



**FOR SALE**  
**OAKBROOK TERRACE**  
**PROFESSIONAL BUILDING**  
1S211 Summit Avenue  
Oakbrook Terrace, IL 60181



**HIGHLIGHTS**

<b>Property Type:</b>	<b>Office</b>
<b>Taxes:</b>	<b>\$5,135.14 (2017)</b>
<b>Building Size:</b>	<b>2,968 Sq Ft</b>
<b>Lot Size:</b>	<b>100' x 150'</b>
<b>Zoning:</b>	<b>B-1</b>
<b>PIN (s):</b>	<b>06-22-104-020</b>
<b>Parking:</b>	<b>2-car garage</b>



## **SNAPSHOT**



- Brick bi-level surrounded by medical and professional offices in highly desirable Oakbrook Terrace commercial corridor
- Former residential 2-flat, recently re-zoned by village to office / business use - live-work possible
- Split entry with hardwood floors on main level, abundant natural light, plentiful green space in front & rear, 2-car garage / large driveway for additional parking
- Needs some work, sold as-is - great redevelopment opportunity
- Zoned B-1 Professional Office, perfect for building out a custom office for your business
- Conveniently located at Summit & 14th Street, one block from Pete's Fresh Market, several restaurant options, and 1.8 miles to Oakbrook Center shopping mall
- Directly across the street from Loyola Center for Children's Health, in high-visibility location with over 18,200 vehicles per day

## **TRANSIT**



On Pace bus route #301 0.3 miles to Pace bus route #313



2.9 miles to Villa Park Metra Station



## DEMOGRAPHICS



**Residential  
Population**

**1 Mile 11,138**



**Avg  
Household  
Income**

**1 Mile \$89,934**



**Employees**

**1 Mile 15,889**



**Consumer  
Spending**

**1 Mile \$114,190,000**

## AREA MAP



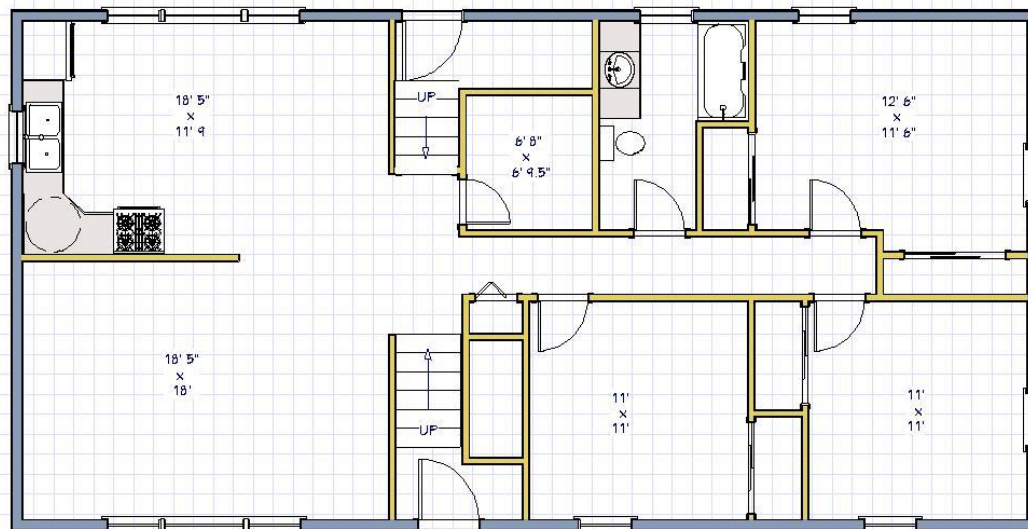
## TRAFFIC COUNT

**Summit Ave 18,235**



## FLOOR PLANS

### Main Level



### Lower Level

