

SUCCEED HERE OAK PARK



VILLAGE OF OAK PARK, ILLINOIS

general information

With its renowned architecture, excellent schools, and diverse and ever expanding residential market, Oak Park is more than just a great place to live. It is also a great place to locate or expand a business.

A compact community of more than 50,000 residents in less than five square miles, Oak Park is a perfect market for restaurants and retailers alike. Frank Lloyd Wright and Ernest Hemingway historic sites attract over 200,000 visitors each year.

A thriving workplace environment for all industries, Oak Park is accessible to and from the City of Chicago via two CTA train lines, the western suburbs via Metra and the entire Chicagoland area via 17 bus lines.

Oak Park is a community where business succeeds. The following information outlines the services and incentives the Village offers to foster business growth and development.

Oak Park Development Corporation

Established in 1974 by area banks and businesses, the Oak Park Development Corporation (OPDC) serves developers, property owners and businesses. Services include site assistance, financing and other support in the development, sale, purchase, lease or rehab of commercial property. OPDC also offers a number of economic development incentives including the following:

Commercial Loan Program

Created in 1980 to encourage the adaptive reuse of existing buildings, the OPDC commercial loan program offers below market rate loans to business/building owners for purchase, renovation, upgrade, or new construction of commercial space.

Micro Loan Program

Small and start-up businesses that are looking for short-term financing to fund working capital, fixed assets, and inventory may qualify for a below market rate micro loan. Loans range in size from \$2,000-\$75,000.

Commercial Property Rehabilitation & Preservation Program

This grant program helps building owners or tenants improve the facades of commercial property. Grants up to 50 percent will be considered for eligible project expenses of \$5,000 or less and up to 25 percent for eligible expenses over \$5,000 with a cap of \$25,000 per project.

For more information contact OPDC at 708.383.3838 or e-mail contact@opdc.net.

Downtown Oak Park

Since 1988, Downtown Oak Park (DTOP) has been a downtown business association comprised of property owner and retail owner members within Oak Park's Special Service Area #1.



DTOP, as a partner agency of the Village of Oak Park, works with the local government and other local agencies to make downtown Oak Park a great place to shop, dine, work, play and live. DTOP also offers a grant program to business:

DTOP Awning & Signage Grant Program

DTOP tenants are eligible for an awning and/or signage grant covering up to 50 percent of improvement costs, with a \$2,000 maximum grant per storefront.

For more details, contact Downtown Oak Park at 708.383.4145 or visit www.downtownoakpark.net.

Oak Park Business Service Center

The Oak Park Business Service Center, located on the first floor of Village Hall provides individualized services tailored to the unique needs of those looking to open a business in the Village. The Business Service Center provides:

- Guidance on what is needed to start or expand a business
- A customized road map through the steps necessary to operate and grow in the Village
- Coordinated, multi-department oversight for moving business candidates efficiently from application to approval to opening
- Tracking the progress of applications and paperwork
- Connection with all Village departments to help solve problems before they arise

For more information on starting or growing a business in Oak Park, call 708.358.5648 or e-mail business@oak-park.us.

market profile

Demographic profile

Total population.....	49,666
Children (Under 18)	12,094
Seniors (65+)	4,968
White	66%
African American	24%
Asian	5%
Hispanic or Latino	5%

Households

Total households.....	22,142
% family households	56%
% one person households	38%
% of households earning \$75K+	46%
Average household size	2.23
Median household income	\$69,166
Median family income	\$98,238
Per capita income	\$43,889

Workplace population

Number of private sector employees (2008)	29,516
Businesses with one to 19 employees (2005)	1,429
Businesses with 20 or more employees (2006)	164

Transit information

CTA elevated train stops	9
CTA bus lines	5
Metra stops	1
Pace bus lines	12

Retail Potential (in millions)

Estimated expenditures	\$1,018
Estimated retail sales	\$698
Expenditure leakage	\$320
Expenditure leakage	31%
Concentrated buying power (per sq.mile)	\$226

Expenditure leakage (Retail categories)

	in millions	sq. ft. potential
General merchandise	\$112.6	690,797
Home improvements	\$67.8	215,238
Home furnishing	\$16.2	88,043
Electronics & appliances	\$10.2	37,778
Restaurants	\$8.2	27,063
Food & beverage	\$18.9	55,752

Market scope

Occupied housing units	22,142
Rental housing units	9,769
Owned housing units	12,373
Median owner-occupied housing value	\$349,587
Single family units	9,913
Multi-family units	13,119

Real Estate Sales (Single family-2009)

	detached	attached
Avg. sales price	\$400,699	\$205,021
Ten-year price change	140%	141%
Number of Units Sold	335	190

Real Estate Investment

	# of Permits	valuation (millions)
Building permits (2009)		
Total.....	5,746	\$42.40
Residential	4,625	\$30.26
Commercial	635	\$8.97
Other	486	\$3.17

market profile

Principal Employers (2009)*

	<u>Rank</u>	<u># of Employees</u>
Resurrection West Suburban Medical Center	1	1720
Rush Oak Park Hospital	2	974
School District 97 (K-8 Elementary)	3	650
Park District of Oak Park	4	505
School District 200 (High School)	5	485
Village of Oak Park	6	470
Hephzibah Children's Association	7	143
Fenwick High School	8	120
Shaker Advertising	9	100
Community Bank Oak Park River Forest	10	59

* Information based on annual inquiries conducted by the Oak Park Development Corporation

Notable Awards

Not only is Oak Park a successful place to do business but the community's high quality of life is indicated by numerous livability and beautification awards:

2010 Chicago magazine named Oak Park as one of its Top 20 Great Towns and Neighborhoods

2010 Oak Park's Marion Street received a Top Merit Award for Infrastructure by the Chicago Building Congress

2010, 2009 Oak Park named as one of the top places for the rich and single by CNNMoney.com

2009 Marion Street received highest award for urban design presented by the Illinois Chapter of the American Society of Landscape Architects

2008 Illinois chapter of the American Planning Association presented Marion Street with its "Implementation of a Plan" award

2008 Marion Street received an honorable mention from the Congress for the New Urbanism, a national organization that promotes walkable, neighborhood-based development

Shop Local Campaign

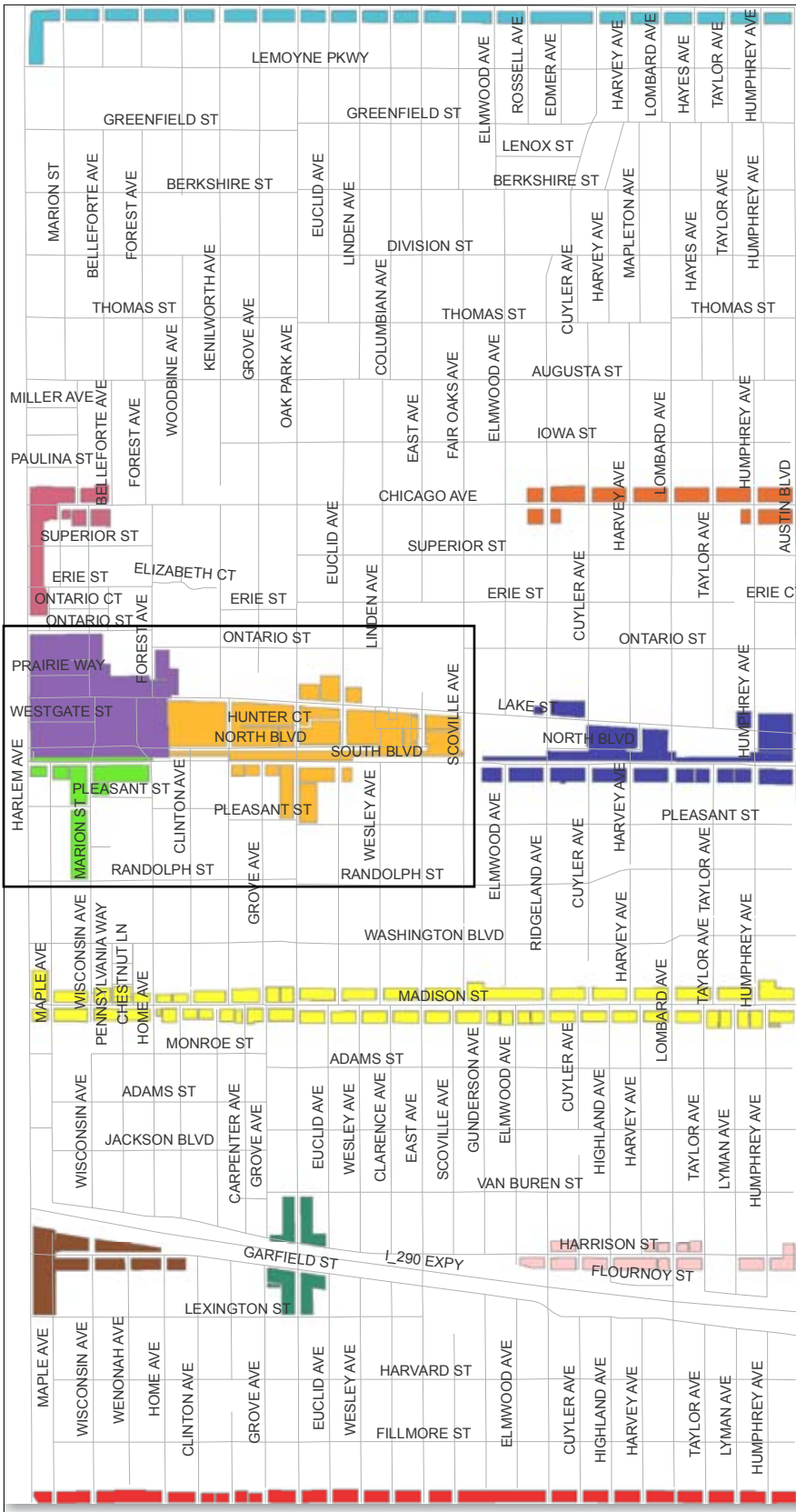
Developed by the Oak Park Business Association Council and the Village of Oak Park, the Shop Here Oak Park campaign is a dynamic program to encourage shopping locally.

One such shop local event included a nine-week effort in February 2009 that tracked more than \$2 million worth of spending in Oak Park.



business districts

VILLAGE OF OAK PARK



- Downtown Oak Park
Central Business District
- South Marion
Central Business District
- The Avenue
Central Business District
- Madison Street
- Chicago/Harlem
Historic District
- Chicago Avenue at
Austin Boulevard
- North Avenue
- Garfield Street at
Harlem Avenue
- Southtown
- Roosevelt Road
- Oak Park
Arts District
- Lake Street at
Austin Boulevard

downtown oak park

THE CENTRAL BUSINESS DISTRICT

Downtown Oak Park (DTOP), part of the combined central business district, is located on Lake Street, Harlem Avenue and North Marion Street in Oak Park, IL. It is a unique work, shop and dine district housed in an eclectic architectural setting.

Average Daily Traffic Counts

Lake St @ Harlem Ave – 35,200

Transit Ridership

 (average week day passenger trips)

CTA Green Line, 3,333; Metra, 1,025

Surrounding Retail

Bar Louie, Borders Books & Cafe, Bruegger's Bagels, Chipotle, Five Guys Burgers & Fries, Fitness Formula Club, Gap, Gap Kids, Lane Bryant, Old Navy, Penzey's, Paper Source, Pier One Imports, Starbucks Coffee, Trader Joe's, Ten Thousand Villages, TGI Friday's, Lake Theatre, Sushi House, Noodles & Company, Whole Foods, Ann Taylor Loft, Chico's, Famous Footwear, Petco, Men's Wearhouse

Recommended Categories

Fast casual concepts; Apparel concepts targeting Gen X and unisex, men's, teens and 18-24 young adults, children, and baby boomers; Entertainment such as comedy club, children's museum; National apparel and cosmetic concepts

Opportunities

1125-1135 Lake St. & 1144-1150 Westgate St. -

A prime redevelopment site of more than 80,000 sq. ft. is available at 1125-1135 Lake Street, in the heart of Oak Park's busiest corridor.

Lake Street & Forest Avenue -

An approved mixed-use development at Lake Street and Forest Avenue will include a 140-room hotel, 85 condo units, 28,000 sq. ft. of retail, and a 510-space parking garage.



Marion Street Fountain



Fitness Formula Club



Multi-modal Transit Center



Ben & Jerry's

Available Spaces

Please visit www.opdc.net and click on "Available Sites & Buildings" for more information on locations available in this business district.

south marion

THE CENTRAL BUSINESS DISTRICT

South Marion is part of the combined central business district and is located at South Boulevard and Marion Street. It is home to the Village's largest hotel and has a diverse mix of restaurants as well as services. It's the perfect base for your visit or exploration of Oak Park.

Average Daily Traffic Counts

Lake St @ Harlem Ave – 35,200

Transit Ridership

(average week day passenger trips)
CTA Green Line, 3,333; Metra, 1,025



South Marion Street

Surrounding Retail

The Carleton Hotel, Greenline Wheels, La Bella, Maison Suzanne, Marion Street Cheese Market, Oak Park Jewelers, Szechwan Beijing, Poor Phil's, Barclay's American Grille

Recommended Categories

Unique restaurants with live music on weekends; Taverns / Sports Bars; Gastro Pub; Retail such as apparel and accessories



Marion Street Cheese Market



Oak Park Jewelers

Opportunities

Harlem Avenue & South Boulevard - Opposite the CTA Green Line and Metra stop, and situated at one of Oak Park's busiest intersections, a proposed mixed-use development site is one of a kind.

Available Spaces

Please visit www.opdc.net and click on "Available Sites & Buildings" for more information on locations available in this business district.



Maison Suzanne



the avenue

THE CENTRAL BUSINESS DISTRICT

The Avenue part of the combined central business district is located in the heart of the Village at Lake Street and Oak Park Avenue. It is Oak Park's destination for great dining, unique shops and boutiques and a multitude of services.

Average Daily Traffic Counts

Oak Park Ave @ Lake Street - 23,300

Transit Ridership

(average week day passenger trips)

CTA Green Line, 1,655



Surrounding Retail

Caribou Coffee, Flat Top Grill, Oberweis Dairy, Jimmy John's, Starbucks Coffee, Red Hen Bakery, Anana's, Cucina Paradiso, Divine Consign, Filoni, Fuego Loco, Gepetto's Toy Box, The Great Frame Up, Nora's Shoes, Olive & Well, Winberie's, Bramble, The Irish Shop

Recommended Categories

Apparel and Accessories that appeal to teens;
High quality dining; Gifts and Specialty Boutiques;
Quick serve food uses; Personal technology;
Sports Apparel and Equipment; Music



Gepetto's Toy Box



The Pasta Shoppe & Cafe

Opportunities

Oak Park Avenue & South Boulevard -

Situated across from one of the most utilized CTA Green Line stops for both residents and tourists, this 15,000 sq. ft. site is a prime location.

Available Spaces

Please visit www.opdc.net and click on "Available Sites & Buildings" for more information on locations available in this business district.



Caribou Coffee



Bramble

madison street

BUSINESS DISTRICT

Madison Street, located between Austin Boulevard and Harlem Avenue, is Oak Park's largest commercial district, providing convenient access to medical, professional and auto services as well as restaurants and convenience goods.

Average Daily Traffic Counts

Madison St. @ Austin – 47,800

Madison St. @ Ridgeland – 34,900

Madison St. @ Oak Park Ave – 33,900

Madison St. @ Harlem – 59,600

Surrounding Retail

7-Eleven, CVS, Dunkin' Donuts, Jewel-Osco, Leona's, McDonald's, Radio Shack, Walgreens, Wendy's, Compass Eye Care, The Printing Store, Stelton Motors Auto Body



Recommended Categories

Big Box Retail such as home goods, pets, apparel, shoes, discount, general merchandise, health & beauty, specialty, crafts, and wholesale; Mail / Copy Centers; Coffee Shop; Vitamin / Health; Family Entertainment; Learning / Tutoring; Computer Sales / Repairs

Opportunities

Oak Park Avenue & Madison Street - 33,825 sq. ft. located on a prime corner. This development site is perfect for retail/office or residential.



Leona's



Compass Eye Care

644 W. Madison St. – 56,000 sq. ft. commercial building on 1.79 acres, this is an excellent mixed-use redevelopment site.

711 W. Madison St. - 22,000 sq. ft. commercial building on 33,443 sq. ft. (267.7' x 125') lot.

260 W. Madison St. - 11,350 sq. ft. commercial building located on a 22,750 sq. ft. lot.

303 W. Madison St. (Madison Highlands) – An approved LEED commercial condo project with 18,700 sq. ft. of 1st floor retail space, combined 58,760 sq. ft. on three office levels, and attached parking garage.

Available Spaces

Please visit www.opdc.net and click on "Available Sites & Buildings" for more information on locations available in this business district.



chicago/harlem historic district

BUSINESS DISTRICT

The **Chicago Avenue at Harlem Avenue Historic District** is located between Harlem Avenue and Marion Street on Chicago Avenue and is home to the Frank Lloyd Wright studio. The business district fits the needs of both residents and visitors.

Average Daily Traffic Counts

Chicago Ave. @ Harlem Ave. – 44,000

Annual Tourists

Frank Lloyd Wright Home & Studio – 80,000



Frank Lloyd Wright Home & Studio

Surrounding Retail

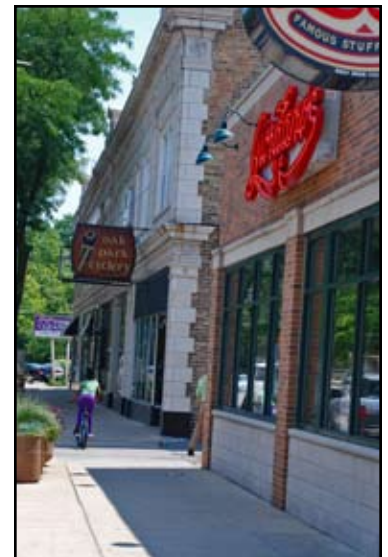
Denny's Restaurant, Giordano's, Penny's Noodles, Oak Park Cyclery, Petersen's Ice Cream, Yuppie Puppy, Aliotos, Dressel's Hardware

Recommended Categories

Food service such as a café, or bakery;
Professional Service Concepts
including dental, medical, legal

Available Spaces

Please visit www.opdc.net and click on "Available Sites & Buildings" for more information on locations available in this business district.



Oak Park Cyclery & Giordano's



Dressel's Hardware

chicago avenue at austin boulevard

BUSINESS DISTRICT

Chicago Avenue at Austin Boulevard located between Ridgeland Avenue and Austin Boulevard on Chicago Avenue is one of Oak Park's more service-based business districts. The local cleaners, Ace Hardware and Terra Incognito are just a few of the businesses that provide for convenient access to frequently used services.

Average Daily Traffic Counts

Chicago Ave. @ Austin – 33,600

Chicago Ave. @ Ridgeland Ave. – 27,900

Surrounding Retail

7-Eleven, PJ's Ace Hardware, Domino's Pizza, Jamaican Grill, Oak Ice Cream, Rare Bird Preserves, Terra Incognito



Rare Bird Preserves



Recommended Categories

Daily Living, Professional and Personal services, Foodservice

Opportunities

2 - 10 Chicago Ave. - This 15,900 sq. ft. commercial property site is perfect for mixed-use development.

Available Spaces

Please visit www.opdc.net and click on "Available Sites & Buildings" for more information on locations available in this business district.



Terra Incognito



PJ's Ace Hardware

north avenue

BUSINESS DISTRICT

North Avenue, between Austin Boulevard and Harlem Avenue, is one of three auto friendly business districts in Oak Park, Illinois. Shared with Chicago, the district offers convenient access to a mixture of professional services, retail and restaurants.

Average Daily Traffic Counts

North Avenue @ Austin– 48,100

North Avenue @ Ridgeland Ave. – 52,700

North Avenue @ Oak Park Ave. – 48,900

North Avenue @ Harlem Ave. – 64,700



Surrounding Retail

American Mattress, Buona Beef, Dunkin' Donuts, Edwardo's Natural Pizza, The Fresh Market, IHOP, Nextel, Starbucks Coffee, Subway, US Cellular, The UPS Store, Wonder Works Children's Museum, Ga-Ga Girls Consignment Shop, The Onion Roll, Sears, Midas, Walgreens

Available Spaces

Please visit www.opdc.net and click on "Available Sites & Buildings" for more information on locations available in this business district.



Ga-Ga Girls Boutique



The Onion Roll



Edwardo's Natural Pizza

garfield street at harlem avenue

BUSINESS DISTRICT



Garfield @ Harlem extends from Home Avenue to Harlem Avenue along Garfield Street. The district houses Oak Park's historical industrial businesses.

Average Daily Traffic Counts

Harlem Ave. – 36,300

I-290 @ Harlem– 167,700

Transit Ridership

(average week day passenger trips)

CTA Blue Line, 940

Surrounding Retail

Volvo of Oak Park, The Bedding Expert, Molly Maid, U-Haul

Available Spaces

Please visit www.opdc.net and click on "Available Sites & Buildings" for more information on locations available in this business district.

southtown

BUSINESS DISTRICT

Southtown located at Oak Park Avenue and Harrison Street is one of the Village's more unique business districts as it is divided by the Eisenhower Expressway and the CTA blue line Oak Park stop. The layout of the district allows for a great shopping and dining experience with a mixture of restaurants and local shops.

Transit Ridership (average week day passenger trips)
CTA Blue Line, 1,633

Surrounding Retail

Charter One Bank, Fifth/Third Bank, Avenue Ale House, Bright Ideas, Green Home Experts, Lalo's, Kinderhook Tap, Sen Sushi, Hole in the Wall Custard, Oak Park Bakery, Taste of Brasil, Westgate Flowers

Recommended Categories

Convenience Store; Variety Store; Cards / Gifts / Magazines; Family Friendly Restaurant; Fast Food; Pizza; Pack & Mail Outpost

Available Spaces

Please visit www.opdc.net and click on "Available Sites & Buildings" for more information on locations available in this business district.



Avenue Ale House



Green Home Experts



Sen Sushi Bar



roosevelt road

BUSINESS DISTRICT

Roosevelt Road between Austin Boulevard and Harlem Avenue is quickly becoming one of the hottest areas in Berwyn and Oak Park. New condos and town homes are being built just steps from an array of shops and services for personal, home and business needs.

Average Daily Traffic Counts

Roosevelt Rd. @ Austin – 34,500

Roosevelt Rd. @ Ridgeland – 29,900

Roosevelt Rd. @ Oak Park Ave. – 30,400

Roosevelt Rd. @ Harlem – 58,700

Surrounding Retail

Game Stop, Dunkin Donuts, Walgreens, Subway, CVS, Jewel, Turano Bakery, Buona Beef, ORG Within Your Reach, Salerno's Pizza & Pasta, Wishbone, Fitzgerald's

Recommended Categories

Grocery; Pharmacy; Restaurant; Tavern;
Mixed-Use Developments; Light Industrial

Available Spaces

Please visit www.opdc.net and click on "Available Sites & Buildings" for more information on locations available in this business district.



Roosevelt Road streetscape plan. Work begins Summer 2010.



Salerno's Pizza & Pasta



oak park arts district

BUSINESS DISTRICT

The Oak Park Arts District has been in existence for over a decade. This area is located on Harrison Street between Elmwood Avenue and Austin Boulevard. With a variety of galleries, specialty boutiques, and unique restaurants, the district is a rich, artistic and cultural shopping destination in Oak Park.

Average Daily Traffic Counts

Austin Ave – 21,700
Ridgeland Ave. – 15,100
I-290 @ Austin- 178,900



Prodigy Glassworks

Transit Ridership

(average week day passenger trips)
CTA Blue Line, 1,807

Surrounding Retail

Bead in Hand, Briejo, Brown Elephant, Buzz Cafe, East Gate Cafe, La Majada, Majama's Boutique, Prodigy Glassworks, Sirius Cooks, Trattoria 225, Val's halla Records, Yoga Trek



Yoga Trek & Majama's Boutique



Summer Art Kids Camp at Prodigy Glassworks

Recommended Categories

Galleries, workshops, and studios for artists;
Café and Tea room; Tavern or a Lounge;
Boutique Retail; Specialized Schools

Available Spaces

Please visit www.opdc.net and click on "Available Sites & Buildings" for more information on locations available in this business district.



Sirius Cooks

lake street at austin boulevard

BUSINESS DISTRICT

The **Lake Street @ Austin Boulevard** business district extends from Austin Boulevard to Ridgeland Avenue on Lake Street and Austin Boulevard to Elmwood Avenue on South Boulevard. The business district offers a mixture of national retailers and franchises, commercial businesses, and professional services.

Average Daily Traffic Counts

Lake @ Austin – 28,800

Lake @ Ridgeland Ave. – 25,100

Ridgeland Ave. @ South Blvd. - 25,000



Transit Ridership

(average week day passenger trips)

CTA Green Line, Austin – 2,190,

CTA Green Line, Ridgeland – 1,380

Surrounding Retail

Dominick's, Subway, Afriware, Guitar Fun, Asian & Domestic Auto, Edible Arrangements, Oak Park Tennis & Fitness Centre, Pieritz Brothers Inc., Lickton's Cycle City, Oak Park Kitchen & Bath



Edible Arrangements



Oak Park Tennis & Fitness Centre

Recommended Categories

Pack and mail outpost; Skills/training centers; Child learning / tutoring centers; Repair shops—computers, TV's, jewelry, shoes, alterations; Take-out food in the categories of pizza, chicken, barbecue, sandwiches and soup/salad



Ridgeland Green Line stop



Pieritz Brothers

Available Spaces

Please visit www.opdc.net and click on "Available Sites & Buildings" for more information on locations available in this business district.

Location one

Find the latest commercial properties listed in the Village of Oak Park online at Location One. Whether it's retail, office or commercial property, log on to Location One for property contact information.

5

Oak Park

States Counties Localities **Buildings** Sites Download

Building Search Results
130 records were returned.
Displaying records in groups of 100.

Advanced Search My Properties Map Properties

0 Properties Selected

1 - 100 Next Page

QuickFilter:

All	0 - 5,000	5,001 - 10,000	10,001 - 20,000
60,001 - 80,000	80,001 - 100,000	100,001 - 120,000	120,001 - 150,000

Name	Sq. Feet ↑	Building Type
<input type="checkbox"/> 1144 Lake St	34,000	Office
<input type="checkbox"/> 1238 N Taylor	22,850	Commercial
<input type="checkbox"/> 1144 Lake St	12,000	Office
<input type="checkbox"/> 1100 W. Chicago Ave	11,463	Commercial
<input type="checkbox"/> 1144 Lake St	10,000	Office

To access Location One, go to www.opdc.net and click on Buildings or Sites for available property listings.

For more information:

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Oak Park, IL 60301

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