

For lease

Childcare/Medical-office opportunity in Oak Park

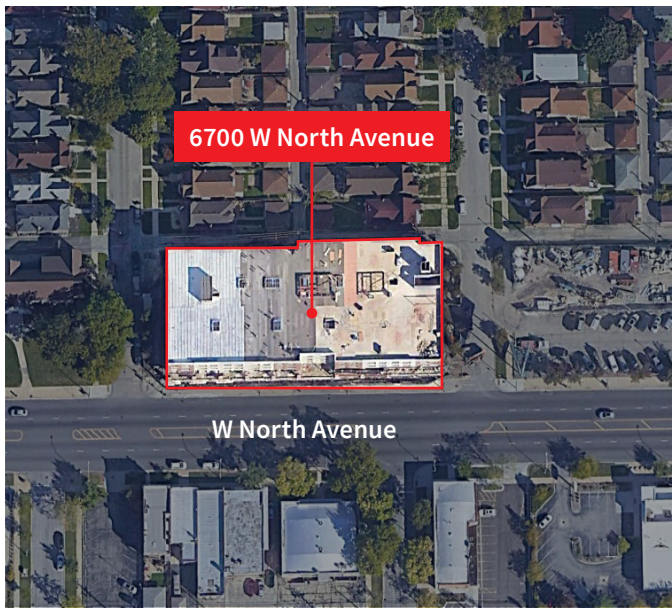
6700 W North Avenue
Chicago, IL 60707





Property overview & demographics

- Total of 16,603 SF available (9,545 SF on 1st floor; 7,058 SF on lower level)
- Landlord willing to deliver the premises in turn-key condition (subject to review of Tenant's plans)
- Off-site parking available for staff
- 9,807 SF childcare use already permitted for construction (partial first floor and full lower level)
- **Rooftop play area available (+/- 1,800 SF)**

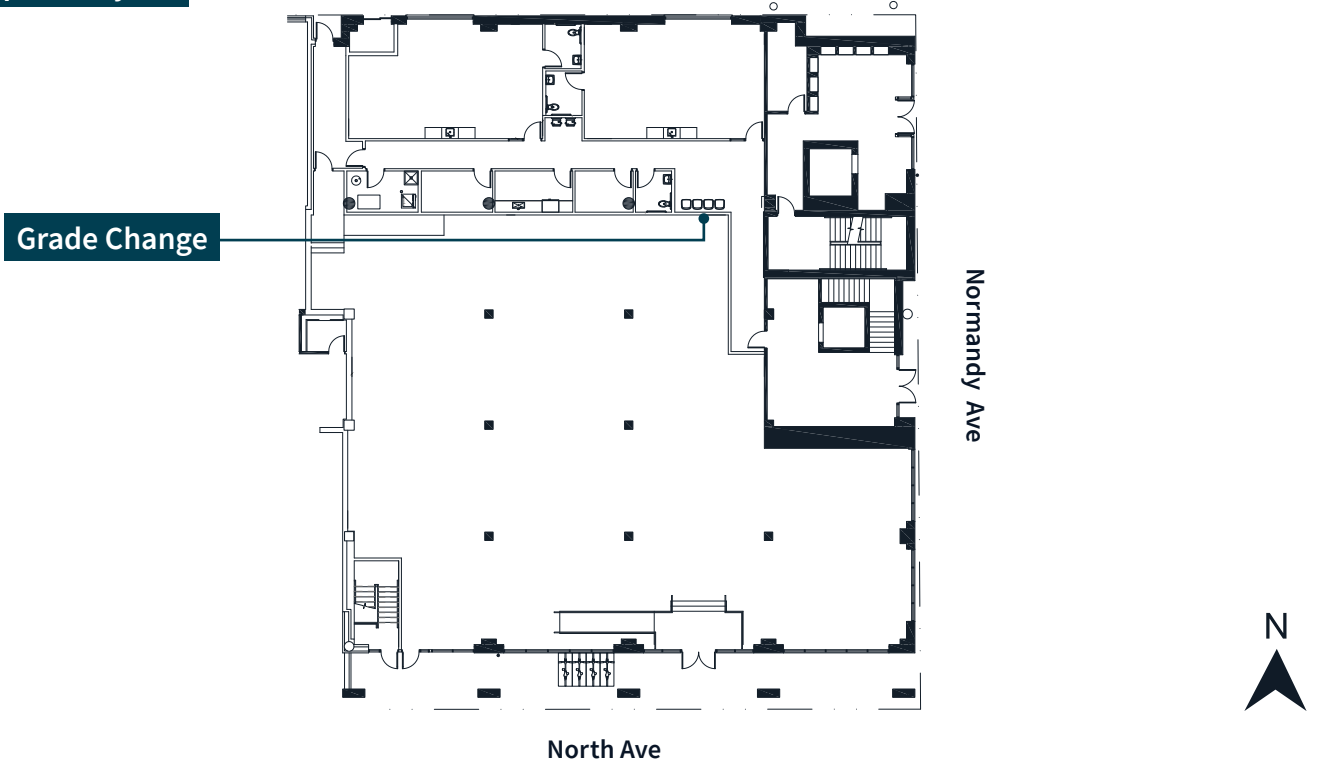


Location	6700 W North Avenue, Chicago, IL 60707
Size	16,603 SF available (1st floor - 9,545 SF, Lower level - 7,058 SF)
Detail	Ground-floor retail available at the base of a 42-unit residential redevelopment. Neighboring parcel entitled for 59-unit residential development scheduled for 2027/8 construction.

	1 mile	3 miles	5 miles
Population	29,408	326,419	850,126
Daytime population	22,735	251,555	675,687
Avg household income	\$152,766	\$110,047	\$105,686
Households	11,489	125,893	327,314

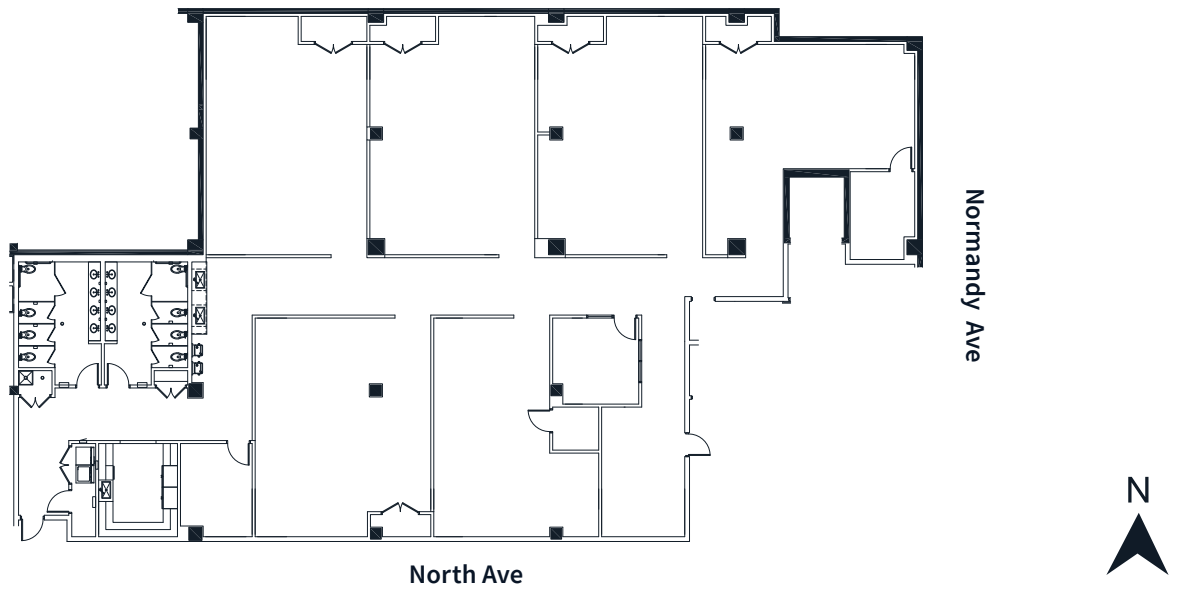
1st floor - 9,545 SF

Conceptual Layout

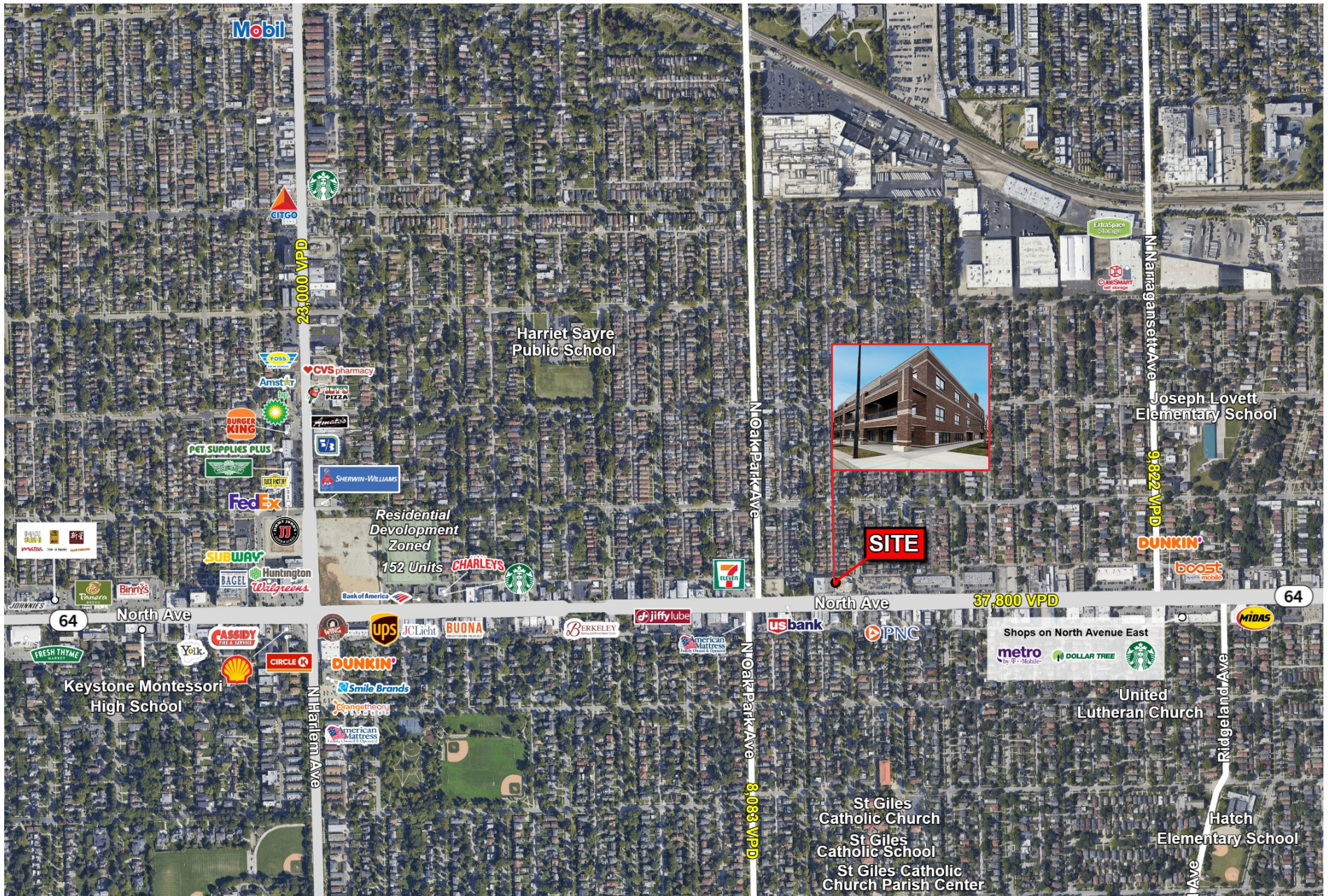


Lower level - 7,058 SF

Conceptual Layout



6700 W North Avenue / Chicago



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