

3200 SOUTH OAK PARK AVENUE | BERWYN, IL 60402

MOVE IN READY



DETAILS

Available SF	1,750 SF
Availability	Immediately
Lease Rate	\$25.00 PSF (MG)
Dedicated Parking:	Call To Discuss
Traffic Count	11,500 VPD
Year Built	2009
Cross Streets	South Oak Park Avenue & Stanley Avenue

PROPERTY OVERVIEW

1,750 square foot commercial storefront available for lease at the reVerb Century Station in downtown Berwyn. The property is located directly across the street from the Berwyn Metra Station and a block north of Loyola Hospital, Berwyn's largest employer. The five story mixed-use building features 52 apartments and four commercial storefronts along Oak Park Avenue and Stanley Avenue. The storefront unit can be delivered as a vanilla box and provide excellent visibility for potential retail, medical office and professional office uses. The building is easily accessible, just two and 1/2 miles from multiple Interstates (I-290 and I-55). Recent improvements in 2018 including interior alterations, mechanical, and plumbing.

PROPERTY HIGHLIGHTS

- Highly visible storefront at the base of the 52-unit reVerb Century Station across from the Metra Station in downtown Berwyn
- Nearby retailers include Walgreens, BMO Harris Bank, Byline Bank, Familia Fresh Market Berwyn, and Little Ceasars Pizza, among others
- Located just one block north of Loyola Hospital, Berwyn's largest employer

FOR LEASE

Storefront Space For Lease Adjacent to Berwyn Metra Station & Loyola Hospital

3200 South Oak Park Avenue | Berwyn, IL 60402

ADDITIONAL PHOTOS



FOR LEASE

Storefront Space For Lease Adjacent to Berwyn Metra Station & Loyola Hospital

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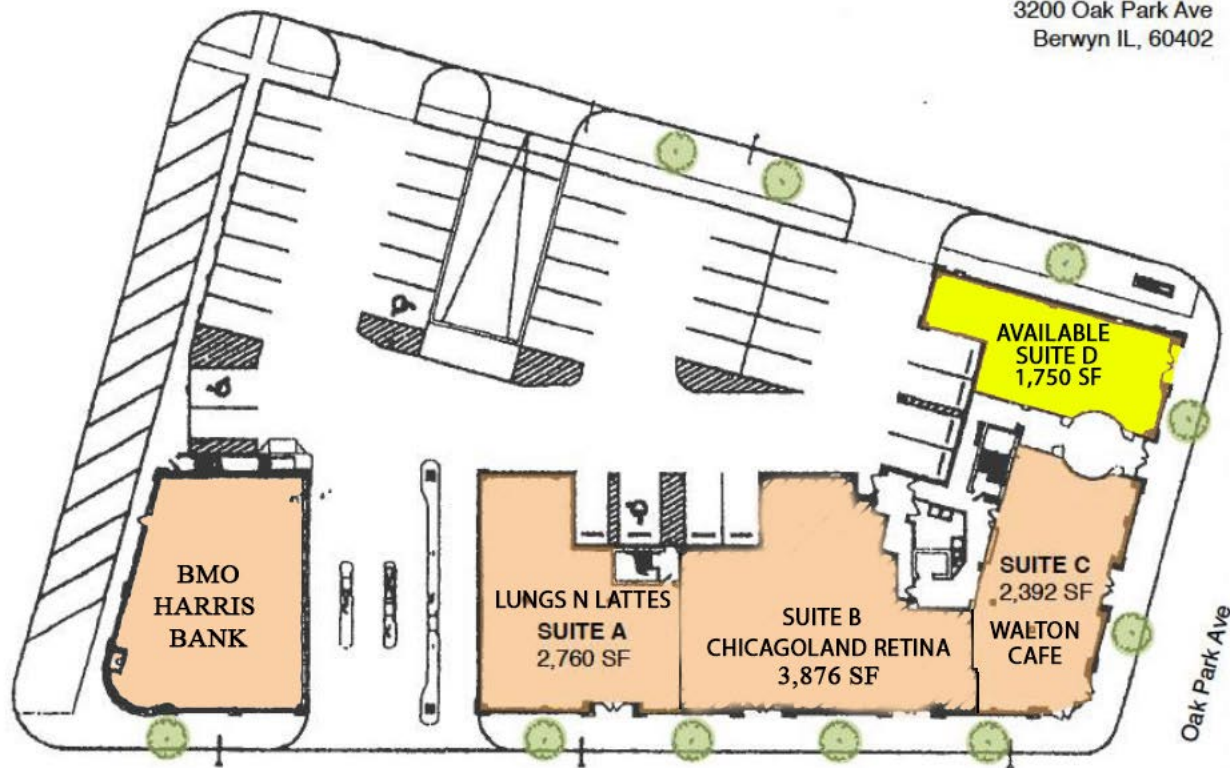
[ADDITIONAL PHOTOS](#)



SITE PLAN

3200 Oak Park Ave

Berwyn IL, 60402



Stanley Ave

Metra BNSF Line

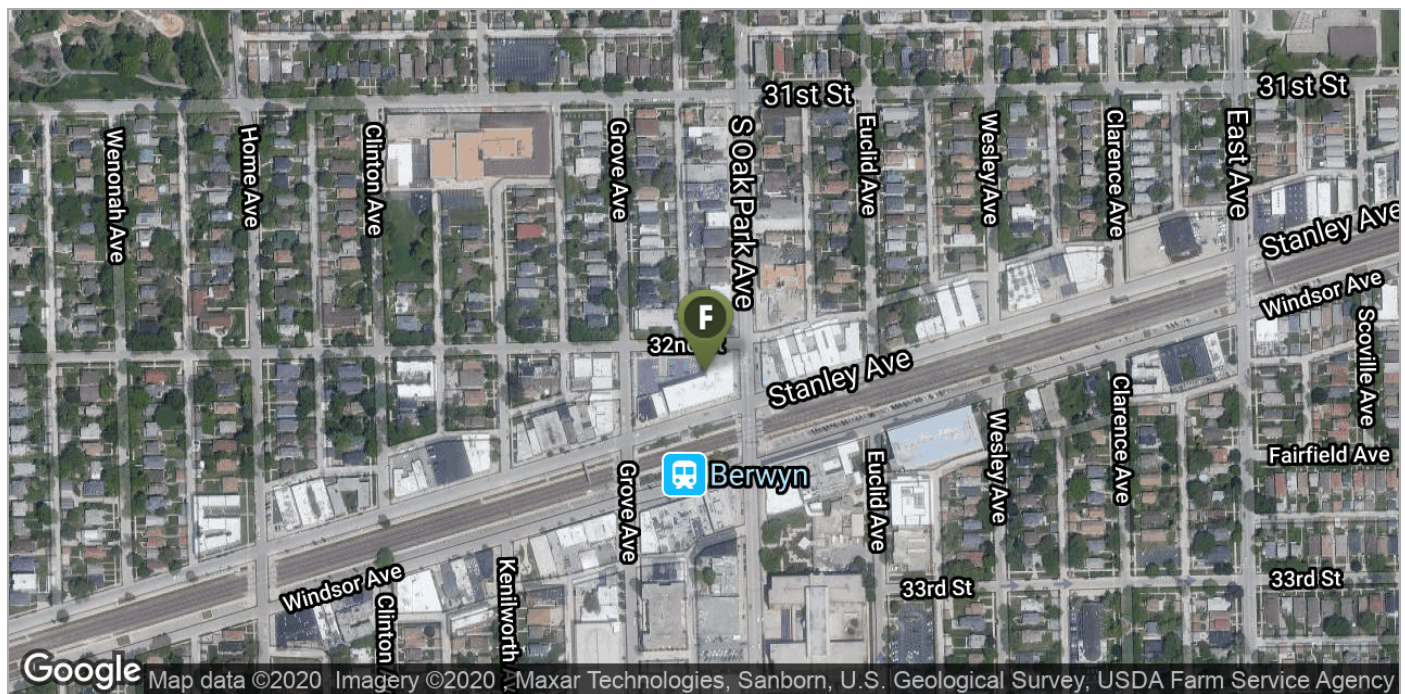
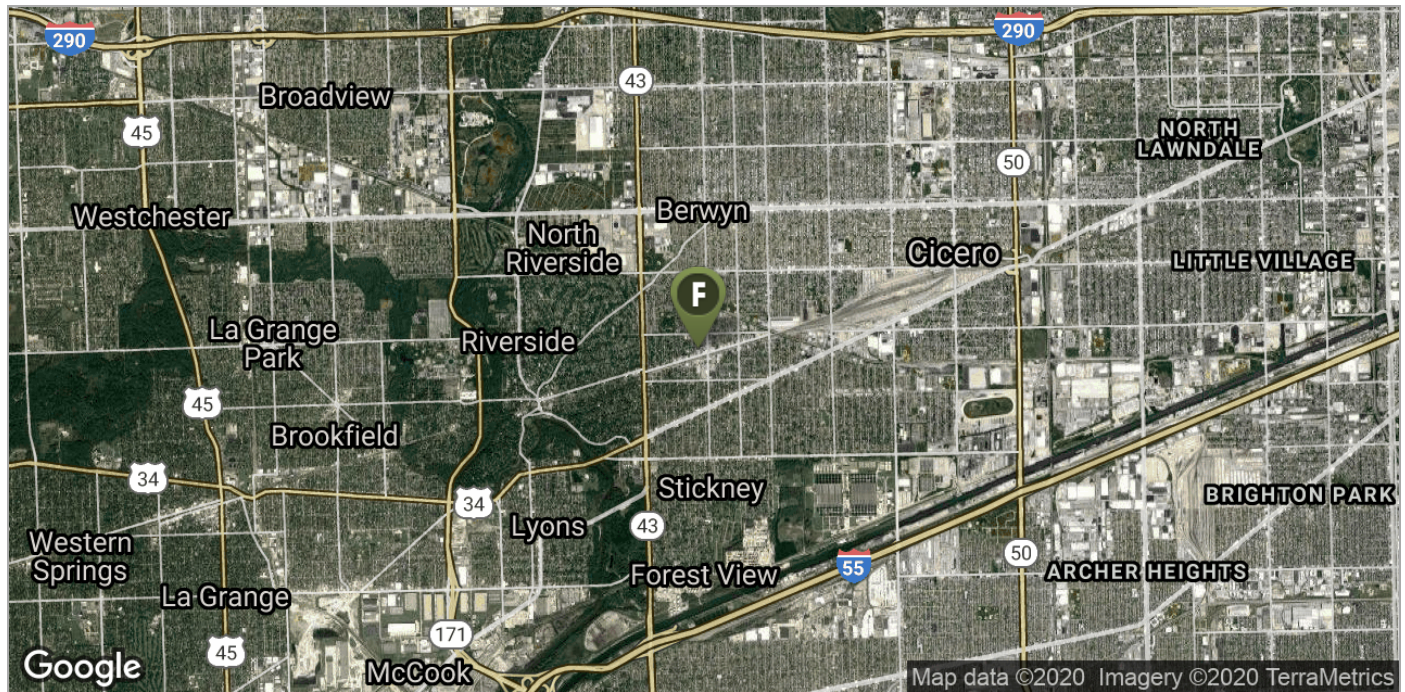
Oak Park Ave

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LOCATION MAPS



Frontline Real Estate Partners

Frontline Real Estate Partners
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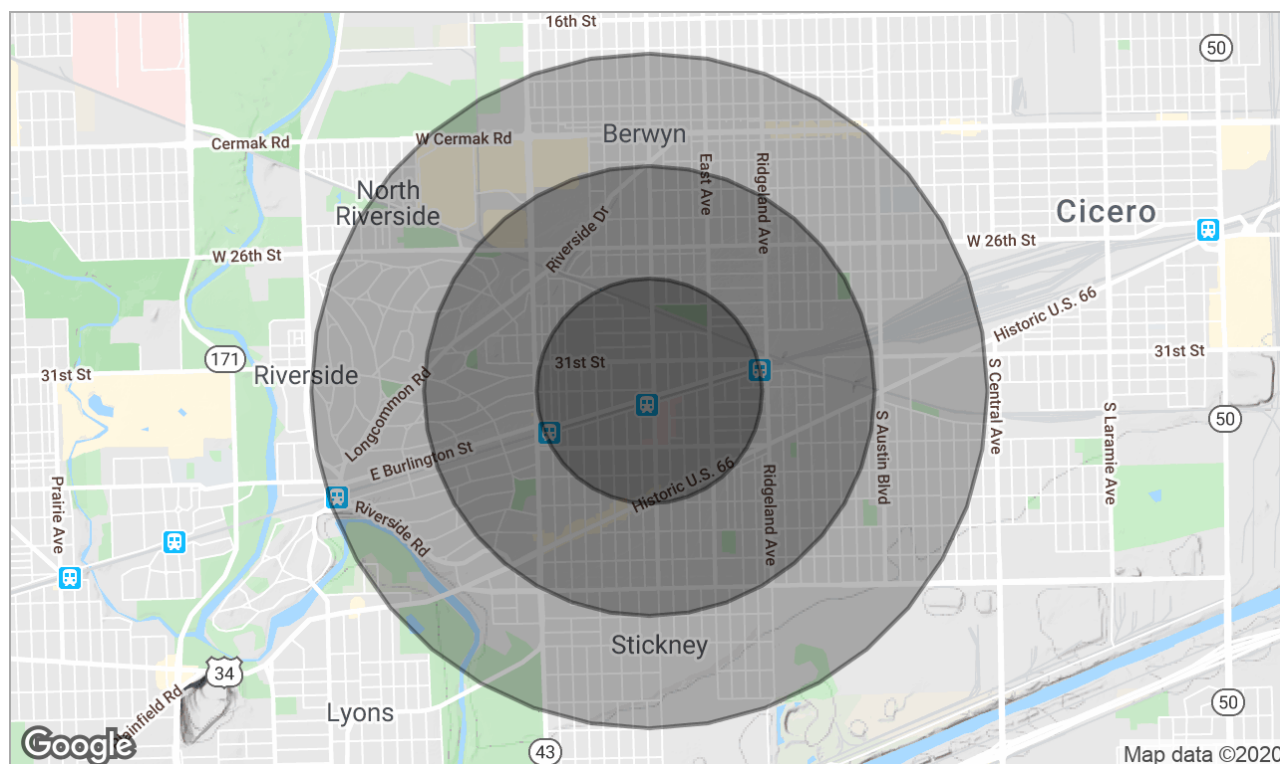
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DEMOGRAPHICS MAP



POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	8,913	35,765	71,307
POPULATION DENSITY	8,913	35,765	71,307
MEDIAN AGE	37.8	34.6	33.4
MEDIAN AGE (MALE)	36.2	32.9	31.9
MEDIAN AGE (FEMALE)	39.8	36.9	35.2
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	3,306	12,334	24,223
# OF PERSONS PER HH	2.7	2.9	2.9
AVERAGE HH INCOME	\$67,477	\$66,058	\$64,806
AVERAGE HOUSE VALUE	\$230,036	\$271,199	\$294,506

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