

NORTH RIDGE & ROSSELL NORTH

6325 & 6415 W. North Ave, Oak Park, IL

AVAILABLE FOR LEASE



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Available SF: 2,157 & 1,005 SF
Lease Rate: \$20.00 & \$23.00 PSF
Lease Type: NNN

PROPERTY HIGHLIGHTS

- Fantastic Signaled corner location with over 45K VPD
- High visibility signage opportunities
- 30 minutes from downtown Chicago
- Close to public transportation
- New Ownership and Professional Management
- Stable, long term co tenants

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population:	26,528	319,483	865,309
Households:	10,040	116,154	298,266
Avg HH Income:	\$124,954	\$76,694	\$67,790

TRAFFIC

	North Ave	Narragansett
Vehicles Per Day:	33,000	13,000

CO-TENANTS INCLUDE



BRIAN GOLDMAN

Brian@CapRockRE.com

312.257.3252

SAAR SCHNITMAN

Saar@CapRockRE.com

312.972.3880

ERIC THIEL

Eric@CapRockRE.com

630.849.4430

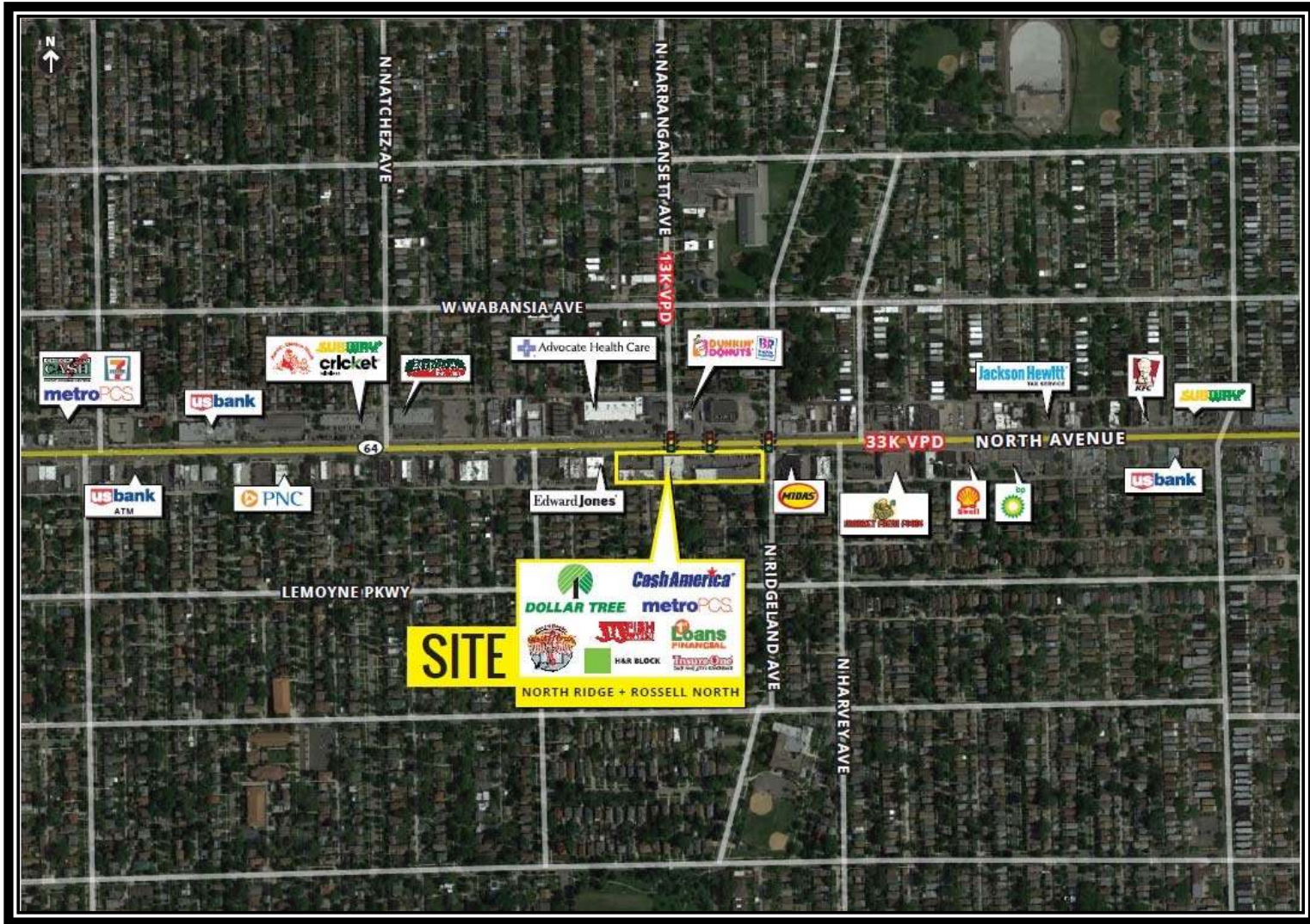
CapRockRE.com

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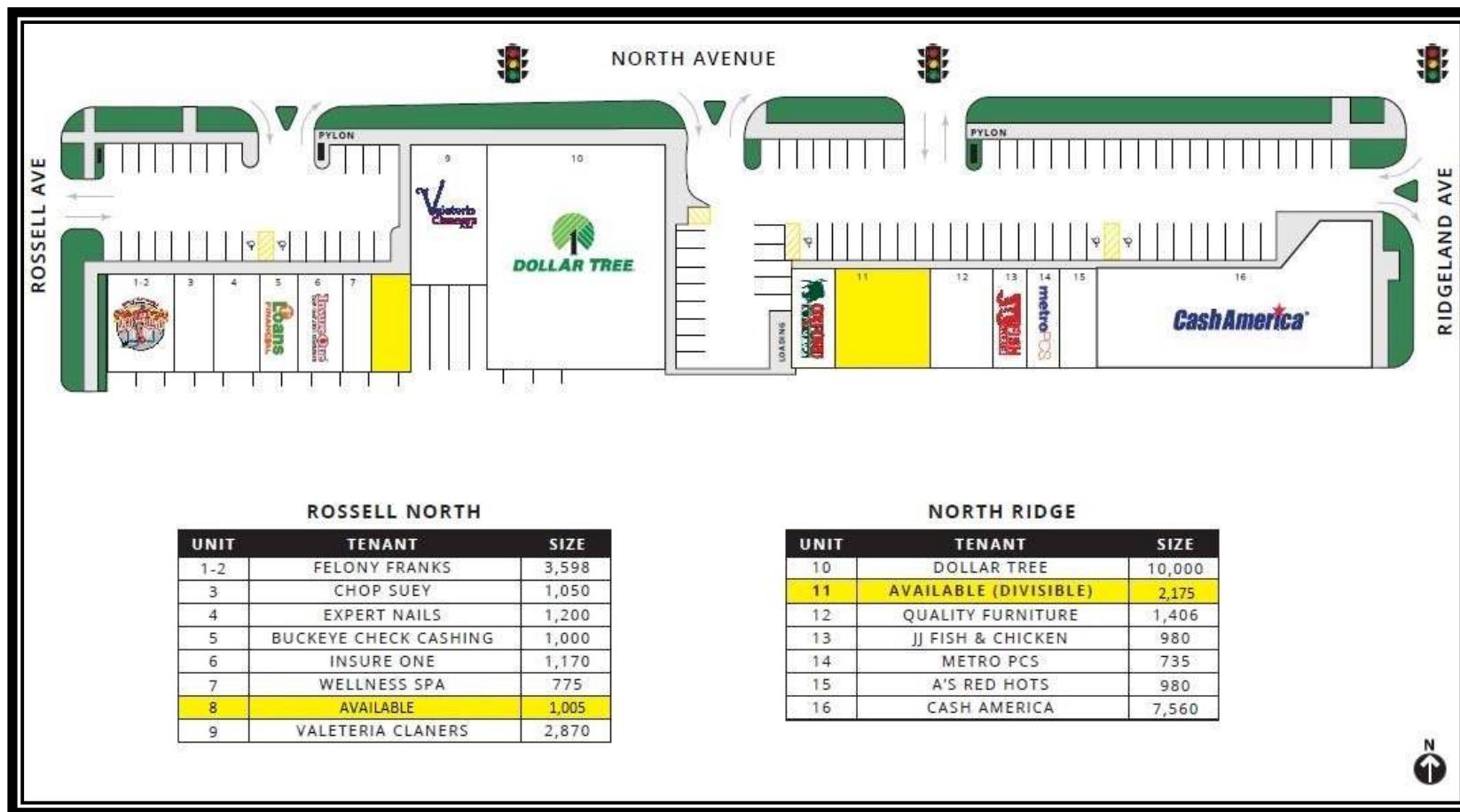
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ROSSELL NORTH

UNIT	TENANT	SIZE
1-2	FELONY FRANKS	3,598
3	CHOP SUEY	1,050
4	EXPERT NAILS	1,200
5	BUCKEYE CHECK CASHING	1,000
6	INSURE ONE	1,170
7	WELLNESS SPA	775
8	AVAILABLE	1,005
9	VALETERIA CLANERS	2,870

NORTH RIDGE

UNIT	TENANT	SIZE
10	DOLLAR TREE	10,000
11	AVAILABLE (DIVISIBLE)	2,175
12	QUALITY FURNITURE	1,406
13	JJ FISH & CHICKEN	980
14	METRO PCS	735
15	A'S RED HOTS	980
16	CASH AMERICA	7,560

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