)	20,000 SF (93.2%)	Max Contiguous	1,370 SF
Built	1920	Asking Rent	Withheld
Tenancy	Multiple	Frontage	193' on S Marion St
Available	1,370 SF		
Parking Spaces	Surface Spaces Available		

**Primary Leasing Company:**

David King & Associates, Inc.: David King (708) 650-0505

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203-207 N Harlem Ave

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



Retail

GLA (% Leased)	20,000 SF (100%)	Max Contiguous	535 SF
Built	1913	Asking Rent	Withheld
Tenancy	Multiple	Frontage	Harlem
Available	535 SF	Frontage	126' on Harlem Ave

**Primary Leasing Company:**

David King & Associates, Inc.: David King (708) 650-0505





101 N Marion St - 101 North Marion Building

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



Retail

GLA (% Leased)	16,700 SF (96.9%)	Max Contiguous	288 SF
Built/Renovated	1902/1986	Asking Rent	\$27.00 SF/Year/FS
Tenancy	Multiple	Frontage	Marion St
Available	235 - 523 SF	Frontage	N. Marion
Parking Spaces	Surface Spaces Available		



Primary Leasing Company:

David King & Associates, Inc.: David King (708) 650-0505



100-106 S Oak Park Ave

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



Retail

GLA (% Leased)	10,282 SF (96.7%)	Max Contiguous	339 SF
Built	1911	Asking Rent	Withheld
Tenancy	Multiple	Frontage	87' on S Oak Park Ave
Available	339 SF	Frontage	88' on South Blvd
Parking Spaces	3.40/1,000 SF; 35 Surface Spaces		



Primary Leasing Company:

James M. Solnes

Leasing Companies:

David King & Associates, Inc.: David King (708) 650-0505





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





401-417 N Harlem Ave - River Forest Town Center I & II

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



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	23,795 SF (100%)
Built	2001
Tenancy	Multiple
Available	1,261 - 7,334 SF
Max Contiguous	6,073 SF
Asking Rent	Withheld
Frontage	25' on Harlem Ave
Frontage	183' on N Harlem Ave
Parking Spaces	1.51/1,000 SF; 57 Surface Spaces



Property Details

Land Area	0.71 AC (30,928 SF)	Parcel	16-07-125-001-0000
Building FAR	0.77		

For Lease Summary

Number of Spaces	2	% Leased	100%
Smallest Space	1,261 SF	Asking Rent	Withheld
Max Contiguous	6,073 SF	Retail Available	7,334 SF
Vacant	0 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	401	Retail	Direct	6,073	6,073	6,073	Withheld	30 Days	Negotiable
P 1	407	Retail	Direct	1,261	1,261	1,261	Withheld	30 Days	Negotiable

Transportation

Parking Details	1.51/1,000 SF; 57 Surface Spaces
Traffic Volume	31,520 on Westgate St (2025); 33,600 on Westgate (2025); 32,634 on Harlem Ave (2024); 27,357 on Harlem Ave (2020); 32,775 on Harlem Ave (2025); 4,012 on N Marion St (2025); 31,576 on South Blvd (2024); 32,163 on Lake St (2024); 4,505 on Cir Ave (2025)
Frontage	25' on Harlem Ave; 183' on N Harlem Ave; 90' on North Blvd; 110' on Westgate St
Commuter Rail	Oak Park Station  4 min walk River Forest Station  4 min drive
Airport	Chicago Midway International 18 min drive Chicago O'Hare International 23 min drive
Pedestrian Friendly	70 - Moderately friendly
Cycling Friendly	50 - Fairly friendly
Car Friendly	60 - Moderately friendly
Transit Friendly	80 - Very friendly





401-417 N Harlem Ave - River Forest Town Center I & II

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



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Tgi Friday's	1	6,200	100	Jun 2025	-
For Eyes	1	1,670	5	Apr 2016	-
Sonic Drive-In	1	1,500	-	Oct 2022	-

Showing 3 of 3 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	SDOP Corp.	-	-
True Owner	Heitman	Chicago, IL 60606	(312) 855-5700





7101-7123 W North Ave - North & Harlem Plaza

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



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	23,186 SF (72.7%)
Built	1986
Tenancy	Multiple
Available	1,600 - 6,340 SF
Max Contiguous	4,740 SF
Asking Rent	Withheld
Frontage	Harlem
Frontage	North
Parking Spaces	3.10/1,000 SF; 74 Surface Spaces



Property Details

Land Area	1.28 AC (55,757 SF)	Zoning	M1-1
Building FAR	0.42		
Parcel	16-06-100-037-0000 (+1 more)		

For Lease Summary

Number of Spaces	2	% Leased	72.7%
Smallest Space	1,600 SF	Asking Rent	Withheld
Max Contiguous	4,740 SF	Retail Available	4,740 SF
Total Available	6,340 SF	Office/Retail Available	1,600 SF
Vacant	6,340 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	1	Retail	Direct	4,740	4,740	4,740	Withheld	Vacant	Negotiable
P 1	7	Office/Retail	Direct	1,600	1,600	1,600	Withheld	Vacant	Negotiable

Previous Sale

Sale Date	7/14/2016	Sale Type	Investment
Pro Forma Cap Rate	6.9%	Comp Status	Research Complete
Sale Price	\$6,790,000	Actual Cap Rate	6.8%
Comp ID	3648863		

Transportation

Parking Details	3.10/1,000 SF; 74 Surface Spaces
Traffic Volume	28,089 on Marion St (2024); 25,762 on Alley (2024); 20,220 on W North Ave (2024); 38,266 on N Neva Ave (2025); 22,352 on North Ave (2025); 25,672 on Alley (2025); 30,380 on 72nd Ct (2024); 37,589 on 72nd Ct (2025); 21,349 on North Ave (2024); 28,089 on Belleforte Ave (2024)





7101-7123 W North Ave - North & Harlem Plaza

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



Retail

Transportation (Continued)

Commuter Rail	Mars Station	4 min drive
	Mont Clare Station	5 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	70 - Moderately friendly	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
American Mattress	1	4,740	3	Apr 2006	-
Orangetheory Fitness	1	4,077	8	Mar 2015	-
Autism Care Therapy	1	3,318	-	Aug 2024	-
Pediatric Dentist	1	3,047	-	Jul 2023	-
The UPS Store	1	1,200	3	Aug 2012	-

Showing 5 of 15 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	DF Oak Park LLC	Santa Monica, CA 90401	-
True Owner	Fried Asset Management, Inc.	Pacific Palisades, CA 90272	(310) 459-9196





217 Harrison St

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



Retail

Property Summary

GLA (% Leased)	6,200 SF (0.0%)
Built	1933
Tenancy	Single
Available	2,500 - 6,200 SF
Max Contiguous	6,200 SF
Asking Rent	Withheld
Frontage	51' on Harrison St
Parking Spaces	0.48/1,000 SF; 3 Surface Spaces



Property Details

Land Area	0.14 AC (6,300 SF)	Parcel	16-17-302-013-0000
Building FAR	0.98		

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	2,500 SF	Asking Rent	Withheld
Max Contiguous	6,200 SF	Retail Available	6,200 SF
Vacant	6,200 SF		

Amenities

- Signage





Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Retail	Direct	2,500 - 6,200	6,200	6,200	Withheld	Vacant	Negotiable

Previous Sale

Sale Date	10/15/2015	Sale Type	Investment
Sale Price	\$229,749	Comp Status	Research Complete
Comp ID	3430009	Sale Conditions	Deferred Maintenance +2

Transportation

Parking Details	0.48/1,000 SF; 3 Surface Spaces		
Traffic Volume	2,969 on Flournoy St (2025); 219,360 on S Lombard Ave (2025); 235,659 on S Lombard Ave (2025); 10,169 on S Harvey Ave (2025); 179,922 on S Harvey Ave (2025); 2,678 on Van Buren St (2025); 8,973 on Alley (2018); 1,040 on Alley (2018); 210,953 on S Austin Blvd (2023); 14,603 on I- 290 (2024)		
Frontage	51' on Harrison St		
Transit/Subway	Austin Station (Blue Line) 		5 min walk
	Oak Park Station (Blue Line) 		13 min walk





217 Harrison St

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



Retail

Transportation (Continued)

Commuter Rail	Oak Park Station	7 min drive
	Lavergne Station	8 min drive
Airport	Chicago Midway International	18 min drive
	Chicago O'Hare International	46 min drive
Pedestrian Friendly	80 - Very friendly	
Cycling Friendly	60 - Moderately friendly	
Car Friendly	80 - Very friendly	
Transit Friendly	60 - Moderately friendly	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
The Brown Elephant	1	6,300	8	Sep 2015	-

Showing 1 of 1 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Harrison Street Ventures LLC	South Barrington, IL 60010	(312) 543-1250
True Owner	MGD Investments	South Barrington, IL 60010	(312) 543-1250





6212 Roosevelt Rd

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



Retail

Property Summary

GLA (% Leased)	5,364 SF (0.0%)
Built/Renovated	1950/2004
Tenancy	Single
Available	5,364 SF
Max Contiguous	5,364 SF
Asking Rent	Withheld
Frontage	50' on Roosevelt Road



Property Details

Land Area	0.14 AC (6,079 SF)	Parcel	16-17-327-038-0000
Building FAR	0.88		

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	5,364 SF	Asking Rent	Withheld
Max Contiguous	5,364 SF	Retail Available	5,364 SF
Vacant	5,364 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Retail	Direct	5,364	5,364	5,364	Withheld	Vacant	Negotiable

Transportation

Traffic Volume	18,961 on Atrium Ct (2023); 2,700 on 19th St S (2022); 2,445 on Fillmore St (2025); 2,700 on Alley (2022); 654 on Alley (2025); 19,158 on Atrium Ct (2025); 20,910 on S 61st Ave (2023); 20,760 on S 61st Ave (2025); 9,523 on Alley (2023); 9,406 on Alley (2025)
Frontage	50' on Roosevelt Road
Transit/Subway	Austin Station (Blue Line) 10 min walk
	Oak Park Station (Blue Line) 19 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 28 min drive
Pedestrian Friendly	80 - Very friendly
Cycling Friendly	70 - Moderately friendly
Car Friendly	90 - Exceptionally friendly
Transit Friendly	60 - Moderately friendly





6212 Roosevelt Rd

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



Retail

Contacts

Type	Name	Location	Phone
Recorded Owner	Polar Properties Llc	Saint Charles, IL 60175	-





401-435 N Harlem - River Forest Town Center I & II

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



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	44,524 SF (100%)
Built	1998
Tenancy	Multiple
Available	4,042 SF
Max Contiguous	4,042 SF
Asking Rent	Withheld
Frontage	Harlem Avenue
Frontage	25' on LAKE ST
Parking Spaces	2.49/1,000 SF; 113 Surface Spaces



Property Details

Land Area	1.02 AC (44,527 SF)	Building FAR	1.00
Parcel	16-07-124-002-0000 (+4 more)		

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	4,042 SF	Asking Rent	Withheld
Max Contiguous	4,042 SF	Retail Available	4,042 SF
Vacant	0 SF		

Amenities

- Air Conditioning
- Signalized Intersection
- Air Conditioning
- Air Conditioning
- Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	427/431	Retail	Direct	4,042	4,042	4,042	Withheld	30 Days	Negotiable

Transportation

Parking Details	2.49/1,000 SF; 113 Surface Spaces
Traffic Volume	32,163 on Lake St (2024); 33,600 on Westgate (2025); 31,520 on Westgate St (2025); 33,383 on Lake St (2023); 33,005 on Lake St (2025); 11,580 on Bonnie Brae (2025); 8,240 on N Marion St (2025); 32,634 on Harlem Ave (2024)
Frontage	25' on LAKE ST
Commuter Rail	Oak Park Station 5 min walk River Forest Station 3 min drive
Airport	Chicago Midway International 17 min drive Chicago O'Hare International 23 min drive
Pedestrian Friendly	80 - Very friendly
Cycling Friendly	50 - Fairly friendly





401-435 N Harlem - River Forest Town Center I & II

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



Retail

Transportation (Continued)

Car Friendly	60 - Moderately friendly
Transit Friendly	90 - Exceptionally friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
GapKids	1	12,500	35	Nov 2005	-
Sephora	1	5,500	-	Feb 2026	-
AT&T Wireless	1	1,879	6	Oct 2005	-
Slice Factory	1	1,000	6	Jan 2019	-
Pita Pita	1	770	-	Feb 2025	-

Showing 5 of 5 Tenants

Contacts

Type	Name	Location	Phone
Developer	The Taxman Corporation	Skokie, IL 60077	(847) 674-4321
Recorded Owner	SDOP Corp.	-	-
True Owner	Heitman	Chicago, IL 60606	(312) 855-5700
Property Management	Mid-America Real Estate Corp.	Oakbrook Terrace, IL 60181	(630) 954-7300





1034-1036 Lake St

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



Retail

Property Summary

GLA (% Leased)	2,618 SF (0.0%)
Built	2004
Tenancy	Multiple
Available	2,618 SF
Max Contiguous	2,618 SF
Asking Rent	Withheld
Frontage	30' on Lake Street
Parking Spaces	Surface Tandem Spaces Available



Property Details

Land Area	0.20 AC (8,712 SF)	Zoning	C
Building FAR	0.30	Parcel	16-07-120-025-0000

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	2,618 SF	Asking Rent	Withheld
Max Contiguous	2,618 SF	Retail Available	2,618 SF
Vacant	2,618 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E	-	Retail	Direct	2,618	2,618	2,618	Withheld	Vacant	Negotiable
GRND									

Transportation

Parking Details	Surface Tandem Spaces Available
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	30' on Lake Street
Transit/Subway	Oak Park Station 4 min walk
	Harlem/Lake Station (Green Line) 4 min walk
	Oak Park Station (Green Line) 10 min walk
	Ridgeland Station 20 min walk
Commuter Rail	Oak Park Station 4 min walk
	River Forest Station 5 min drive
Airport	Chicago Midway International 24 min drive
	Chicago O'Hare International 41 min drive
Pedestrian Friendly	90 - Exceptionally friendly





1034-1036 Lake St

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



Retail

Transportation (Continued)

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
Maple Tree Restaurant	Unkwn	-	10	Jul 2016	-
My Music Lessons	Unkwn	-	3	Jul 2016	-

Showing 2 of 2 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	James 2007 Trust & Stavroula 2	Lincolnwood, IL 60712	(847) 677-1896
True Owner	James 2007 Trust & Stavroula 2	Lincolnwood, IL 60712	(847) 677-1896





193 N Marion St

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



Retail

Property Summary

GLA (% Leased)	6,596 SF (100%)
Built/Renovated	1930/2019
Tenancy	Multiple
Available	2,600 SF
Max Contiguous	2,600 SF
Asking Rent	\$30.00 SF/Year/MG
Frontage	25' on N Marion St



Property Details

Land Area	0.06 AC (2,614 SF)	Zoning	B4, County
Building FAR	2.52	Parcel	16-07-118-068-0000

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	2,600 SF	Asking Rent	\$30.00 SF/Year
Max Contiguous	2,600 SF	Service Type	Modified Gross
Vacant	5,700 SF	Office/Retail Available	2,600 SF

Amenities

- 24 Hour Access
- Air Conditioning
- Air Conditioning
- Air Conditioning
- Signage
- Storage Space
- Storage Space
- Tenant Controlled HVAC

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	1st + Base-ment	Office/Retail	Sublet	2,600	2,600	2,600	\$30.00 MG	Vacant	Thru May 2027

Previous Sale

Sale Date	12/1/1999	Comp ID	424073
Sale Price	\$141,000	Comp Status	Research Complete

Transportation

Traffic Volume	3,233 on Harlem Ct (2025); 3,208 on Harlem Ct (2023); 30,824 on Quick Ave (2025); 8,240 on N Marion St (2025); 9,020 on N Marion St (2025); 2,142 on Lake St (2025); 33,005 on Lake St (2025); 10,714 on Lake St (2025)
Frontage	25' on N Marion St















193 N Marion St

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



Retail

Transportation (Continued)

Transit/Subway	Oak Park Station  	6 min walk
	Harlem/Lake Station (Green Line)  	7 min walk
	Oak Park Station (Green Line)  	13 min walk
Commuter Rail	Oak Park Station  	6 min walk
	River Forest Station  	4 min drive
Airport	Chicago Midway International	18 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	70 - Moderately friendly	

Contacts

Type	Name	Location	Phone
True Owner	Kristen Halverson	Oak Park, IL 60302	-





127 N Marion St

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



Retail

Property Summary

GLA (% Leased)	5,000 SF (50.0%)
Built	1917
Tenancy	Multiple
Available	2,500 SF
Max Contiguous	2,500 SF
Asking Rent	\$32.00 SF/Year/NNN
Frontage	36' on Marion St
Frontage	N Marion St.



Property Details

Land Area	0.07 AC (3,049 SF)	Zoning	B4, Oak Park
Building FAR	1.64	Parcel	16-07-124-023-0000

For Lease Summary

Number of Spaces	1	% Leased	50.0%
Smallest Space	2,500 SF	Asking Rent	\$32.00 SF/Year
Max Contiguous	2,500 SF	Service Type	Triple Net
Vacant	2,500 SF	Retail Available	2,500 SF

Amenities

- 24 Hour Access
- Air Conditioning
- Air Conditioning
- Air Conditioning
- Commuter Rail

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Retail	Direct	2,500	2,500	2,500	\$32.00 NNN	Vacant	Negotiable

Previous Sale

Sale Date	6/22/2000	Sale Type	Owner User
Sale Price	\$235,000	Comp Status	Research Complete
Comp ID	503202		

Transportation

Traffic Volume	2,142 on Lake St (2025); 8,240 on N Marion St (2025); 9,020 on N Marion St (2025); 4,041 on N Marion St (2024); 4,012 on N Marion St (2025); 4,041 on Lake St (2024); 4,012 on Lake St (2025); 8,591 on Forest Ave (2025); 32,163 on Lake St (2024)
Frontage	36' on Marion St
















127 N Marion St

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



Retail

Transportation (Continued)

Transit/Subway	Oak Park Station  	2 min walk
	Harlem/Lake Station (Green Line)  	3 min walk
	Oak Park Station (Green Line)  	10 min walk
	Ridgeland Station  	20 min walk
Commuter Rail	Oak Park Station  	3 min walk
	River Forest Station 	4 min drive
Airport	Chicago Midway International	18 min drive
	Chicago O'Hare International	23 min drive
Pedestrian Friendly	80 - Very friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	50 - Fairly friendly	
Transit Friendly	90 - Exceptionally friendly	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Marion Street Dental - Dr. Linda Oster Llc	2	1,200	2	Oct 2010	-
Berg Properties	2	500	-	Nov 2015	-
Holistic Health & Human Services	Unkwn	-	8	Dec 2017	-
Shirtworks	Unkwn	-	3	Jul 2016	-

Showing 4 of 4 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	William C McNamara	Oak Park, IL 60301	(708) 383-4100
True Owner	William C McNamara	Oak Park, IL 60301	(708) 383-4100
True Owner	Richard McNamara	Oak Park, IL 60301	(773) 403-4411





6301-6405 W North Ave - Shops on North Avenue East

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



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	15,106 SF (90.7%)
Built	1957
Tenancy	Multiple
Available	1,000 - 2,406 SF
Max Contiguous	1,406 SF
Asking Rent	\$23.00 - 25.00 SF/Year/NNN
Frontage	131' on N Ridgeland Ave
Frontage	452' on W North Ave
Parking Spaces	2.81/1,000 SF; Covered Spaces Available; 101 Surface Spaces



Property Details

Land Area	1.06 AC (46,174 SF)	Building FAR	0.33
Parcel	16-05-100-038-0000 (+1 more)		

For Lease Summary

Number of Spaces	2	Asking Rent	\$23.00 - 25.00 SF/Year
Smallest Space	1,000 SF	Service Type	Triple Net
Max Contiguous	1,406 SF	CAM	\$16.30/SF
Vacant	1,406 SF	Retail Available	2,406 SF
% Leased	90.7%		

Amenities

- Pylon Sign
- Signalized Intersection

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	A6323	Retail	Direct	1,406	1,406	1,406	\$23.00 NNN	Vacant	Negotiable
P 1	B6421	Retail	Direct	1,000	1,000	1,000	\$25.00 NNN	30 Days	Negotiable

Previous Sale

Sale Date	9/16/2025	Sale Type	Investment
Sale Price	\$4,277,990	Comp Status	Research Complete
Comp ID	7368805	Actual Cap Rate	7.5%

Transportation

Parking Details	2.81/1,000 SF; Covered Spaces Available; 101 Surface Spaces
Traffic Volume	6,418 on W North Ave (2025); 26,794 on N Narragansett Ave (2024); 11,083 on Alley (2025); 1,691 on Alley (2018); 2,189 on Alley (2018); 1,722 on Alley (2018); 26,794 on N Nagle Ave (2024); 6,521 on Greenfield St (2025); 1,573 on N Lombard Ave (2018); 1,790 on Alley (2018)
Frontage	131' on N Ridgeland Ave; 452' on W North Ave; 356' on West North Avenue





6301-6405 W North Ave - Shops on North Avenue East

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



Retail

Transportation (Continued)

Transit/Subway	Galewood Station	12 min walk
Commuter Rail	Galewood Station	12 min walk
	Mars Station	4 min drive
Airport	Chicago Midway International	23 min drive
	Chicago O'Hare International	39 min drive
Pedestrian Friendly	60 - Moderately friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	90 - Exceptionally friendly	
Transit Friendly	70 - Moderately friendly	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Dollar Tree	1	10,000	13	Aug 2002	-
FirstCash, Inc.	1	7,560	6	Mar 2016	-
Royal Furniture	1	1,406	4	Jan 2015	-
Oxford Insurance Group	1	1,300	9	Sep 2018	-
Metro By T-mobile	1	1,000	2	Jan 2022	-

Showing 5 of 9 Tenants

Contacts

Type	Name	Location	Phone
Developer	Blaurock Realty, Ltd	Wauconda, IL 60084	(708) 269-9860
Recorded Owner	CI Shops On North Avenue East II Llc	Beachwood, OH 44122	-
True Owner	Curblin Properties Corp.	New York, NY 10022	(216) 755-6200





1015-1023 W Madison St

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



Retail

Property Summary

GLA (% Leased)	2,500 SF (20.0%)
Built	1950
Tenancy	Multiple
Available	2,000 SF
Max Contiguous	2,000 SF
Asking Rent	\$27.60 SF/Year/MG
Frontage	97' on Madison St
Frontage	92' on W Madison St
Parking Spaces	1.20/1,000 SF; 20 Surface Spaces



Property Details

Land Area	0.07 AC (3,049 SF)	Zoning	C2-3
Building FAR	0.82	Parcel	16-18-103-001-0000

For Lease Summary

Number of Spaces	1	% Leased	20.0%
Smallest Space	2,000 SF	Asking Rent	\$27.60 SF/Year
Max Contiguous	2,000 SF	Service Type	Modified Gross
Vacant	2,000 SF	Retail Available	2,000 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Retail	Direct	2,000	2,000	2,000	\$27.60 MG	Vacant	Negotiable

Transportation

Parking Details	1.20/1,000 SF; 20 Surface Spaces
Traffic Volume	1,610 on Washington Blvd (2025); 15,979 on S Maple Ave (2025); 1,641 on Washington Blvd (2024); 7,619 on Wisconsin Ave (2025); 7,967 on Wisconsin Ave (2024); 37,785 on Alley (2025); 32,572 on Adams St (2024); 38,225 on Alley (2023); 32,514 on Adams St (2025)
Frontage	92' on W Madison St; 49' on Wenonah Ave; 97' on Madison St
Commuter Rail	Oak Park Station 12 min walk River Forest Station 5 min drive
Airport	Chicago Midway International 16 min drive Chicago O'Hare International 24 min drive
Pedestrian Friendly	90 - Exceptionally friendly
Cycling Friendly	60 - Moderately friendly
Car Friendly	60 - Moderately friendly
Transit Friendly	60 - Moderately friendly





1015-1023 W Madison St

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



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
THX Spa	1	887	-	Jul 2018	-
West Suburban Dental Ctr	1	825	4	Jun 2015	-
Intermark 2000	1	-	-	Sep 2016	-
Keyes For Toes	1	-	5	Sep 2016	-

Showing 4 of 4 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Current Owner Taxpayer	Chicago, IL 60607	-
True Owner	Stellar Performance	Chicago, IL 60622	(312) 576-7392





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





6737 Roosevelt Rd

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



Retail

Property Summary

GLA (% Leased)	1,400 SF (0.0%)
Built	1907
Tenancy	Single
Available	1,400 SF
Max Contiguous	1,400 SF
Asking Rent	\$26.57 SF/Year/+UTIL
Parking Spaces	1.43/1,000 SF; 2 Surface Spaces



Property Details

Land Area	0.07 AC (3,049 SF)	Zoning	Commercial
Building FAR	0.46	Parcel	16-19-200-003-0000





For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	1,400 SF	Asking Rent	\$26.57 SF/Year
Max Contiguous	1,400 SF	Service Type	Plus Utilities
Vacant	1,400 SF	Retail Available	1,400 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Retail	Direct	1,400	1,400	1,400	\$26.57 +UTIL	Vacant	Negotiable

Transportation

Parking Details	1.43/1,000 SF; 2 Surface Spaces								
Traffic Volume	19,677 on Euclid Ave (2025); 10,045 on Alley (2025); 10,540 on Alley (2025); 10,165 on Alley (2023); 10,641 on Alley (2023); 21,424 on Grove Ave (2023); 21,223 on Grove Ave (2025); 8,450 on Euclid Ave (2021); 9,686 on Euclid Ave (2025)								
Transit/Subway	Oak Park Station (Blue Line)  							12 min walk	
Commuter Rail	Oak Park Station 							6 min drive	
	Berwyn Station 							6 min drive	
Airport	Chicago Midway International							18 min drive	
	Chicago O'Hare International							45 min drive	
Pedestrian Friendly	90 - Exceptionally friendly								
Cycling Friendly	70 - Moderately friendly								
Car Friendly	80 - Very friendly								
Transit Friendly	50 - Fairly friendly								





6737 Roosevelt Rd

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



Retail

Contacts

Type	Name	Location	Phone
Recorded Owner	Gina Tremonte	Oak Park, IL 60304	-





200 S Marion St

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



Retail

Property Summary

GLA (% Leased)	20,000 SF (93.2%)
Built	1920
Tenancy	Multiple
Available	1,370 SF
Max Contiguous	1,370 SF
Asking Rent	Withheld
Frontage	193' on S Marion St
Parking Spaces	Surface Spaces Available



Property Details

Land Area	0.27 AC (11,761 SF)	Zoning	C
Building FAR	1.70	Parcel	16-07-309-001-0000

For Lease Summary

Number of Spaces	1	% Leased	93.2%
Smallest Space	1,370 SF	Asking Rent	Withheld
Max Contiguous	1,370 SF	Office Available	1,370 SF
Vacant	1,370 SF		

Amenities

- 24 Hour Access
- Tenant Controlled HVAC

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 2	27	Office	Direct	1,370	1,370	1,370	Withheld	Vacant	Negotiable

Previous Sale

Sale Date	9/19/2007	Sale Type	Investment
Sale Price	\$2,025,000	Comp Status	Research Complete
Comp ID	1419728		

Transportation

Parking Details	Surface Spaces Available
Traffic Volume	1,610 on Alley (2025); 1,641 on Alley (2024); 4,041 on N Marion St (2024); 31,818 on Pleasant St (2025); 4,012 on N Marion St (2025); 4,505 on Cir Ave (2025); 2,142 on Alley (2025); 31,576 on South Blvd (2024); 32,775 on Harlem Ave (2025)
Frontage	193' on S Marion St
Commuter Rail	Oak Park Station 3 min walk
	River Forest Station 4 min drive





200 S Marion St

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



Retail

Transportation (Continued)

Airport	Chicago Midway International	17 min drive
	Chicago O'Hare International	24 min drive
Pedestrian Friendly	90 - Exceptionally friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	50 - Fairly friendly	
Transit Friendly	80 - Very friendly	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Peekaboo Playroom	1	4,000	8	Oct 2013	-
Edward Jones	Unkwn	1,500	2	Jul 2016	-
Colin Fane - State Farm Insurance Agent	Unkwn	1,300	3	Dec 2020	-
Mathnasium	1	1,200	5	Jul 2016	-
Dailey Workout	1	1,000	-	Oct 2013	-

Showing 5 of 16 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	200 S Marion LLC	Oak Park, IL 60302	-
True Owner	R.P. Fox & Associates, Inc.	Oak Park, IL 60302	(708) 848-9550





203-207 N Harlem Ave

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



Retail

Property Summary

GLA (% Leased)	20,000 SF (100%)
Built	1913
Tenancy	Multiple
Available	535 SF
Max Contiguous	535 SF
Asking Rent	Withheld
Frontage	Harlem
Frontage	126' on Harlem Ave



Property Details

Land Area	0.26 AC (11,350 SF)	Parcel	16-07-307-013-0000
Building FAR	1.76		

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	535 SF	Asking Rent	Withheld
Max Contiguous	535 SF	Office Available	535 SF
Vacant	0 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Office	Direct	535	535	535	Withheld	05/2026	Negotiable

Transportation

Traffic Volume	31,874 on Randolph St (2024); 7,981 on N Harlem Ave (2024); 31,900 on Randolph St (2021); 33,201 on Randolph St (2024); 33,215 on Randolph St (2025); 31,818 on Pleasant St (2025); 7,967 on Wisconsin Ave (2024); 7,619 on Wisconsin Ave (2025)								
Frontage	126' on Harlem Ave								
Transit/Subway	Harlem/Lake Station (Green Line)								6 min walk
	Oak Park Station								8 min walk
	Oak Park Station (Green Line)								15 min walk
	Harlem Station (Blue Line - Forest Park Branch)								16 min walk
Commuter Rail	Oak Park Station								8 min walk
	River Forest Station								4 min drive
Airport	Chicago Midway International								16 min drive
	Chicago O'Hare International								23 min drive
Pedestrian Friendly	80 - Very friendly								
Cycling Friendly	50 - Fairly friendly								





203-207 N Harlem Ave

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



Retail

Transportation (Continued)

Car Friendly	80 - Very friendly
Transit Friendly	80 - Very friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Masters Touch	Unkwn	-	2	Jul 2016	-

Showing 1 of 1 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Jaafar Hussein	Willowbrook, IL 60527	(630) 590-5642
True Owner	Jaafar Hussein	Willowbrook, IL 60527	(630) 590-5642
Property Management	M&M Property Management Inc	Oak Park, IL 60302	(708) 386-7355





101 N Marion St - 101 North Marion Building

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



Retail

Property Summary

GLA (% Leased)	16,700 SF (96.9%)
Built/Renovated	1902/1986
Tenancy	Multiple
Available	235 - 523 SF
Max Contiguous	288 SF
Asking Rent	\$27.00 SF/Year/FS
Frontage	Marion St
Frontage	N. Marion
Parking Spaces	Surface Spaces Available



Property Details

Land Area	0.14 AC (6,098 SF)	Zoning	B4, Oak Park
Building FAR	2.74	Parcel	16-07-125-020-0000

For Lease Summary

Number of Spaces	2	% Leased	96.9%
Smallest Space	235 SF	Asking Rent	\$27.00 SF/Year
Max Contiguous	288 SF	Service Type	Full Service
Vacant	523 SF	Office Available	523 SF

Amenities

- Property Manager on Site

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 2	211	Office	Direct	288	288	288	\$27.00 FS	Vacant	Negotiable
P 2	202	Office	Direct	235	235	235	Withheld	Vacant	Negotiable

Previous Sale

Sale Date	12/30/2025	Comp ID	7487689
Pro Forma Cap Rate	11.4%	Sale Type	Investment
Sale Price	\$1,520,000	Comp Status	Research Complete

Transportation

Parking Details	Surface Spaces Available
Traffic Volume	4,041 on N Marion St (2024); 4,012 on N Marion St (2025); 1,641 on Alley (2024); 2,142 on Lake St (2025); 1,610 on Alley (2025); 8,240 on N Marion St (2025); 9,020 on N Marion St (2025); 4,012 on Lake St (2025); 4,041 on Lake St (2024)
















101 N Marion St - 101 North Marion Building

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



Retail

Transportation (Continued)

Transit/Subway	Oak Park Station  	1 min walk
	Harlem/Lake Station (Green Line)  	2 min walk
	Oak Park Station (Green Line)  	9 min walk
	Ridgeland Station  	19 min walk
Commuter Rail	Oak Park Station  	2 min walk
	River Forest Station 	4 min drive
Airport	Chicago Midway International	22 min drive
	Chicago O'Hare International	41 min drive
Pedestrian Friendly	60 - Moderately friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	50 - Fairly friendly	
Transit Friendly	90 - Exceptionally friendly	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Chicago Nannies Inc	3	500	2	Mar 2016	-
Jeff Giraldo LCPC	3	500	1	Aug 2021	-
Affection Home Care Llc	2	-	-	Sep 2024	-
Babtiste Ceramic Tile	1	-	2	Jan 2013	-
Capstone Real Estate Management	2	-	1	Apr 2005	-

Showing 5 of 15 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	101 North Marion Llc	-	-
True Owner	John Macchia	North Riverside, IL 60546	(708) 935-5323
Property Management	Capstone Real Estate Management	Oak Park, IL 60301	(708) 386-2302



Property Summary

GLA (% Leased)	10,282 SF (96.7%)
Built	1911
Tenancy	Multiple
Available	339 SF
Max Contiguous	339 SF
Asking Rent	Withheld
Frontage	87' on S Oak Park Ave
Frontage	88' on South Blvd
Parking Spaces	3.40/1,000 SF; 35 Surface Spaces



Property Details

Land Area	0.15 AC (6,534 SF)	Zoning	B2
Building FAR	1.57	Parcel	16-07-400-001-0000

For Lease Summary

Number of Spaces	1	% Leased	96.7%
Smallest Space	339 SF	Asking Rent	Withheld
Max Contiguous	339 SF	Office Available	339 SF
Vacant	339 SF		









Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 2	208	Office	Direct	339	339	339	Withheld	Vacant	Negotiable

Previous Sale

Sale Date	3/30/2011	Comp ID	2093116
Sale Price	\$605,000	Comp Status	Research Complete

Transportation

Parking Details	3.40/1,000 SF; 35 Surface Spaces		
Traffic Volume	12,585 on Alley (2024); 10,672 on Alley (2025); 11,980 on Alley (2024); 12,283 on Alley (2025); 6,121 on Alley (2018); 11,667 on Lake St (2025); 7,783 on Alley (2025); 12,888 on Washington Blvd (2023); 10,427 on Lake St (2024); 12,900 on Alley (2022)		
Frontage	87' on S Oak Park Ave; 88' on South Blvd		
Transit/Subway	Oak Park Station (Green Line)	 	1 min walk
	Oak Park Station	 	8 min walk
	Harlem/Lake Station (Green Line)	 	10 min walk
	Ridgeland Station	 	11 min walk






100-106 S Oak Park Ave

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



Retail

Transportation (Continued)

Commuter Rail	Oak Park Station  	7 min walk
	River Forest Station 	6 min drive
Airport	Chicago Midway International	18 min drive
	Chicago O'Hare International	25 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
Citrine Cafe	1	4,430	-	Nov 2015	-
OMG! Brunch & Boutique Inc	1	3,058	-	Dec 2012	-
Oak Park Township	2	1,091	7	Mar 2019	-
Altierra Builders	1	-	-	Feb 2023	-
FSX Chicago	Unkwn	-	-	Jul 2016	-

Showing 5 of 6 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	106 Partners LLC	Oak Park, IL 60302	(312) 523-2113
True Owner	106 Partners LLC	Oak Park, IL 60302	(312) 523-2113

