



LEASE

Wolf Plaza

570 E OAKTON ST

Des Plaines, IL 60016

PRESENTED BY:

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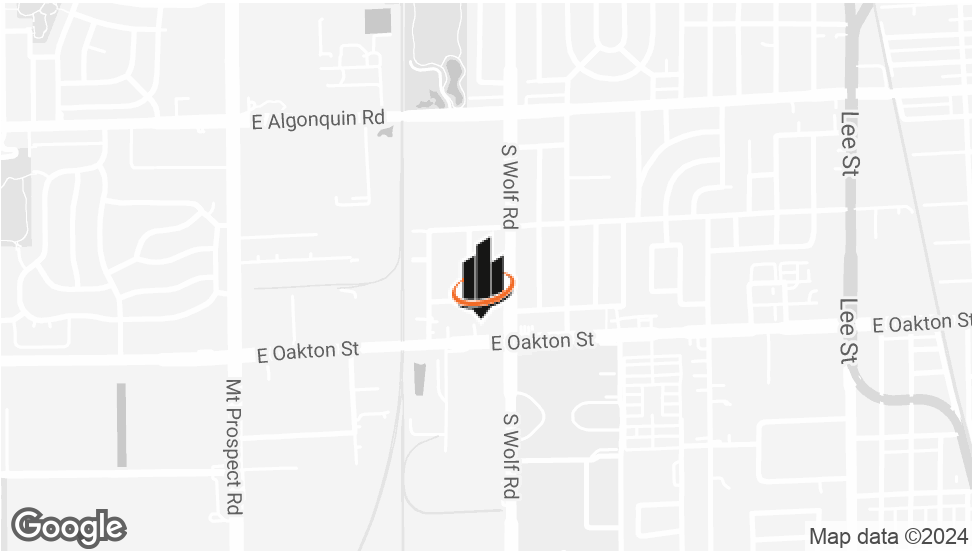
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PROPERTY SUMMARY



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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An aerial photograph of a suburban neighborhood. A red callout box with the text "Wolf Plaza" is positioned over a street intersection. The surrounding area includes residential houses, green lawns, and a large commercial building with a blue roof. A baseball field is visible in the lower right corner. The Google logo is partially visible at the bottom left.

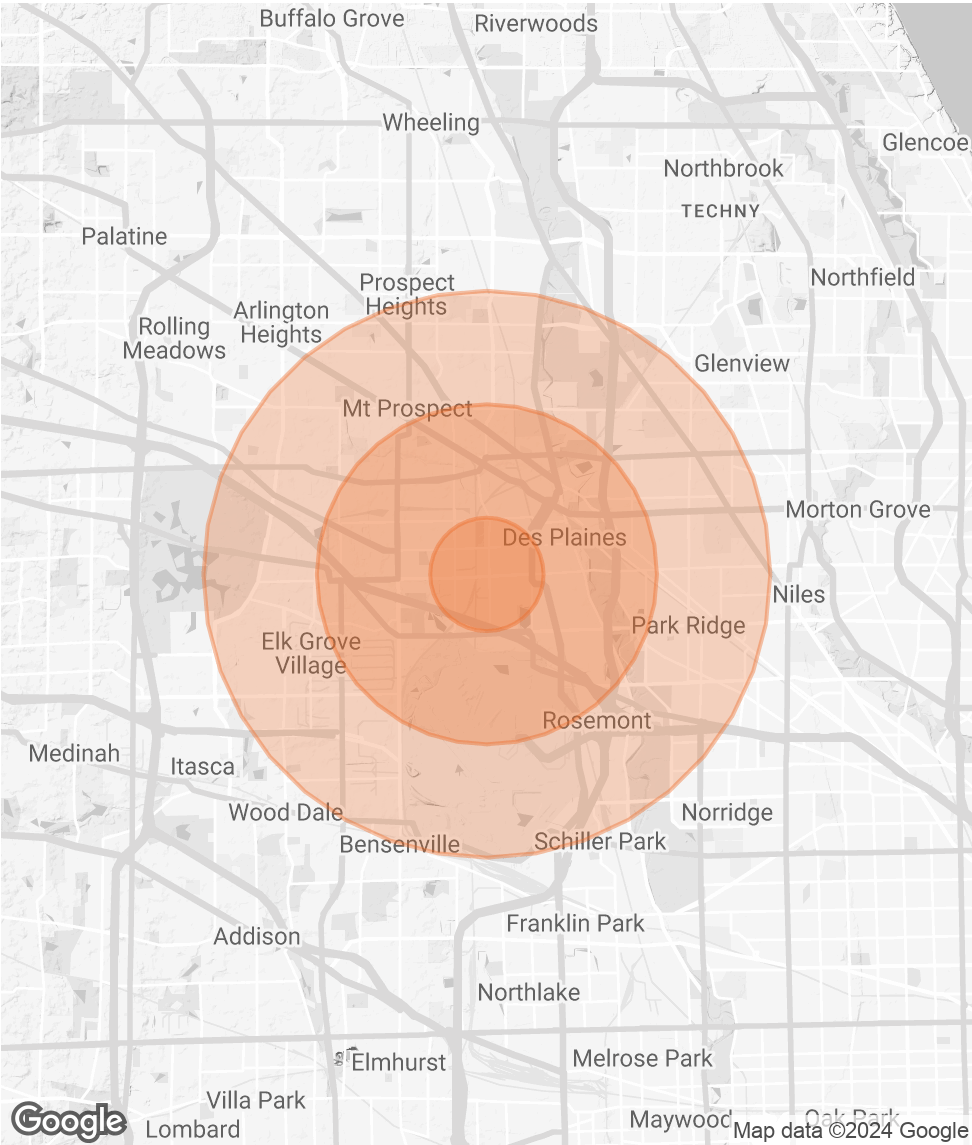
An aerial photograph of the Wolf Plaza site in Chicago. The site is a large, rectangular plot of land, mostly covered in green grass and trees. In the center of the site, there is a large, multi-story building with a flat roof, which is the Wolf Plaza. To the right of the building, there is a large parking lot filled with many cars. The site is bordered by several streets: a wide street runs along the top, a street runs along the left, and a street runs along the bottom. The bottom street is a major thoroughfare with multiple lanes and a median. The overall scene is a mix of urban development and green space.

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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