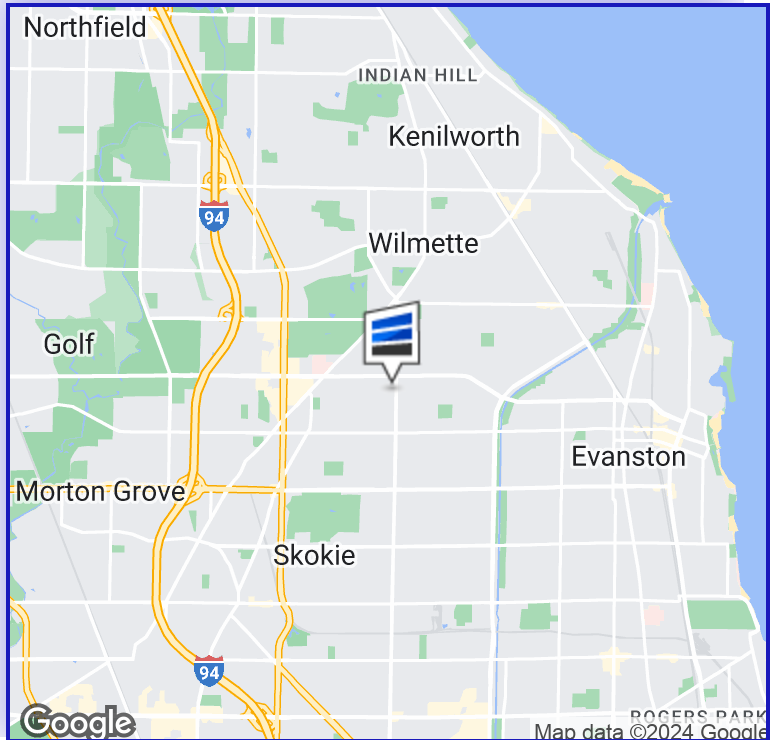




FOR LEASE: 1,300 sf Flex
Retail/Office/Warehouse Space with parking
4005 GOLF ROAD, SKOKIE, IL



PROPERTY OVERVIEW

1,300sf with unique layout allowing for office/retail use plus warehousing/distribution in the rear. One of four spaces in a 13,000sf Neighborhood Retail Strip Center.

PROPERTY HIGHLIGHTS

- Centrally located on Chicago's North Shore,
- High-visibility corner at the Golf-Crawford signalized intersection with 35,000 cars/day
- Excellent street presence enhanced with favorable window lines and light-box signage facing Golf
- Strong area demographics: \$120k average HH Income within 3 miles
- Asking \$12.50/sf Modified Gross, plus \$4.00+/-/sf in RE Taxes

Presented by
ROSS GOLDSTEIN
Managing Broker
312.203.3199

ross@insitecommercialrealty.com

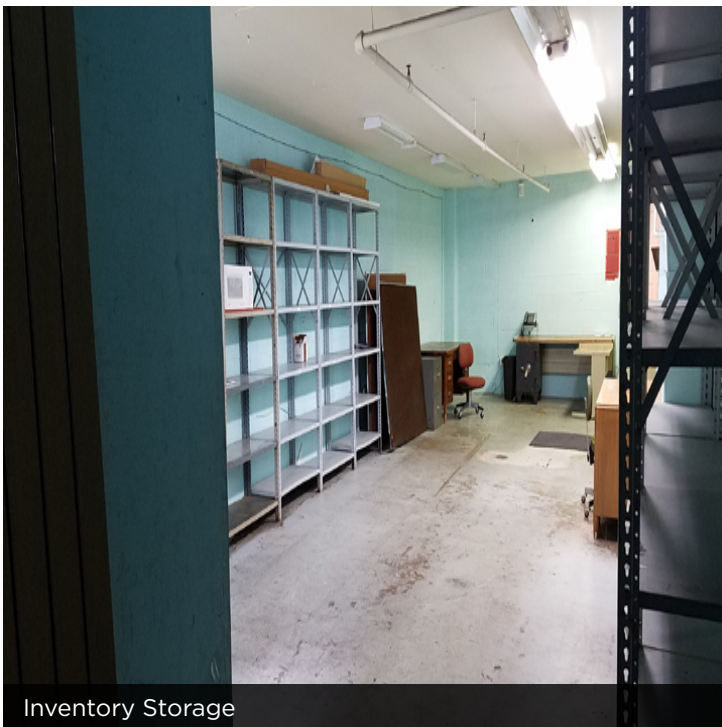
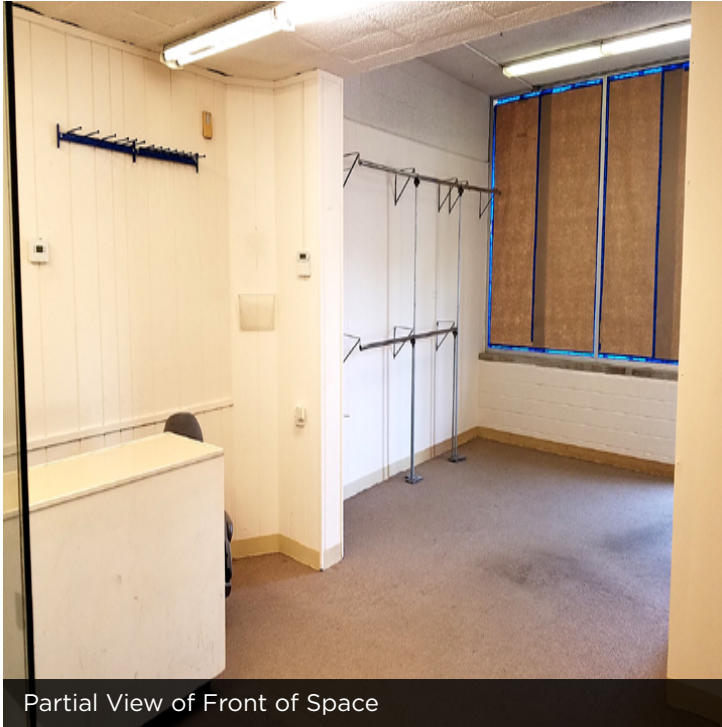


FOR LEASE: 1,300sf Flex Retail/Office/Warehouse space

Property Photos



Golf Plaza Mall
4005 Golf Road Skokie, IL 60077



Ross Goldstein
312.203.3199
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The information furnished herein is from sources deemed reliable and is subject to inspection and verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by Insite Commercial Realty. Price subject to change and this listing may be withdrawn without notice.

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312.203.3199 / insitecommercialrealty.com
1238 Oak Avenue, Evanston, IL 60202

FOR LEASE: 1,300sf Flex Retail/Office/Warehouse space

Retail Map & Demographics



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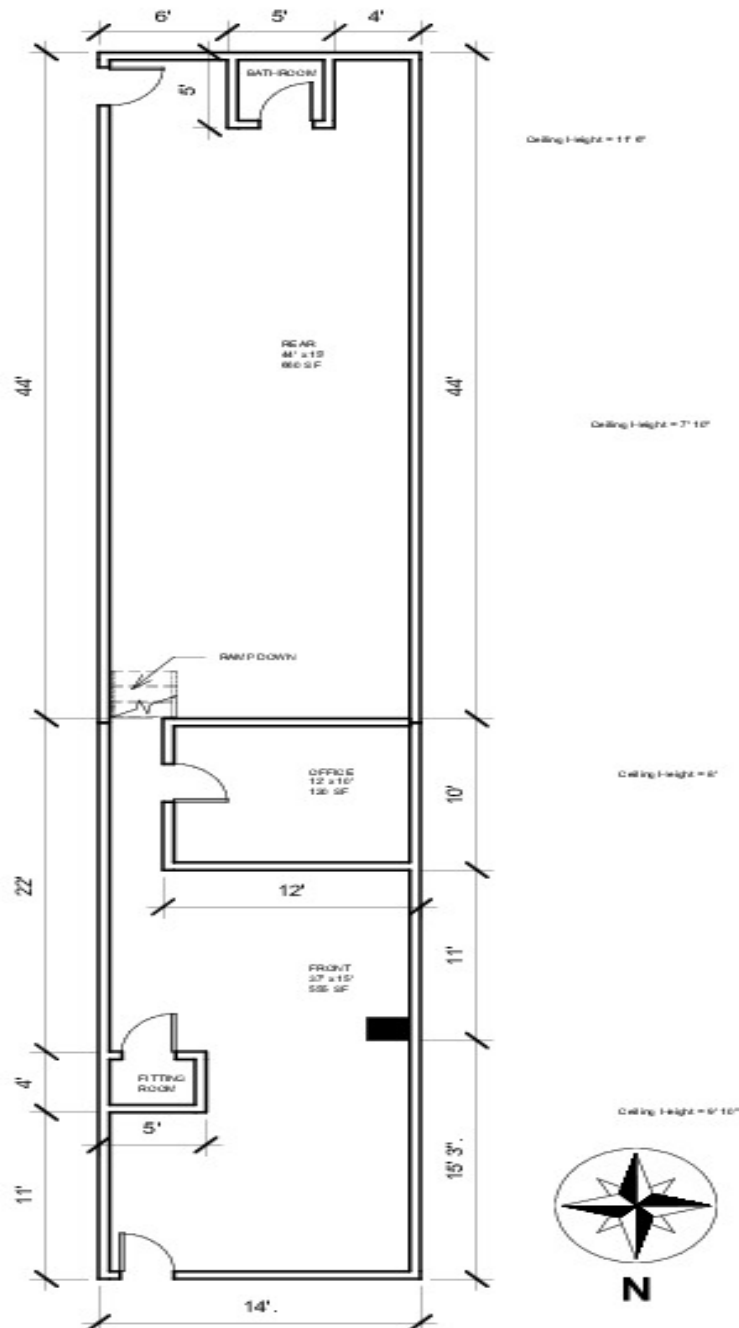
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Broker's Floor Plan



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1238 Oak Avenue, Evanston, IL 60202

Advisor Biography



Golf Plaza Mall
4005 Golf Road Skokie, IL 60077

ROSS GOLDSTEIN

Managing Broker



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Professional Background

Ross Goldstein began InSite Commercial Realty in 2013 and serves as its President and Managing Broker. With 35 years of experience as a commercial banker, entrepreneur and CRE professional, Ross offers a wealth of financial, business and transactional experience to his clients.

Goldstein began his professional career by successfully completing the Management and Credit Training program at Manufacturers Hanover Bank in New York City. Goldstein focused his practice on financing smaller businesses in the New York City market, and quickly advanced to become an Assistant Vice President. Working with this market allowed him to create more personal, advisory relationships with his clients. Over the next 8 years, he successfully created traditional loan arrangements and structured financings for Leveraged Buyouts and independent film production.

With a deep understanding of finance and business strategy, Goldstein embarked on an entrepreneurial path by starting and growing The International Gourmet Co. and gifter.com. These companies offered gifting services to corporations and high net worth individuals. Goldstein orchestrated the company's growth, its acquisition of two competitors and the sale of the combined companies. During his 13 years as owner he gained a healthy respect and appreciation for the entrepreneur's challenges and opportunities.

Since 2005, Goldstein's real estate clients have relied on his business, financial and analytical skills to uncover and successfully pursue opportunities in Chicagoland's commercial and investment real estate markets. In his second full year he was awarded Salesman of the Year. In addition to his proven brokerage skills and integrity, Goldstein's clients benefit from the added dimensions of value and insight he brings to his relationships.

Goldstein serves as Treasurer for the Evanston Food Exchange, a community-based organization with the mission of reducing hunger and poverty while creating a healthier community. He also serves as a facilitator and active participant in The Mankind Project (<http://mankindproject.org/>). Ross was born and raised in Dallas, Texas, earned his degree in Economics at UCLA and currently enjoys living in Evanston, IL with his wife Anya.

Memberships & Affiliations

Business Broker - Licensed in Illinois

Education

UCLA - Los Angeles: B.A. in Economics
Study Abroad - Florence, Italy: Language and International Business
St. Marks School of Texas - Dallas, Texas

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