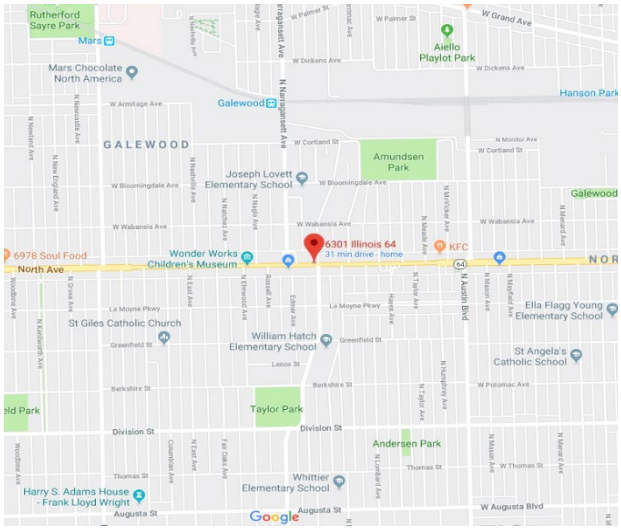


North Ridge & Rossell North

AVAILABLE FOR LEASE



6301 W. North Ave, Oak Park, IL



AVAILABLE

Available SF: 980 SF & 2,157 SF
 Lease Rate: CALL
 Lease Type: NNN

PROPERTY HIGHLIGHTS

- Fantastic signaled corner location with over 37,000 VPD
- High visibility signage opportunities
- Two units available
- 30 minutes from downtown Chicago
- 2nd generation restaurant space
- Professionally managed
- Co tenants include Dollar Tree, Metro PCS, Cash America, and Oxford Insurance

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population:	34,215	371,301	944,981
Avg HH Income:	\$110,712	\$80,851	\$74,391
Age:	37.5	35.7	34.9

TRAFFIC

	W North Ave	Narragansett
Vehicles Per Day:	31,400	6,600

CO-TENANTS INCLUDE



Tom Eilers & Saar Schnitman
 Leasing@caprockre.com
 (312) 257-3250

CapRockRE.com
 65 E. Wacker Pl. Suite 820
 Chicago, IL 60601

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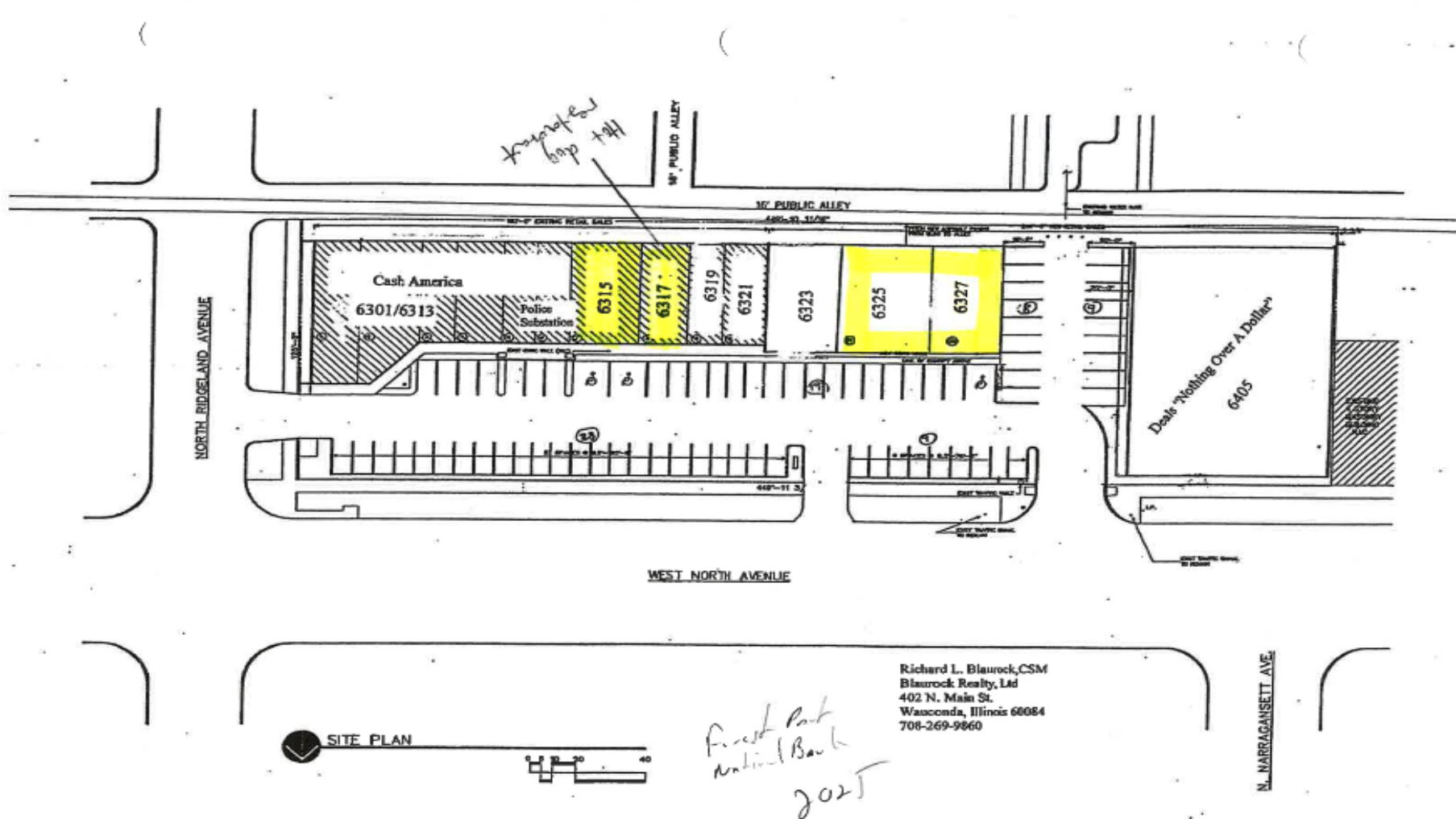
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 708-269-9860

North Ridge Shopping Center
 Oak Park, Illinois 60307

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