

# 8,000 SF SECOND-FLOOR OFFICE SPACE **FOR LEASE**

721 E MADISON STREET, | VILLA PARK, IL



Presented by



Your SVN Suburban  
NEXT LEVEL TEAM



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## PROPERTY SUMMARY



### OFFERING SUMMARY

|                      |                    |
|----------------------|--------------------|
| <b>LEASE RATE:</b>   | \$12.00 SF/yr (MG) |
| <b>AVAILABLE SF:</b> | 8,000 SF           |
| <b>FLOORS:</b>       | Two                |
| <b>LOT SIZE:</b>     | 2.26 Acres         |
| <b>YEAR BUILT:</b>   | 1985               |
| <b>MARKET:</b>       | Chicago            |
| <b>SUBMARKET:</b>    | Western Suburbs    |

### PROPERTY OVERVIEW

Now available for lease at 721 E Madison Street: 8,000 SF second-floor office space available in its entirety. This well-located and highly-visible property sits directly off of IL Route 83 with over 64,400 VPD and nice curb appeal. The second floor consists of fully built out office space with 20+ private offices, a kitchenette/break room area and storage, suitable for a variety of businesses. The building is in great condition with no deferred maintenance and a private parking lot.

### PROPERTY HIGHLIGHTS

- Excellent access at a signalized turn-off on IL Route 83
- Building signage available
- 20 Miles west of Downtown Chicago
- 0.3 Miles from nearest Pace Bus stop
- 1.5 Miles from Villa Park Metra Station
- Immediately north of the Walmart Supercenter
- Dedicated parking lot with 82 spaces (5/1000 SF)
- Lower DuPage County real estate taxes

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FLOOR PLAN



2nd Floor Building Plan

\*These are not fully accurate as-builts

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## ADDITIONAL PHOTOS



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# AERIAL MAP

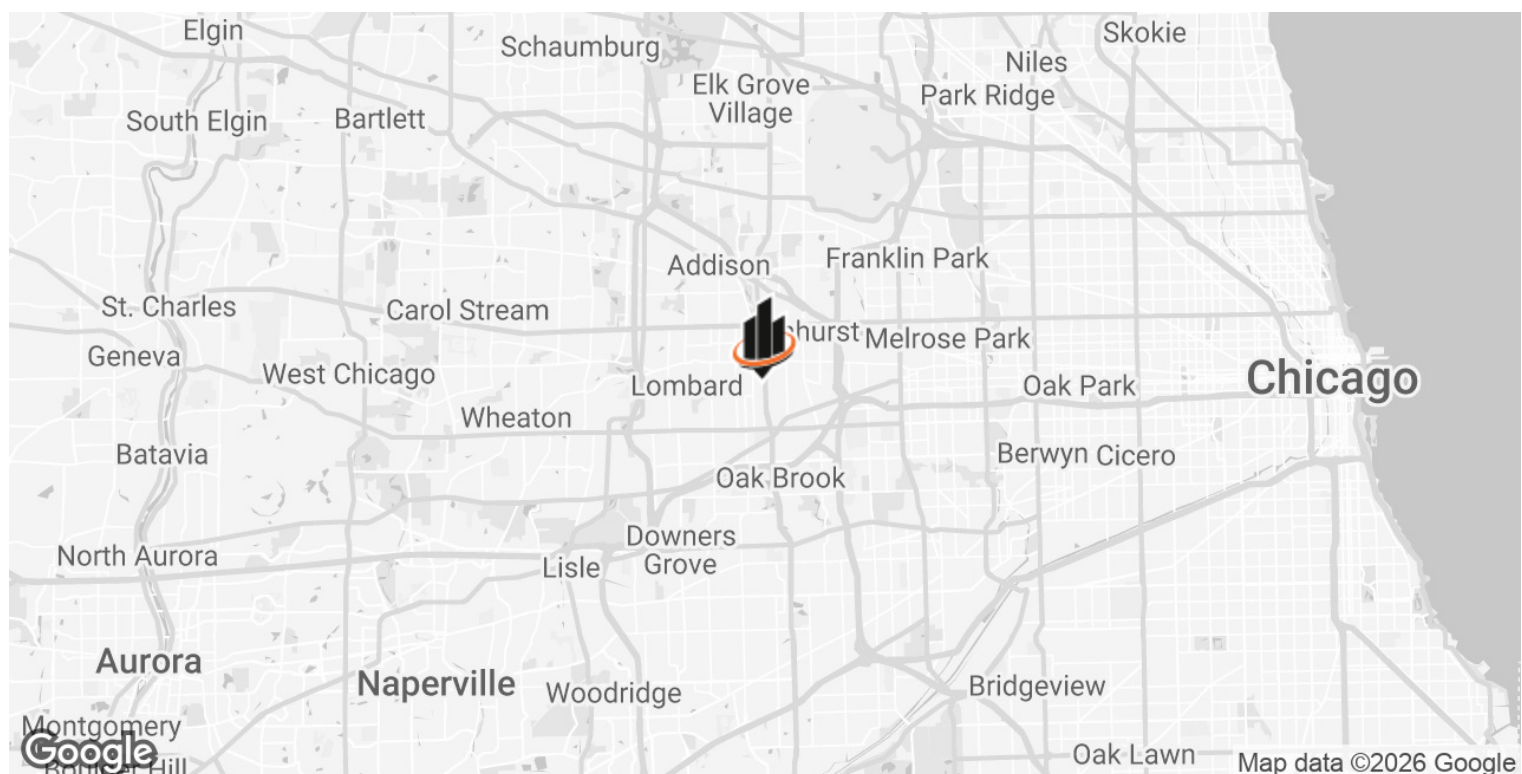
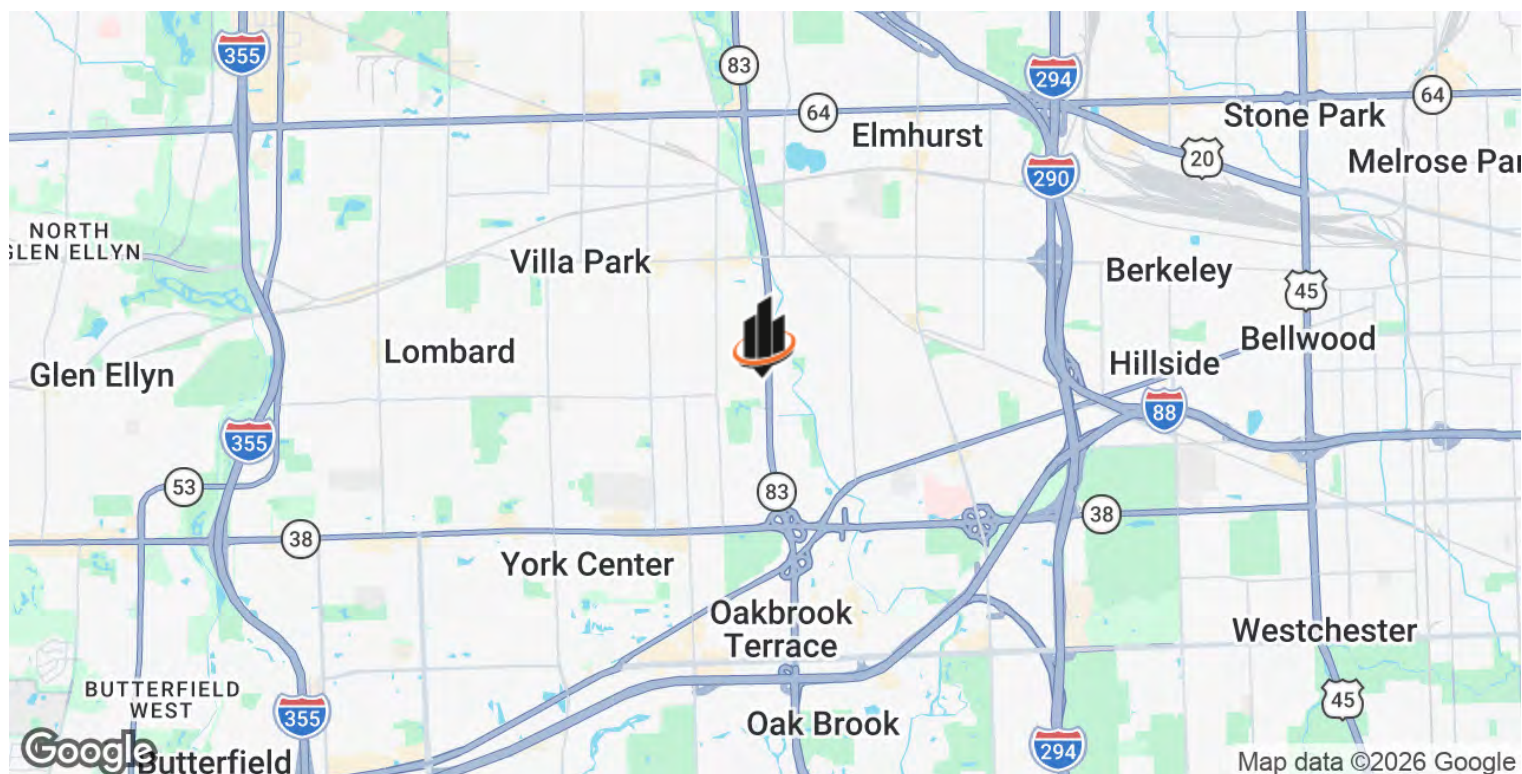


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## LOCATION MAP



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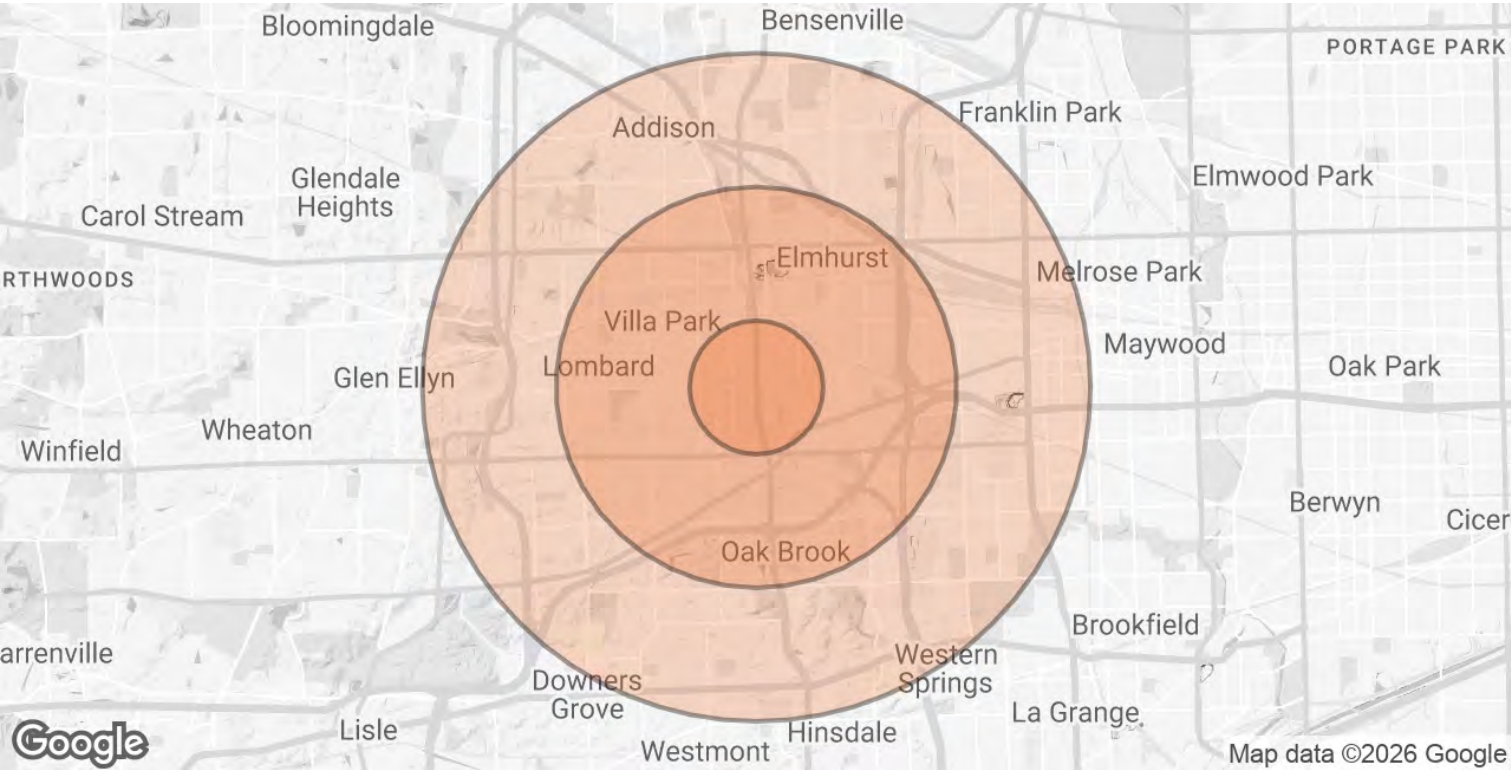
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DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION     | 660    | 2,733   | 14,011  |
| AVERAGE AGE          | 44.7   | 43.5    | 41.8    |
| AVERAGE AGE (MALE)   | 44     | 43      | 41.4    |
| AVERAGE AGE (FEMALE) | 43.5   | 42.5    | 41.3    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 253       | 1,038     | 5,095     |
| # OF PERSONS PER HH | 2.6       | 2.6       | 2.7       |
| AVERAGE HH INCOME   | \$136,487 | \$151,838 | \$178,195 |
| AVERAGE HOUSE VALUE | \$362,247 | \$403,815 | \$469,861 |

2023 American Community Survey (ACS)

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