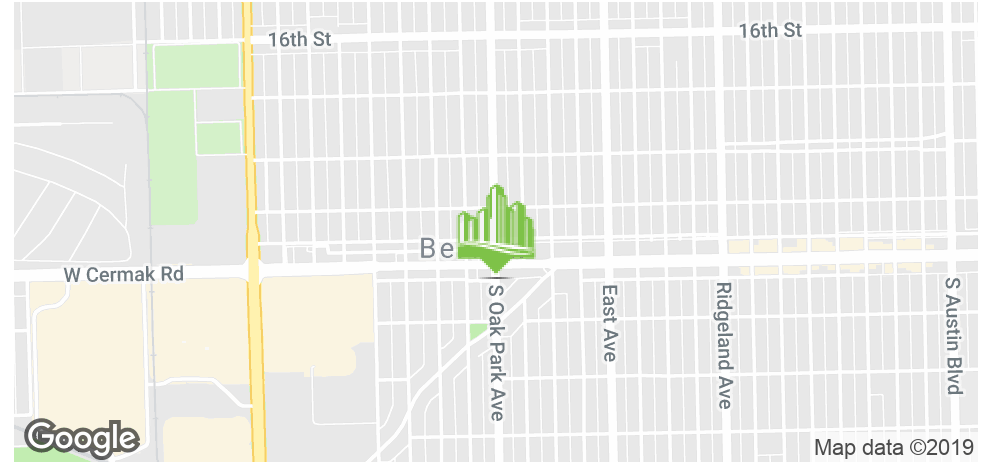


# SEC Of Cermak & Oak Park Avenue | Berwyn, IL 60402

## EXECUTIVE SUMMARY



### SIZE & PRICING

Size: 2,000 SF

Monthly Rate: \$35.00 SF/yr (NNN)

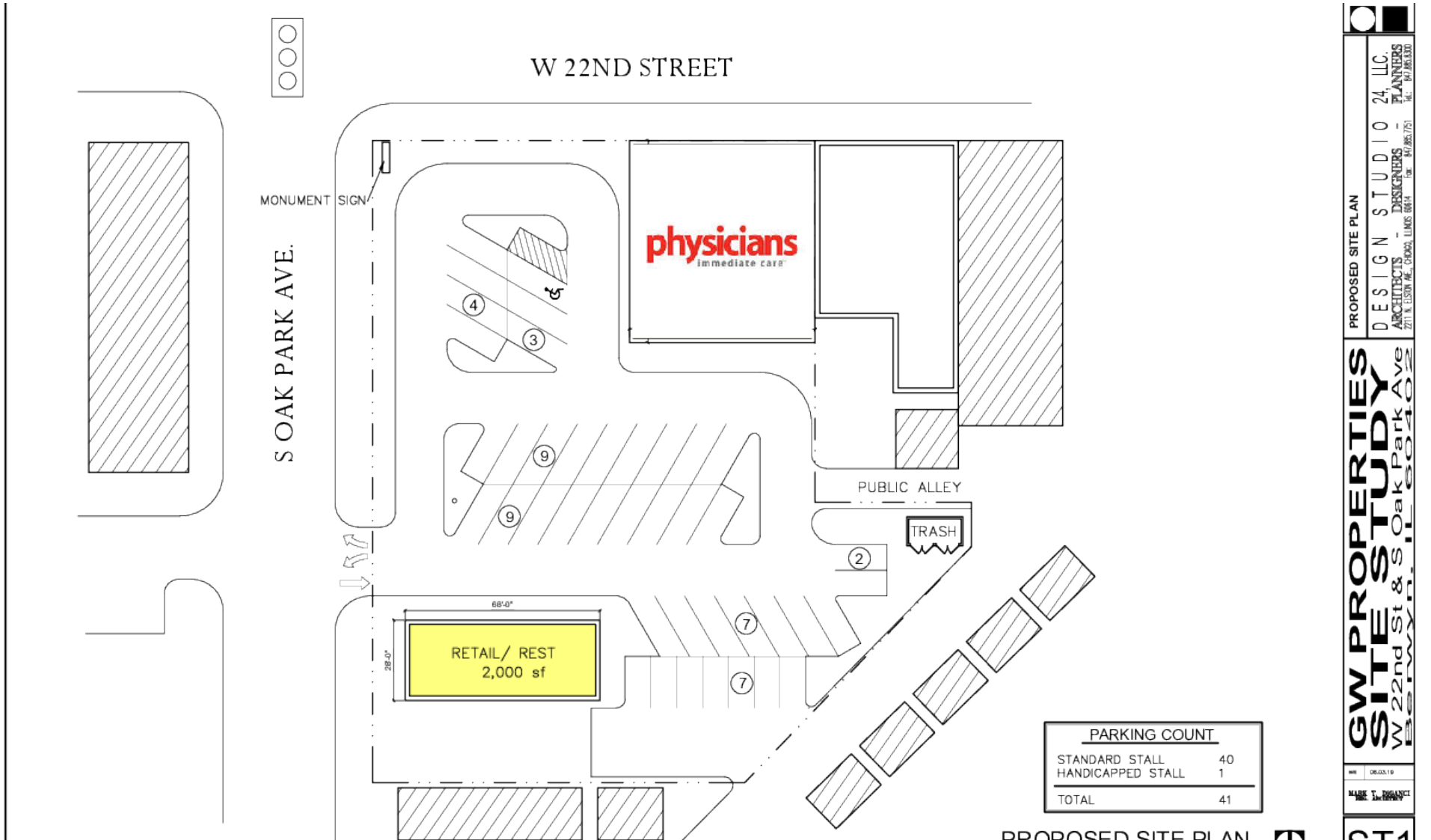
### OVERVIEW

Prime standalone building with parking offers ideal exposure situated just off SEC of Oak Park Ave & Cermak, dense populated trade area offers excellent opportunity to get your practice up in running almost immediately while saving thousands! Currently built out medical with a generously sized reception and waiting areas, four exam rooms, two private offices, and break area.

### PROPERTY HIGHLIGHTS

- Prime Medical/Retail Space
- Over 40,000 traffic counts
- Abundance of Parking
- Adjacent to New Development
- Above Market Tenant Improvement Allowance

SITE PLAN



PROPOSED SITE PLAN

PROPOSED SITE PLAN

DESIGN STUDIO 24, LLC.  
ARCHITECTS - DESIGNERS - PLANNERS

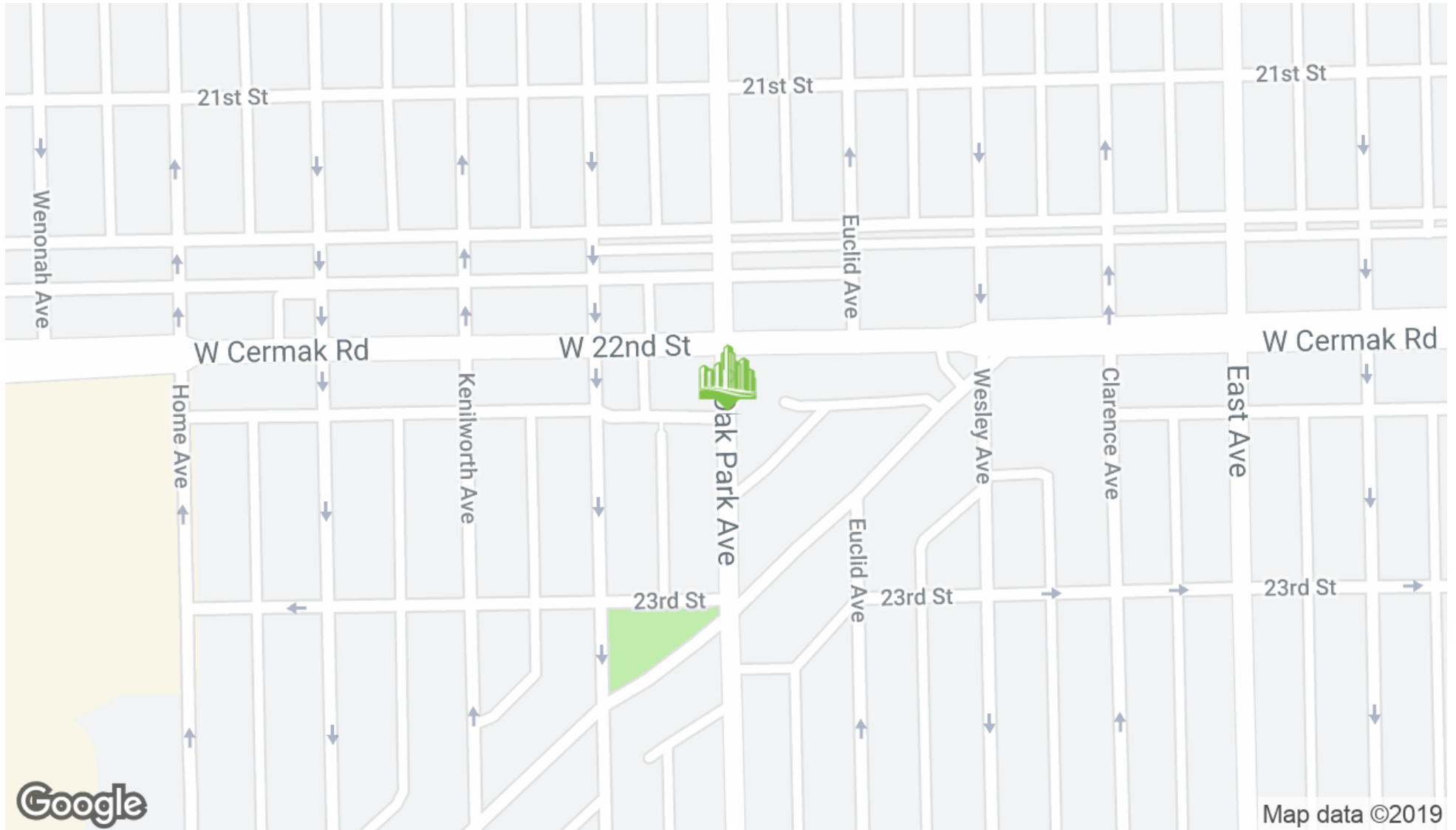
2011 N. ELSON AVE., CHICAGO, ILLINOIS 60614 TEL: 847.865.7511 FAX: 847.865.8300

**GW PROPERTIES**  
**SITE STUDY**  
W 22nd St & Soak Park Ave  
BETHLEHEM, IL 60402

DATE: 06.03.19

SCALE: 1" = 10'-0"

LOCATION MAPS



## RETAILER MAP

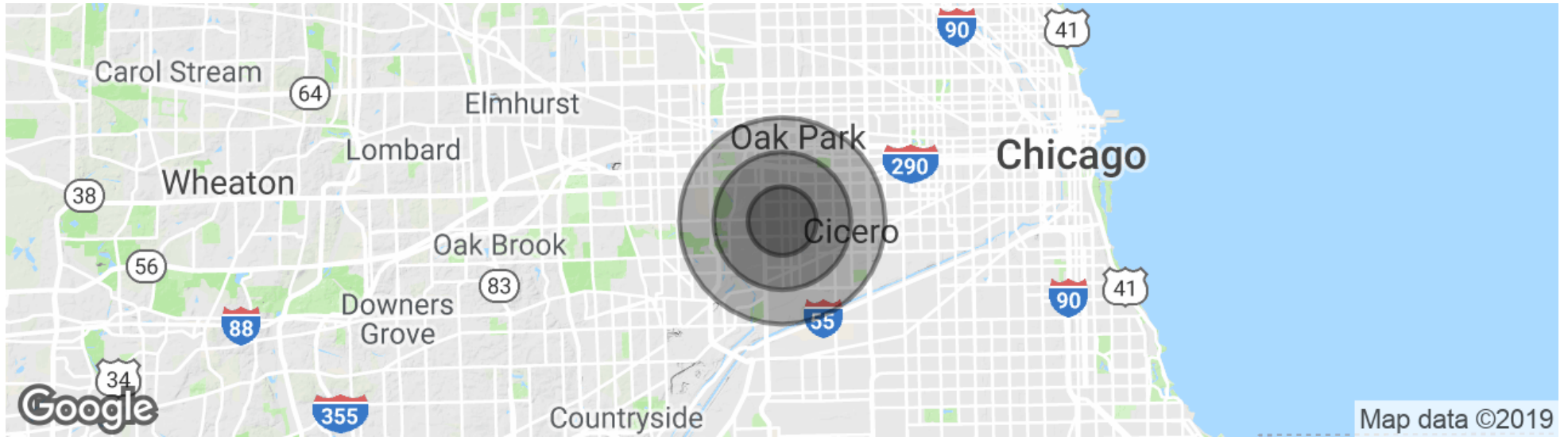


# 2215 S. Oak Park Avenue | Berwyn, IL 60402

## ADDITIONAL PHOTOS



## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total population	45,027	144,482	276,432
Median age	31.4	32.1	33.1
Median age (Male)	30.0	31.1	32.1
Median age (Female)	33.4	33.2	33.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	14,936	47,002	96,964
# of persons per HH	3.0	3.1	2.9
Average HH income	\$58,142	\$67,252	\$68,313
Average house value	\$253,408	\$305,459	\$310,780

\* Demographic data derived from 2010 US Census