

Forest Park, IL DEVELOPMENT, RETAIL, INDUSTRIAL OPPORTUNITY - FORMER CAR DEALERSHIP

7901 Roosevelt Rd. Forest Park, IL 60130



Forest Park, IL

Forest Park is a village in Cook County, a suburb of Chicago. The Forest Park train stop on the CTA Blue Line is the line's western terminus, located on the Eisenhower Expy. at Des Plaines Ave. Approximately 10 miles west from Chicago's downtown loop area, Forest Park combines the unlimited resources of an urban setting with a small town sense of community, making it an exceptional place in which to live, work and do business. Forest Park boasts first class dining at any number of fine eateries and pubs, and plays host to a variety of regionally attended events every year. Crowned "The best in neighborhood dining" according to a 2008 Chicago Tribune readers poll, the variety of Forest Park restaurants offer something for everyone.

	7901 Roosevelt Rd. Forest Park, IL 60130
Building Size	+/- 37,524 SF
Lot Size	~ 5.59 Acres
Parking	+/- 450 Spaces on Site
Price	\$5,580,000 (Real Estate & Assets)

For additional information or to schedule a showing contact:

Jarrett Fradin

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2012 Male Population	10,181	119,852	349,073
2012 Female Population	11,665	131,668	371,938
2012 Total Population	17,663	186,392	525,853
2012 Total Households	10,772	90,750	239,724
Housing			
2000 Total Housing Units	11,416	99,611	266,267
Income			
2012 Median Household Income	\$57,094	\$52,947	\$48,305
2012 Per Capita Income	\$42,321	\$27,974	\$22,122
2012 Average Household Income	\$85,668	\$76,668	\$66,072

Potential Uses

Retail
Development
Industrial
All subject to further Village approval.

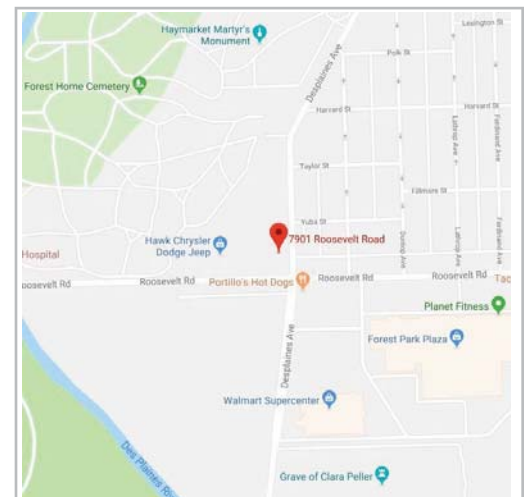
Description

Former Car dealership located on the corner of Roosevelt Rd. & Des Plaines Ave. 40,000 VPD traffic. Includes 30 service bays and 23 lifts, service intake area, mezzanine, offices, parts cage, and car wash area. Ideal for any existing car dealership or for retail redevelopment. B-2 Community Shopping District Zoning PUD/TIF Eligible. Maximum height 7 stories (+/- 248,000 SF).

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 458 April 19, 2010

Map

Roosevelt Rd. & Des Plaines Ave.



LISTING INFO

Listing Agents	Jarrett Fradin jarrett@kudangroup.com
Transaction Type	Real Estate Sale
Property Type	Single Story/Part Two-Story Commercial Building w/ Real Estate
Property Data	
Address	7901 Roosevelt Rd.
City, Zip	Forest Park , IL 60130
PIN#	15-13-300-27-0000
Price	\$5,580,000 (Real Estate & Assets)
Property Tax	\$185,000 - 2015 Estimate (Vacant Usage)
Gross Building Area	+/- 37,524 SF
Land Size	+/-5.59 AC
Lot Size	~5.59 AC
Business Size	Former Car dealership located on the corner of Roosevelt Rd. & Des Plaines Ave. 40,000 VPD traffic. Includes 30 service bays and 23 lifts, service intake area, mezzanine, offices, parts cage, and car wash area. Ideal for any existing car dealership or for retail redevelopment. B-2 Community Shopping District Zoning PUD/TIF Eligible. Maximum height 7 stories (+/- 248,000 SF).
Zoning	B-2 (General Business District)
Parking	+/-450 parking spaces on site
Year Built / Age	1950, renovated in 1992
Electrical Service	400 AMP
Showings	Please Call Listing Agent
Nearby Retailers	WalMart and Portillo's
Lot Dimensions	325x525x545x315x420x290
Potential Uses	Retail, Development, Industrial (All subject to further village Approval).
Roof	Reflective Coating
AC	Central Air
Location Description	Forest Park is a village in Cook County, a suburb of Chicago. The Forest Park train stop on the CTA Blue Line is the line's western terminus, located on the Eisenhower Expy. at Des Plaines Ave. Approximately 10 miles west from Chicago's downtown loop area, Forest Park combines the unlimited resources of an urban setting with a small town sense of community, making it an exceptional place in which to live, work and do business. Forest Park boasts first class dining at any number of fine eateries and pubs, and plays host to a variety of regionally attended events every year. Crowned "The best in neighborhood dining" according to a 2008 Chicago Tribune readers poll, the variety of Forest Park restaurants offer something for everyone.
Cross Streets	Roosevelt Rd. & Des Plaines Ave.