



LEASE

Wolf Plaza

570 E OAKTON ST

Des Plaines, IL 60016

PRESENTED BY:

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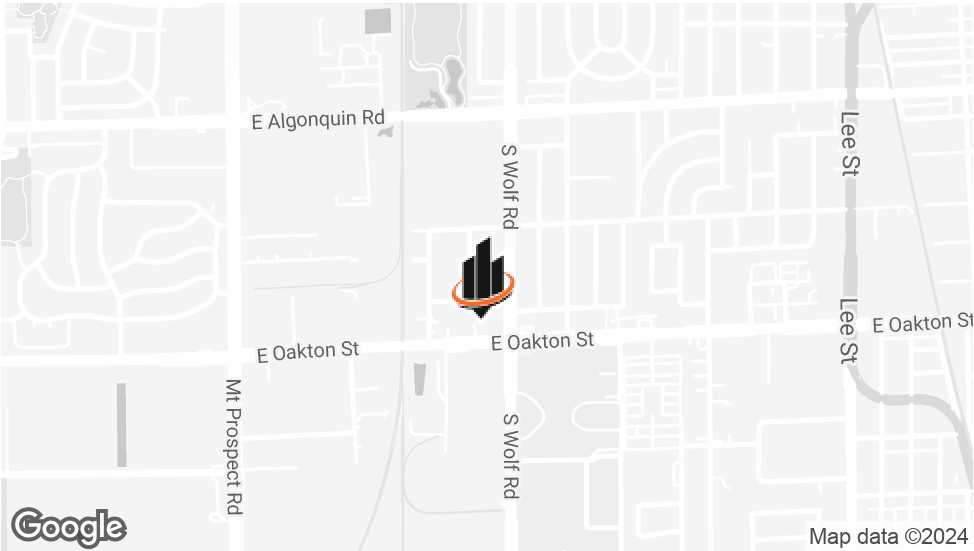
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$15.00 SF/yr (NNN)
BUILDING SIZE:	12,422 SF
AVAILABLE SF:	1000
LOT SIZE:	1.05 Acres
ZONING:	C-1
TRAFFIC COUNT:	26,500
VIDEO:	View Here

PROPERTY OVERVIEW

Wolf Plaza is located in Des Plaines, on Oakton Avenue and Wolf Street. Anchored by 7-Eleven, this busy strip center is also tenanted by sushi, pizza and gyros restaurants, a nail salon and a smoke shop.. The former nail salon is fully furnished and ready for immediate occupancy.

PROPERTY HIGHLIGHTS

- 2nd generation nail salon available (1,000 SF)
- \$12.34/SF Cam/Tax
- Anchored by 7-Eleven
- Located on Busy Oakton Avenue

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ADDITIONAL PHOTOS



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VPD MAP



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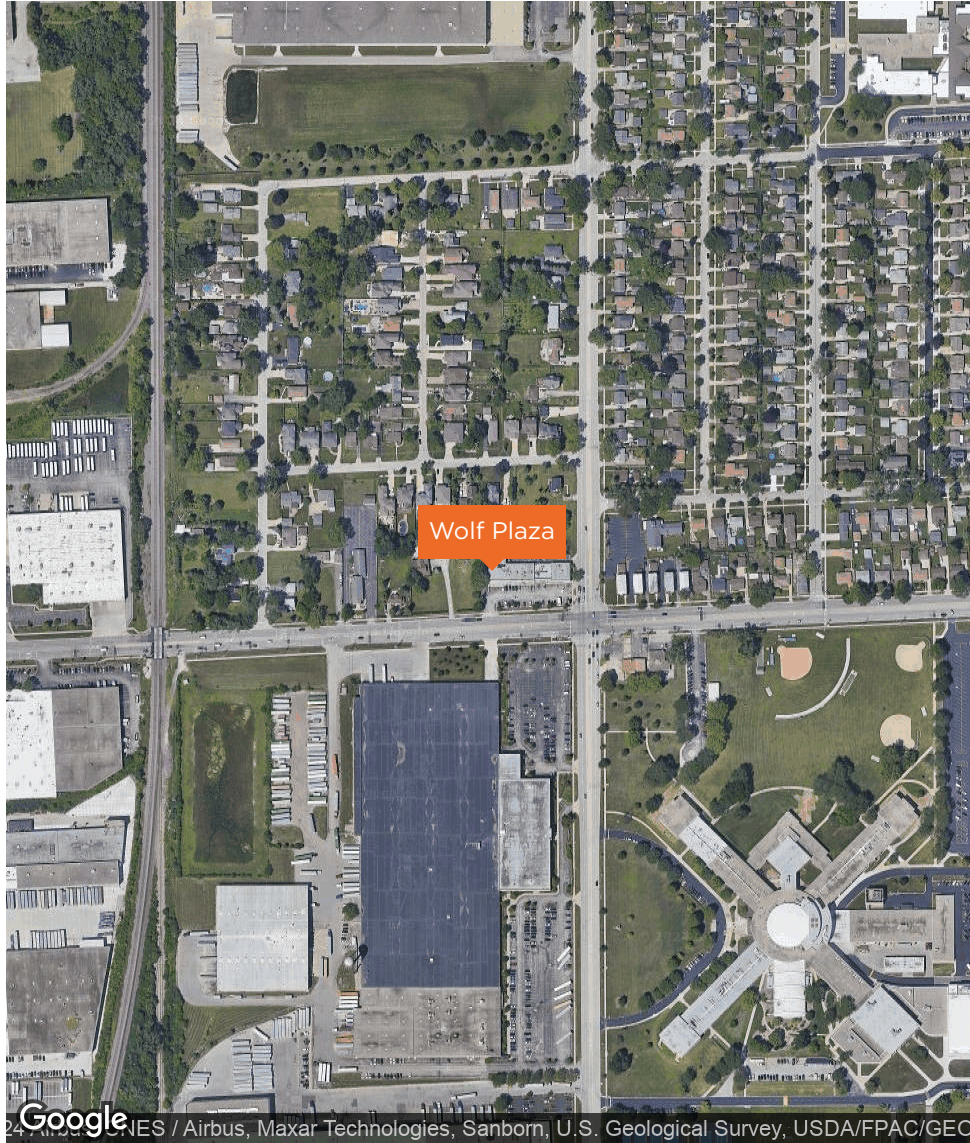
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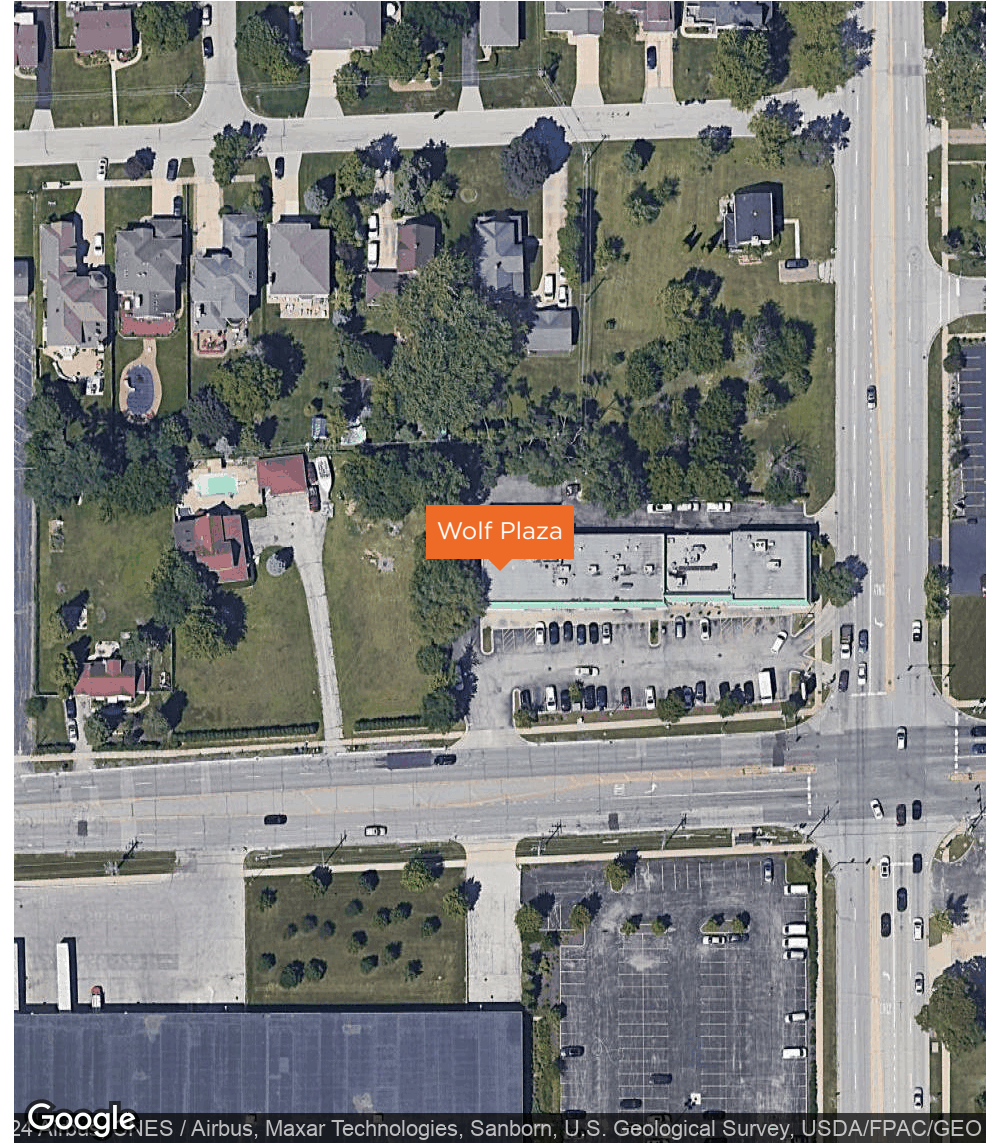
LOCATION MAPS



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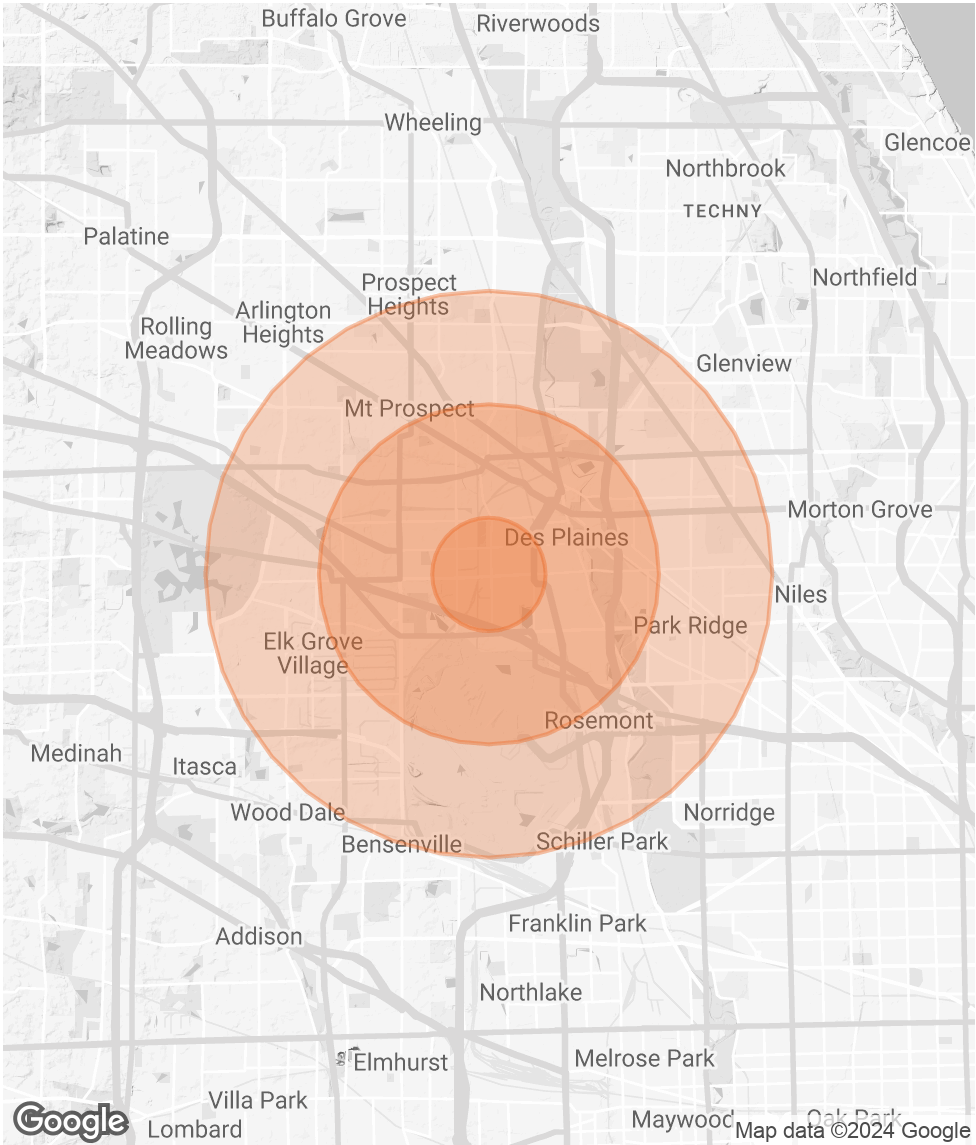
SVN | CHICAGO COMMERCIAL 5

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,496	96,166	255,695
AVERAGE AGE	40.7	39.7	39.5
AVERAGE AGE (MALE)	38.4	38.1	37.9
AVERAGE AGE (FEMALE)	42.7	41.3	40.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,100	36,873	96,849
# OF PERSONS PER HH	3.1	2.6	2.6
AVERAGE HH INCOME	\$75,211	\$73,153	\$77,585
AVERAGE HOUSE VALUE	\$328,306	\$308,631	\$329,420

* Demographic data derived from 2020 ACS - US Census



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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