

JAMESON.

OFFERING  
MEMORANDUM

332 SKOKIE VALLEY RD.

HIGHLAND PARK, IL

STEVEN GOLDSTEIN

SENIOR VICE PRESIDENT

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# TABLE OF CONTENTS

<b>PROPERTY INFO</b> .....	<b>3</b>	<b>MARKET INFO</b> .....	<b>13</b>
Executive Summary	4	Market Overview	14
Property Highlights	5	Demographic Insight	15
Floorplan	6		
Property Photos	7	<b>ADDITIONAL INFO</b> .....	<b>16</b>
		About Jameson Commercial	17
<b>LOCATION INFO</b> .....	<b>8</b>	About Your Agent	19
Location Overview	9		
Regional Map	10		
Transportation Highlights	11		
Traffic Count Map	12		





# PROPERTY INFORMATION

# EXECUTIVE SUMMARY

Jameson Commercial is proud to introduce 332 Skokie Valley Road Unit 224, Highland Park, an office condominium **FOR SALE**. Step into a modern and spacious office space spanning 1,651 square feet, characterized by an open-plan layout that invites creativity and collaboration. The abundance of natural light illuminates the contemporary design, further enhanced by a glass-enclosed conference room that offers a private oasis for meetings. The property boasts a well-appointed kitchenette, adding convenience to the workday. Housed in a recently constructed building, tenants can enjoy the latest amenities, and the inclusion of free and plentiful parking ensures easy accessibility. This property is not just a workspace; it's a strategic investment in a dynamic and well-equipped environment designed to elevate productivity and inspire a vibrant work culture.

SALES PRICE: ..... \$295,000

LEASE PRICE: ..... \$16.00/SF MODIFIED GROSS

PIN NUMBER: ..... 16-35-305-063-0000

SPACE SIZE: ..... 1,651 SF

2022 TAXES: ..... \$7,171.66

CAM EXPENSES: ..... \$8,952.12





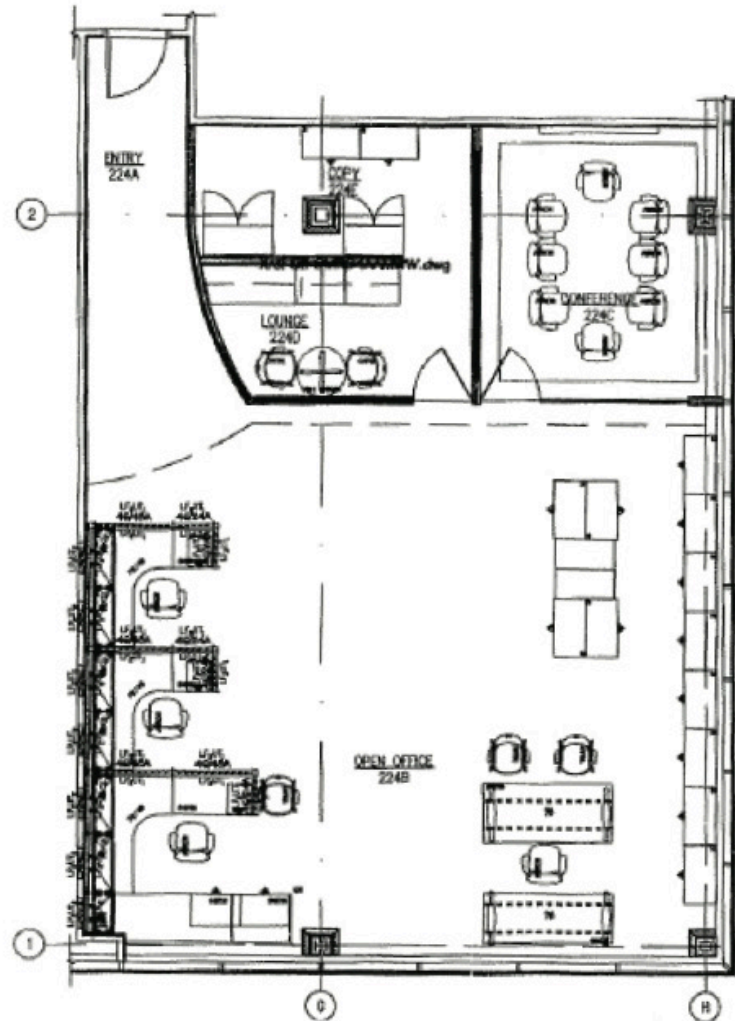
# PROPERTY HIGHLIGHTS

SPACE GLA: ..... 1,651 SF    YEAR BUILT: ..... 2008  
STORIES: ..... 2    YEAR RENOVATED: ..... 2018  
TYPICAL FLOOR: ..... 12,000 SF    ELEVATORS: ..... ONE PASSENGER  
CLASS: ..... B    CONSTRUCTION: ..... MASONRY  
ZONING: ..... COMM    TENANCY: ..... MULTIPLE  
PARKING: ..... 37 TOTAL SPACES    MARKET: ..... HIGHLAND PARK, IL

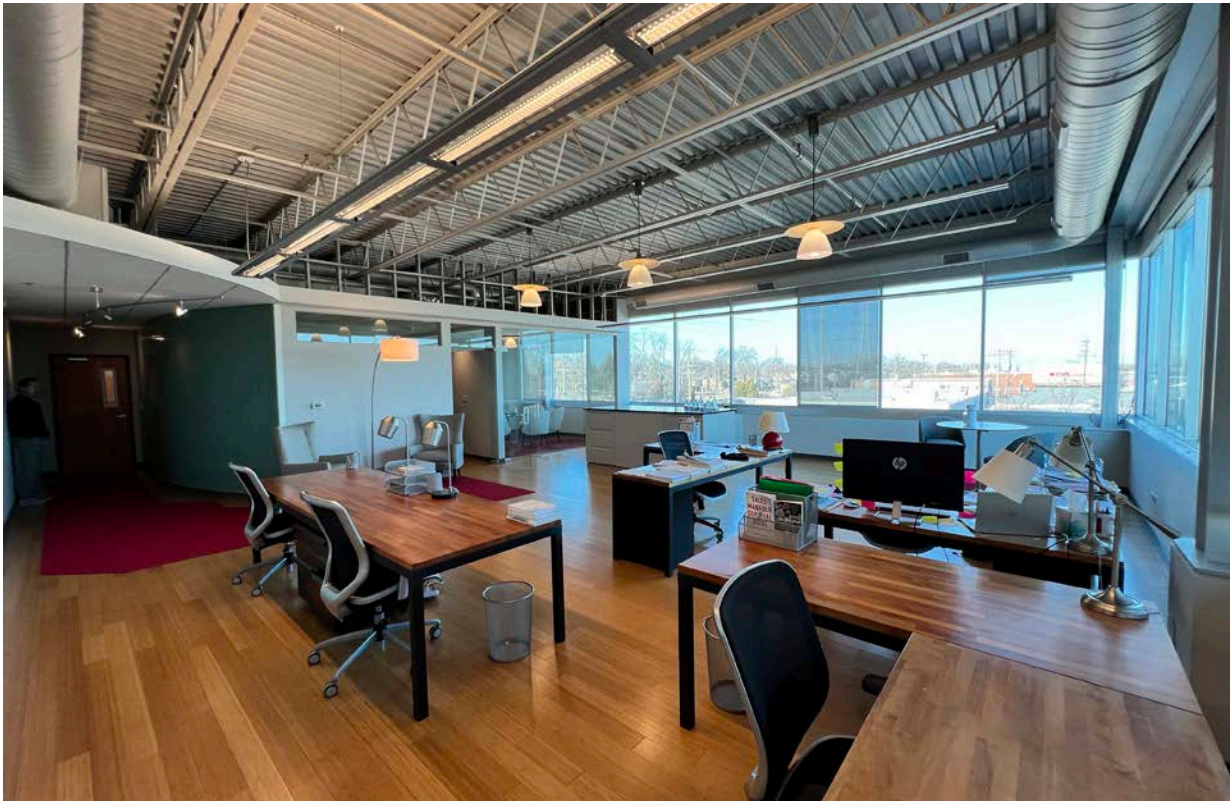
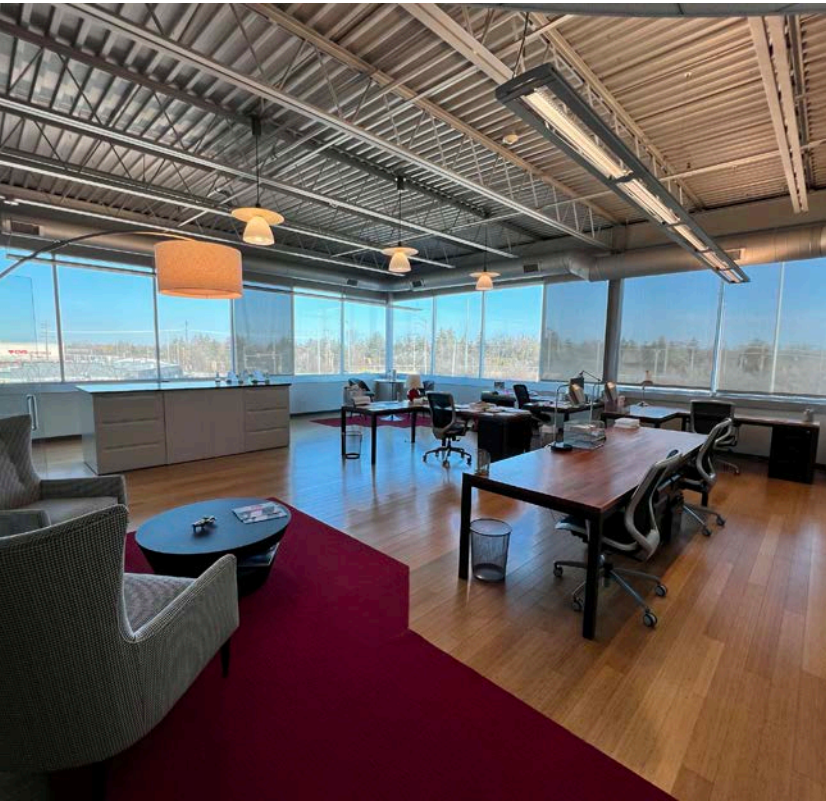


# FIRST FLOOR PLANS

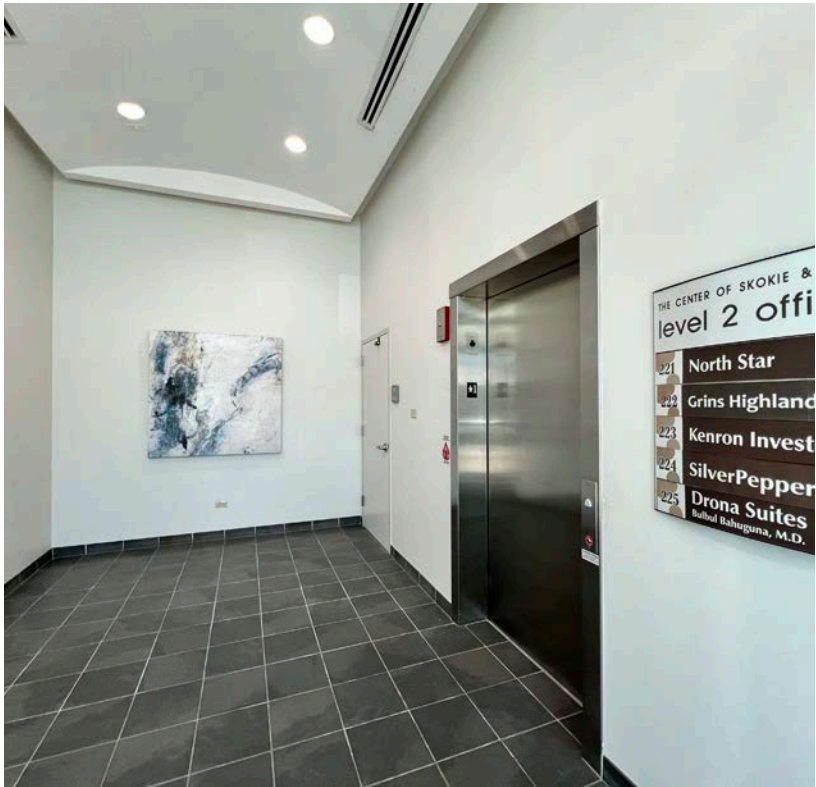
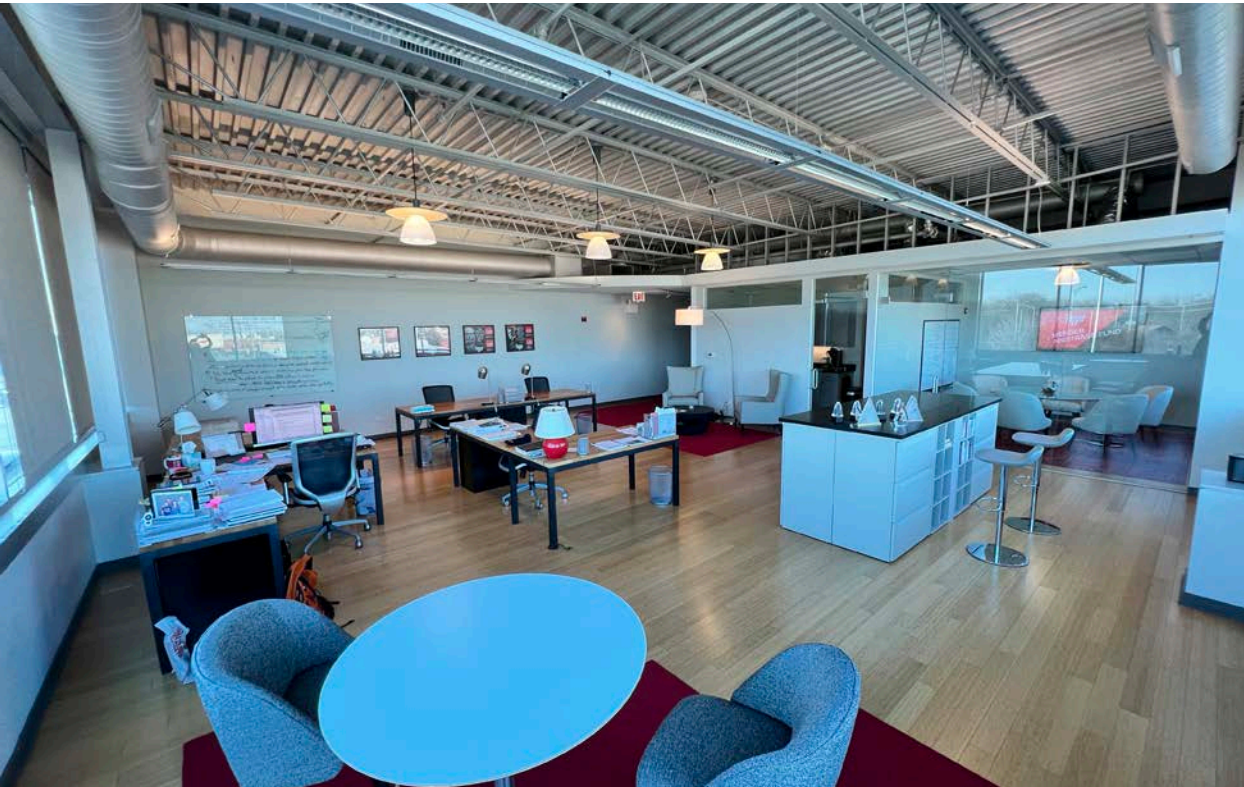
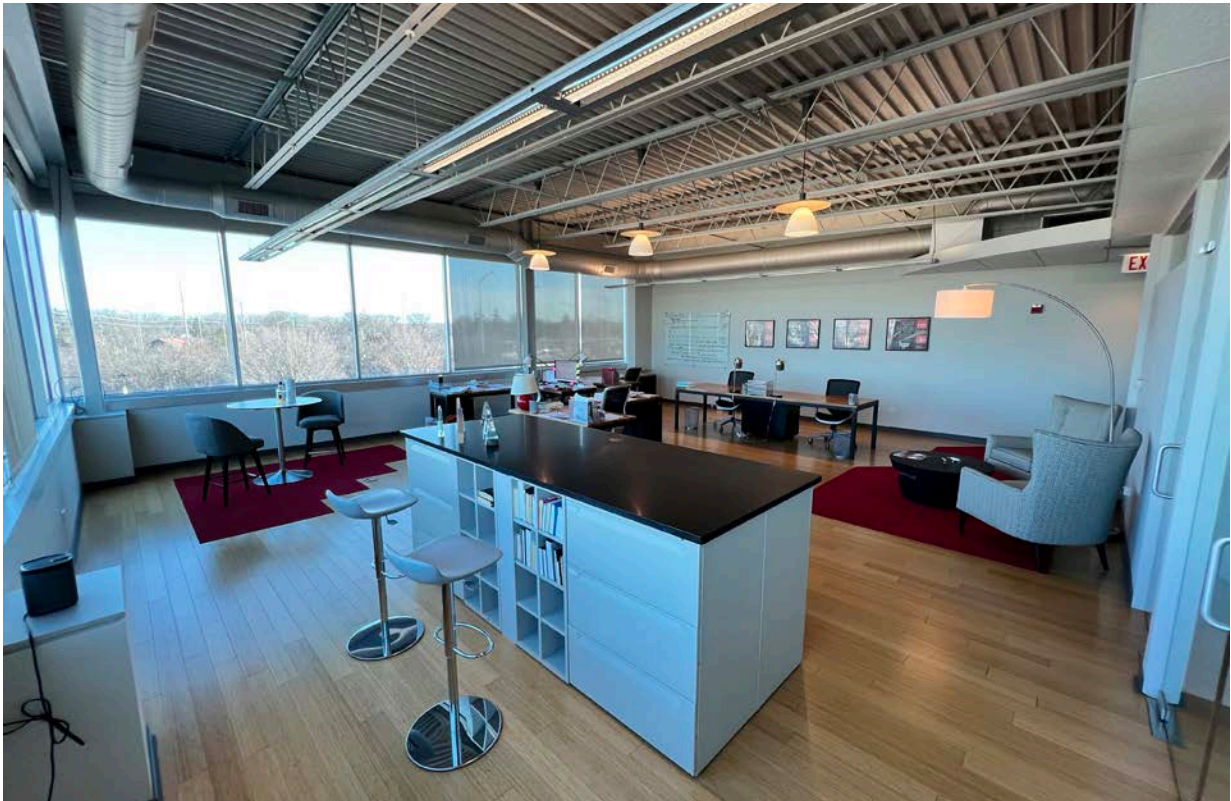
1,651 SF















# LOCATION INFORMATION



# LOCATION OVERVIEW

ZIP: ..... 60035

SUB-MARKET: ..... CENTRAL NORTH

SUB-MARKET CLUSTER: ..... NORTH

LOCATION TYPE: ..... SUBURBAN

MARKET: ..... CHICAGO

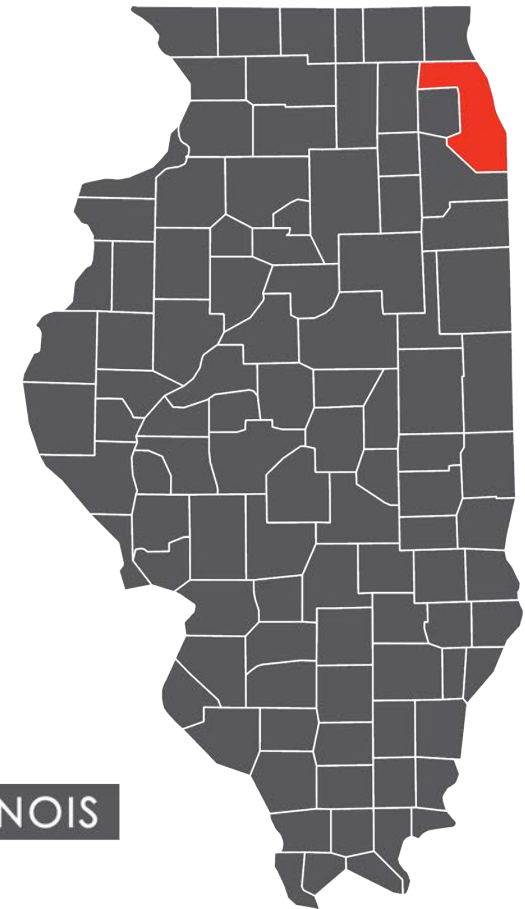
COUNTY: ..... LAKE

STATE: ..... ILLINOIS

CBSA: ..... CHICAGO-NAPERVILLE-ELGIN, IL-IN-WI

DMA: ..... CHICAGO, IL-IN

COUNTRY: ..... UNITED STATES

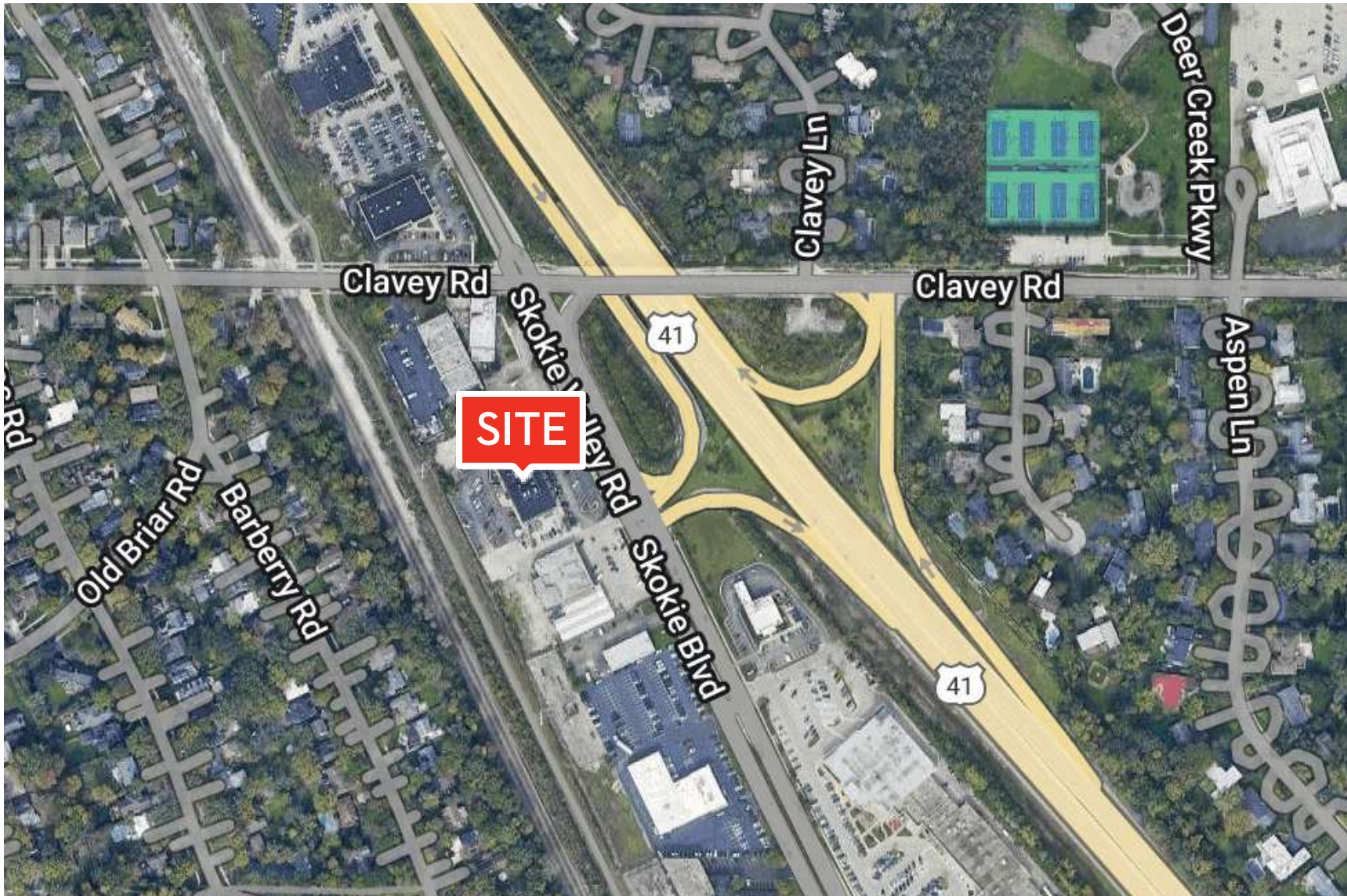


ILLINOIS





# REGIONAL MAP



# TRANSPORTATION HIGHLIGHTS

## COMMUTER RAIL

Ravinia Park Station Commuter Rail  
(Union Pacific North Line)

## DRIVE

6 min

## DISTANCE

1.7 mi

Ravinia Station Commuter Rail  
(Union Pacific North Line)

6 min

1.9 mi

## AIRPORT

Chicago O'Hare International Airport

## DRIVE

29 min

## DISTANCE

18.8 mi

Chicago Midway International Airport

45 min

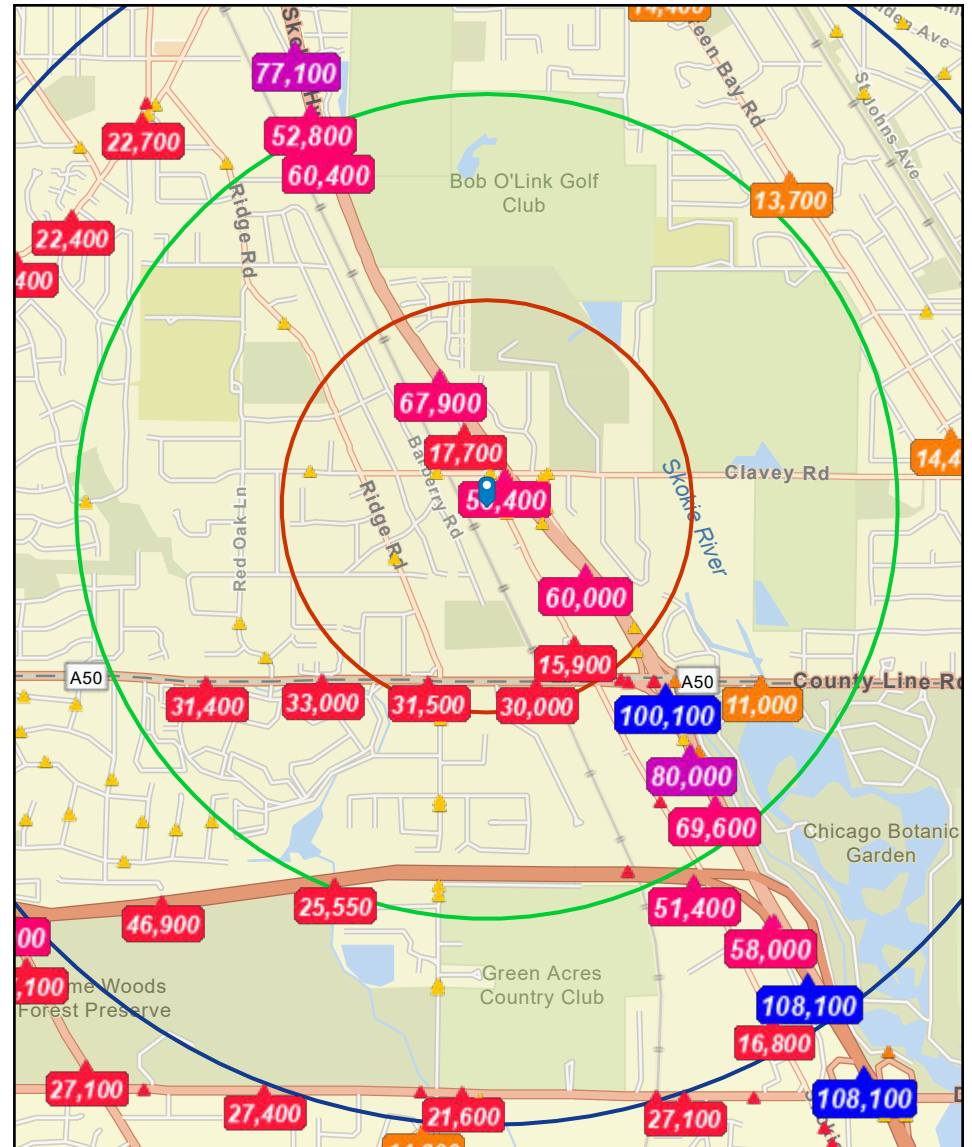
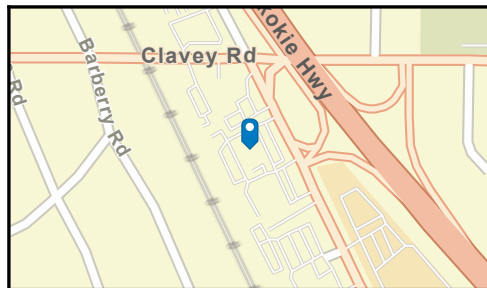
28.3 mi



# TRAFFIC COUNT MAP

## AVERAGE DAILY TRAFFIC VOLUME

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day





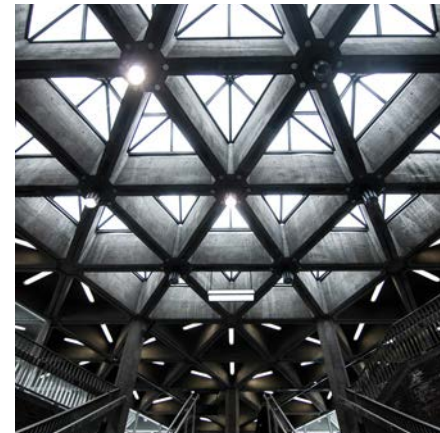
# MARKET INFORMATION



# MARKET OVERVIEW

## HIGHLAND PARK, IL

Highland Park has historically been an affluent suburb with a mix of residential and commercial properties. The commercial real estate market in Highland Park may be influenced by factors such as the local economy, population trends, and demand for retail and office spaces. Developers and investors may be drawn to the area due to its proximity to Chicago and its well-established community. It's advisable to consult recent real estate reports, local news, or contact a local real estate professional for the latest information on the commercial real estate market in Highland Park, Illinois.



# DEMOGRAPHIC INSIGHTS

## DEMOGRAPHIC SUMMARY

332 Skokie Valley Rd, Highland Park, Illinois, 60035

Ring of 0.5 miles

### KEY FACTS

2,123

Population



874

Households

51.3

Median Age

\$112,594

Median Disposable Income

### EDUCATION

1%

No High School Diploma



9%

High School Graduate



13%

Some College



77%

Bachelor's/Grad/Prof Degree

### INCOME



\$142,170

Median Household Income



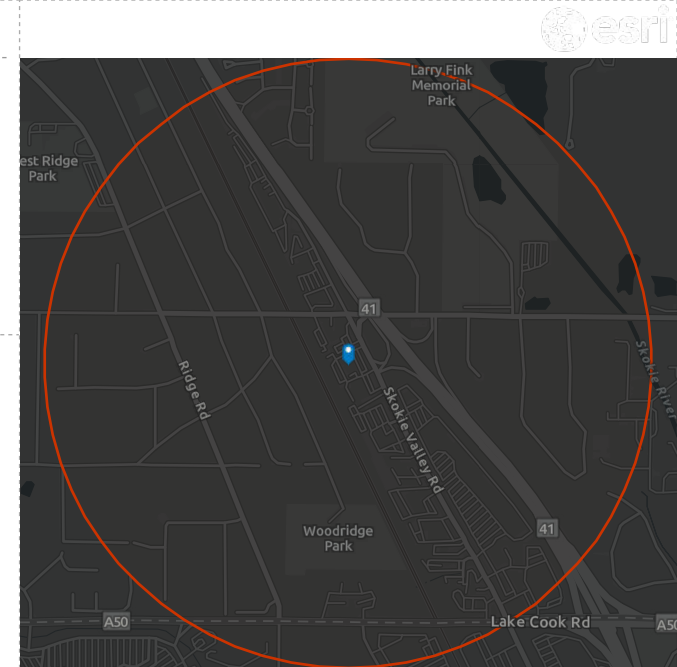
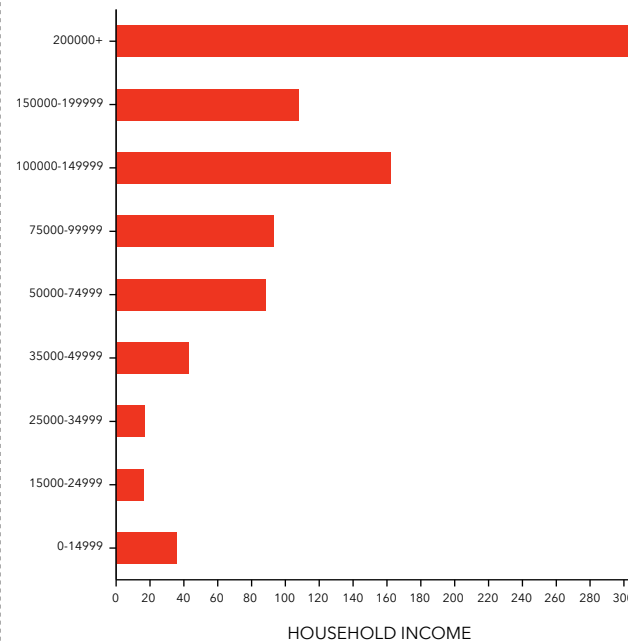
\$85,998

Per Capita Income



\$1,163,560

Median Net Worth



### EMPLOYMENT



85%

White Collar



7%

Blue Collar



8%

Services

2.0%

Unemployment Rate





ADDITIONAL  
INFORMATION



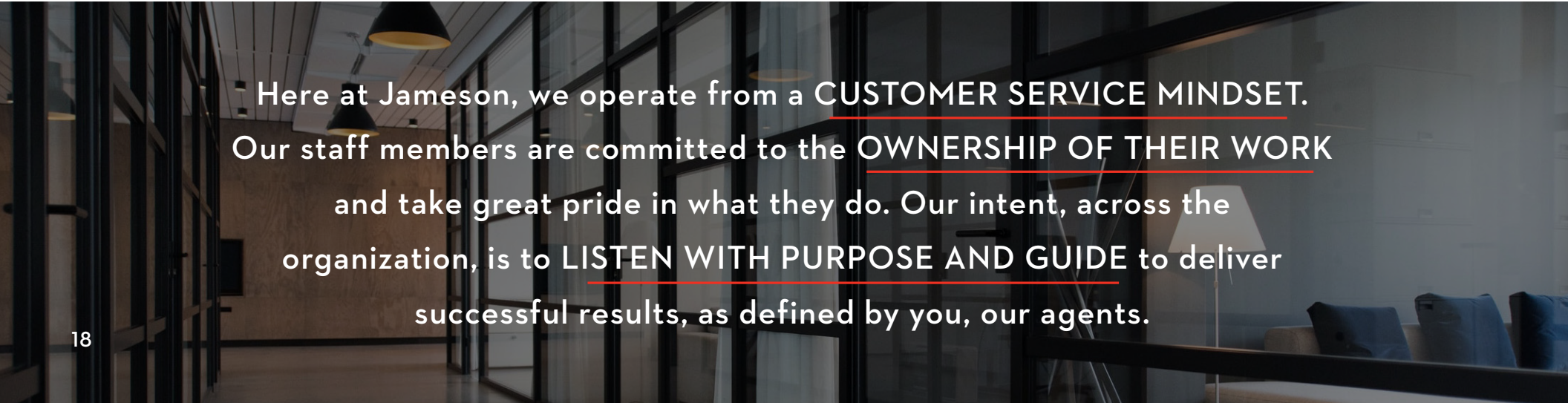
# ABOUT JAMESON COMMERCIAL

With billions of dollars in transactions, Jameson Commercial has been a proven member of the Chicagoland Real Estate community since 1982. The expertise you will find at Jameson Real Estate's Commercial Division applies to all types of transactions, from purchases to sales to leasing. We have specialists in multi-family, retail, office, land, industrial, and business real estate - the right fit for your commercial real estate needs.

Our Jameson Commercial professionals offer a wealth of experience and knowledge. Because of our day-in and day-out presence in the marketplace, we have an extensive database of clients and properties. Our commercial real estate brokers are familiar with the marketplace and have marketed a wide variety of property types using an array of sales methods. This experience ensures that your goals will be optimized.

Founders Charley and Harry Huzenis have been active in the real estate industry for over 30 years. Shortly after acquiring their real estate licenses, the Huzenis brothers started Jameson Realty Group in 1982. They grew the company from a traditional storefront brokerage into one of the city's foremost representatives of developers of both new construction and renovation projects. The company has been responsible for successfully marketing over 300 residential development projects.

Now, Chris Feurer, CEO brings his years of successful experience in almost every facet of real estate: sales, leasing, management, training, commercial, and development. Jameson Real Estate has quickly grown to a nearly \$3 billion dollar company to become one of Chicago's leading realty firms.



Here at Jameson, we operate from a CUSTOMER SERVICE MINDSET.  
Our staff members are committed to the OWNERSHIP OF THEIR WORK  
and take great pride in what they do. Our intent, across the  
organization, is to LISTEN WITH PURPOSE AND GUIDE to deliver  
successful results, as defined by you, our agents.



# WHY WORK WITH US

1

## THE PLACE INVESTORS GO TO GET "OFF MARKET" & "FIRST-TO-MARKET" DEALS

We transact a large number of "off market" deals and actively market these opportunities to our database of past and prospective clients. Our "off market" inventory is created through our comprehensive farming, unique marketing and lead generation, social media, strong developer relationships, and collaboration with the residential real estate agents of Jameson Sotheby's International Realty.

2

## STRONG RELATIONSHIPS WITH DEVELOPERS

We identify land and building opportunities for developments, underwrite them, and advise on floor plans, unit mix, amenities, pricing, and absorption rate. We also connect developers with lenders, investors, architects and builders. Finally, we help the developer sell or lease the development. With over 350 developments sold, we have a track record that is unrivaled in the Chicago real estate industry.

3

## WE LEVERAGE THE SOTHEBY'S INTERNATIONAL REALTY BRAND

Sotheby's International Realty is a globally recognized residential real estate brand with over 25,000 agents in 1,000 offices across 77 countries and territories worldwide. Our relationship with Jameson Sotheby's International Realty gives our Jameson Commercial agents access to 430+ local residential agents between 6 offices on Chicago, the North Shore, Hinsdale and Barrington, as well as opportunities to tap into their network of high net worth clients. This relationship provides a remarkable source for lead generation and client support between Jameson Commercial and Jameson Sotheby's International Realty agents.

4

## AN ACCOMPLISHED BUSINESS BROKERAGE DIVISION

Our Business Brokerage Division generates numerous bar, nightclub, and restaurant listings. Our experience in Municipal licensing and the transferring of liquor licenses within the City of Chicago is second to none.



5

## DOMINANT RETAIL SHOP PRESENCE IN CHICAGO'S MOST MERCANTILE AREAS

Our retail shop signage creates extensive call volume, lead generation, and substantial retail presence in Chicago's most mercantile areas. This presence gives us insider expertise on current market trends in the local marketplace.

6

## WE SPECIALIZE IN \$2-20M DEALS

We close over \$150M in commercial properties annually on average with a focus on investment sales in the middle market ranging from \$2-20M.

7

## TRAINED TEAM OF TALENT

The technological and marketing resources we provide are unrivaled. Nowhere else - within real estate or outside of it - can an agent receive support like we provide. Our marketing team is filled with creative, daring, and innovative specialists who take our brand and our agents to a whole new level. We create semi-custom to fully custom marketing strategies for every single agent. Our technology interface allows us to implement marketing seamlessly; company-wide, resources are easily accessed on-line and are mobile-optimized. With the highest staff-to-agent ratio in our market, our team is available to all of our agents to facilitate the success of their business.



JAMESON.

**JAMESON COMMERCIAL REAL ESTATE**

425 W. NORTH AVENUE | CHICAGO, IL

[JAMESONCOMMERCIAL.COM](http://JAMESONCOMMERCIAL.COM)