

800 Des Plaines Ave., Forest Park, IL

Rent Negotiable



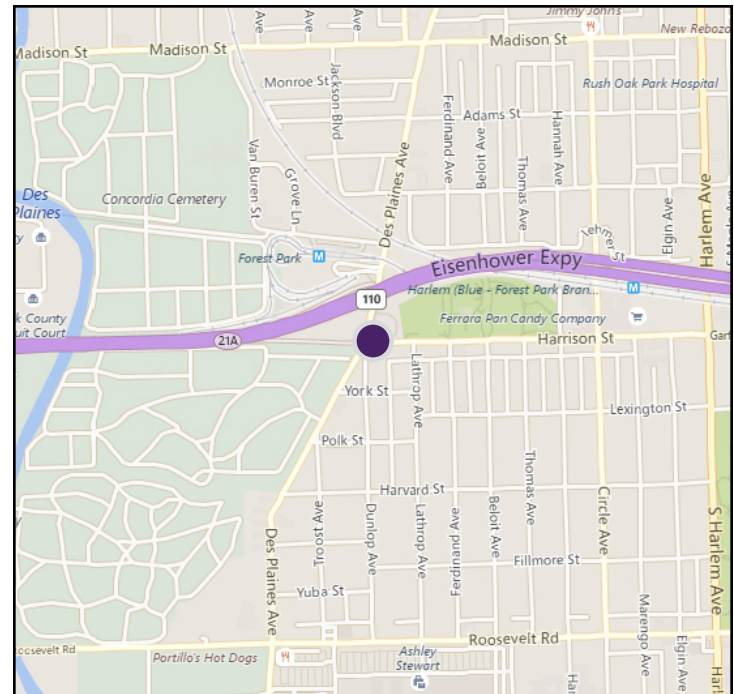
Property Highlights

- 2,250 SF storefront for lease
- Unit built-out with reception and waiting room, large open area, 2 offices, storage and kitchenette
- Significant rent credits available for good credit tenant
- 3 year lease minimum
- Great opportunity for medical office, retail or day care use
- Co-tenant: ATI Physical Therapy
- CAM/TAX: \$15.93/SF
- Shared 24 car parking lot
- Close to Forest Park CTA & I-290
- Traffic Count: 16,000 combined
- Zoning: B-1

Property Overview

At the corner of Harrison and Des Plaines, a 2,250 square foot storefront is available for lease. The space is part of a 6,000 square foot building and co-tenants with ATI Physical Therapy. The unit is built out with a reception and waiting room, a large open area, two private offices or exam rooms as well as storage and a kitchen. Previously used as a dance studio, this is a great location for a medical office, a dental office, a retailer or a day care.

Forest Park is located 10 miles west of downtown Chicago along the Eisenhower Expressway (I-290). This building is located at a busy corner, passed by 16,000 cars daily on Harrison and Des Plaines.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	21,449	246,441	665,009
Households	10,066	90,019	224,661
Median Income	\$56,434	\$57,663	\$51,061

Michael Mintz
Vice President
(312) 338 - 2578
mmintz@mpirealestate.com

mpirealestate.com

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.

MILLENNIUM
PROPERTIES R/E

Storefront On Des Plaines
Great For Retail or Medical Use

800 Des Plaines Ave., Forest Park, IL

Rent Negotiable

Unit Photos



Michael Mintz
Vice President
(312) 338 - 2578
mmintz@mpirealestate.com

mpirealestate.com

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.