

RETAIL/INDUSTRIAL FOR LEASE

8943 OGDEN

8943 OGDEN AVENUE, BROOKFIELD, IL 60513



RETAIL/INDUSTRIAL FOR LEASE

KELLER WILLIAMS REALTY PARTNERS

700 Busse Hwy
Park Ridge, IL 60068



Each Office Independently Owned and Operated

PRESENTED BY:

DAVID PIOTROWSKI

Senior Commercial Broker

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dpiotrowski@kw.com

475.155906, IL

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DISCLAIMER

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All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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LOCATION INFORMATION

1

LOCATION & HIGHLIGHTS

AERIAL MAP

LOCATION MAPS

DEMOGRAPHICS

DETAILED DEMOGRAPHICS

LOCATION & HIGHLIGHTS

8943 OGDEN AVENUE



LOCATION INFORMATION

Building Name: 8943 Ogden
Street Address: 8943 Ogden Avenue
City, State, Zip: Brookfield, IL 60513
County: Cook County - IL
Market: Chicago-Naperville-Elgin, IL-IN-WI
Sub-market: Brookfield
Cross Streets: Ogden & Sunnyside
Signal Intersection: Ogden & Oak

LOCATION OVERVIEW

Before 1803, the area now called Brookfield was mostly covered by prairie grasses, forests, and farms. Large portions of the area were inhabited by the Native Americans who long ago developed agriculture and corn cultivation, built villages and burial mounds, invented the bow and arrow, and made beautiful pottery.

Settlement of the village dates to 1889 when Samuel Eberly Gross, a Chicago lawyer turned real estate investor, began selling building lots plotted from farms and woodlands he had acquired along both sides of the Chicago, Burlington & Quincy Railroad line, which provided passenger and freight service between Chicago and Aurora, Illinois. "Grossdale", as his development was originally called, offered suburban living at prices affordable to working-class families.

The first two buildings Gross erected were a train station south of the tracks at what is now Prairie Avenue, and a pavilion across the tracks. The original train station was moved across the tracks and a few hundred feet east in 1981, and is now the home of the village's historical society and museum, as well as listed on the National Register of Historic Places. The pavilion housed the first post office, general store, Gross' real estate office, meeting rooms, and eventually a dance hall. Gross offered free train outings from Chicago to Grossdale where the prospects were met at the station by a band and treated to a picnic lunch, with a sales pitch from Gross. In addition to parcels of land, he had a number of house designs to offer at "cheap" prices.

PROPERTY HIGHLIGHTS

- Vacant
- C-1 Zoning
- Real Estate Taxes \$14,168



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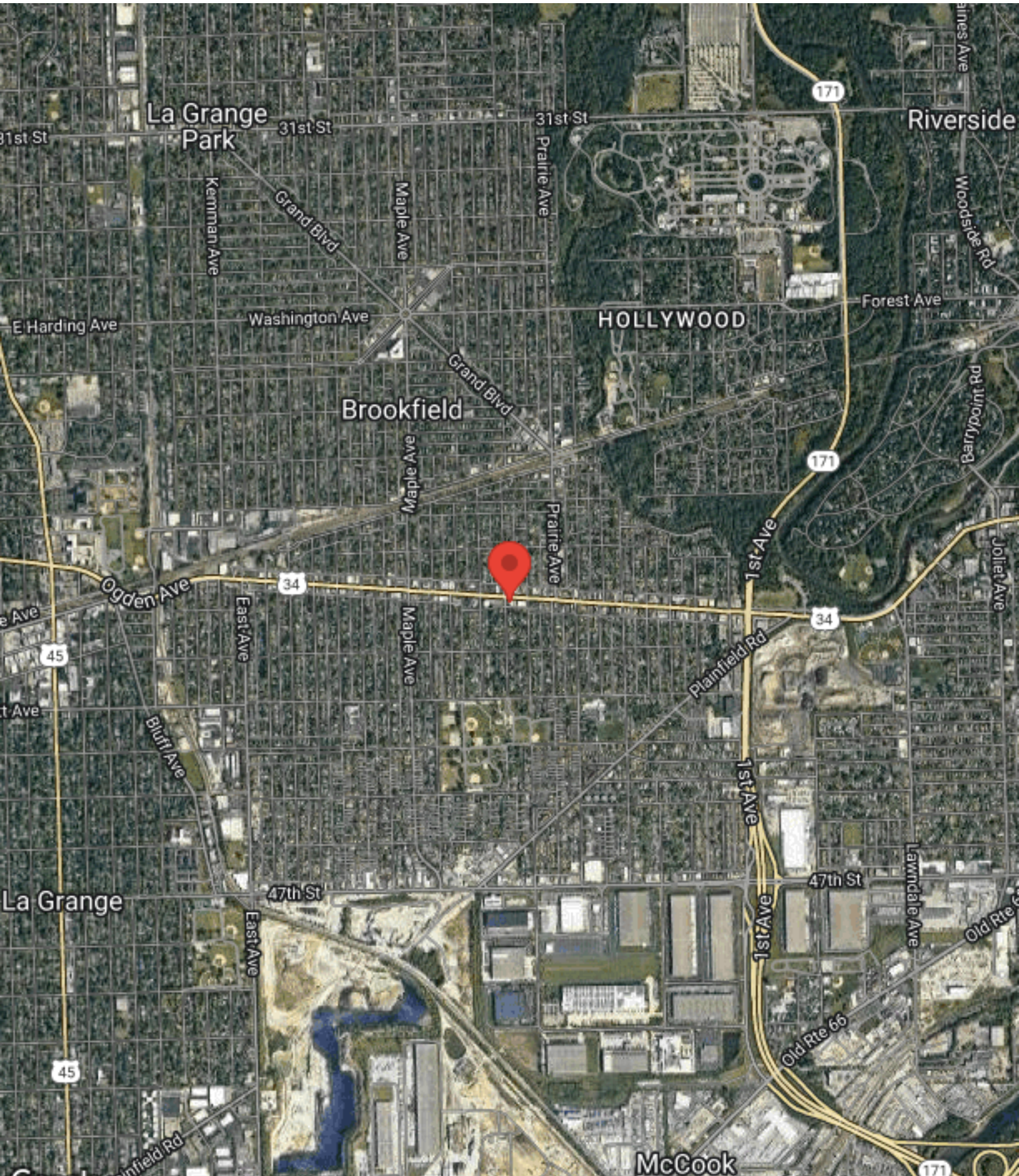
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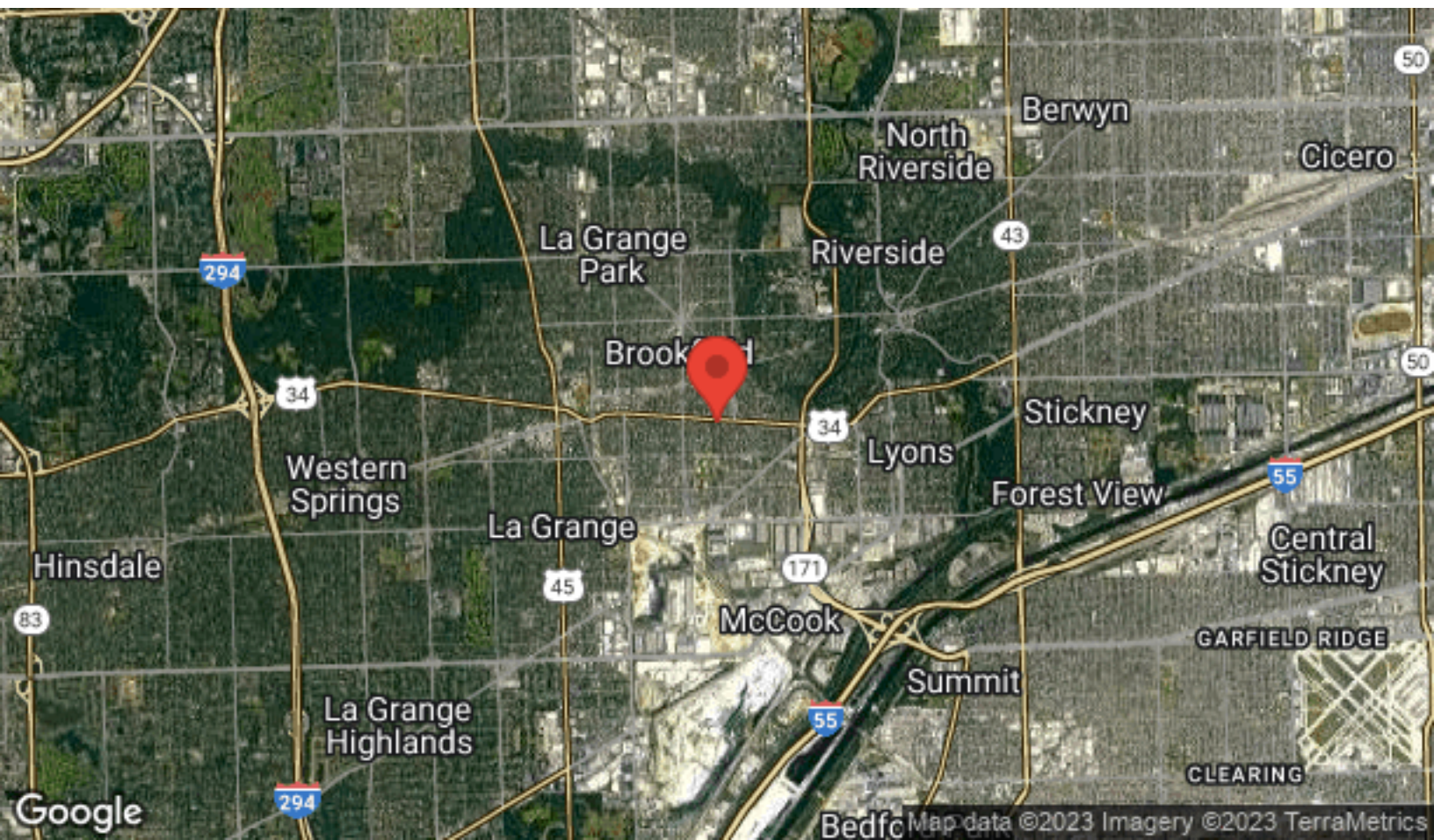
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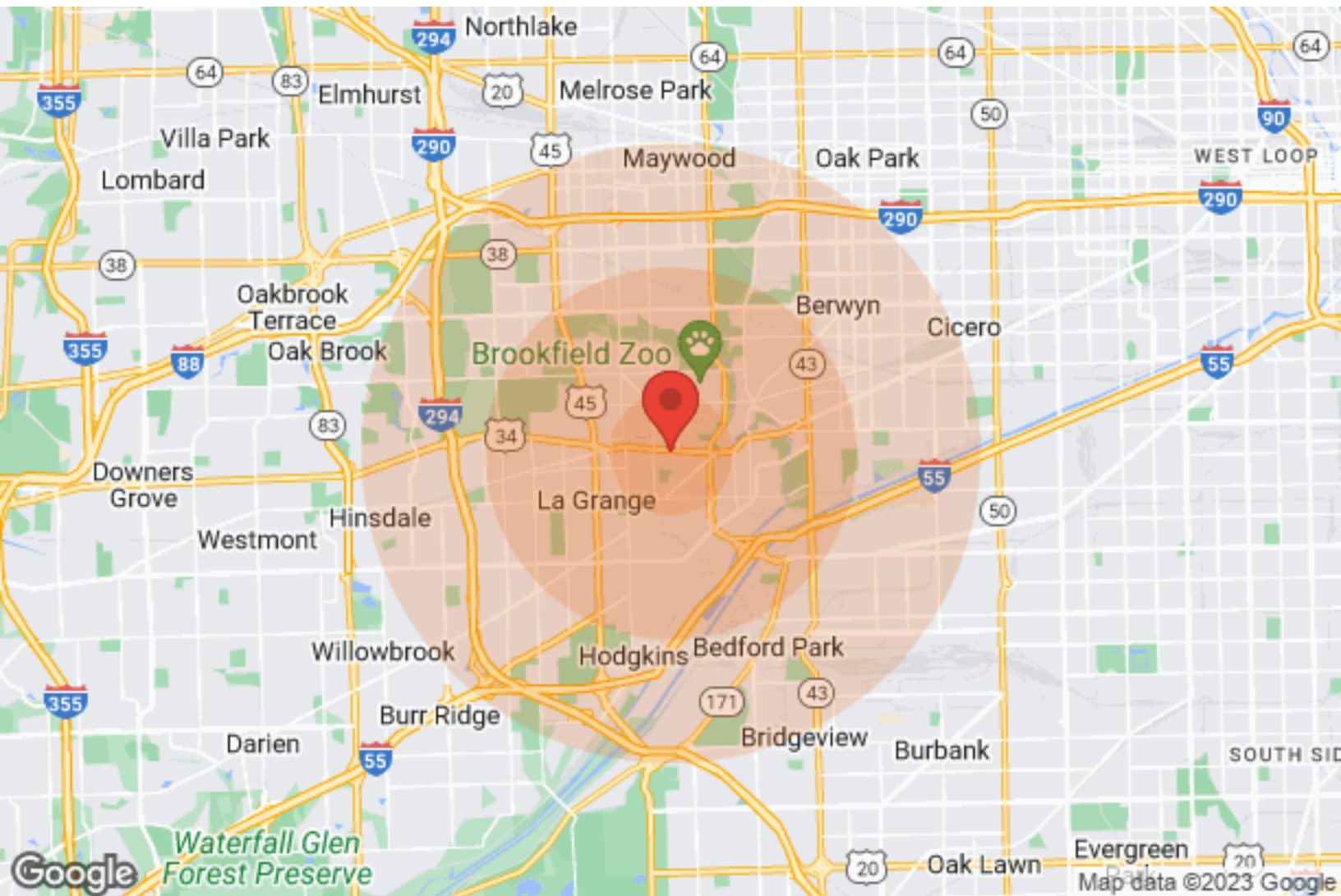


LOCATION MAPS

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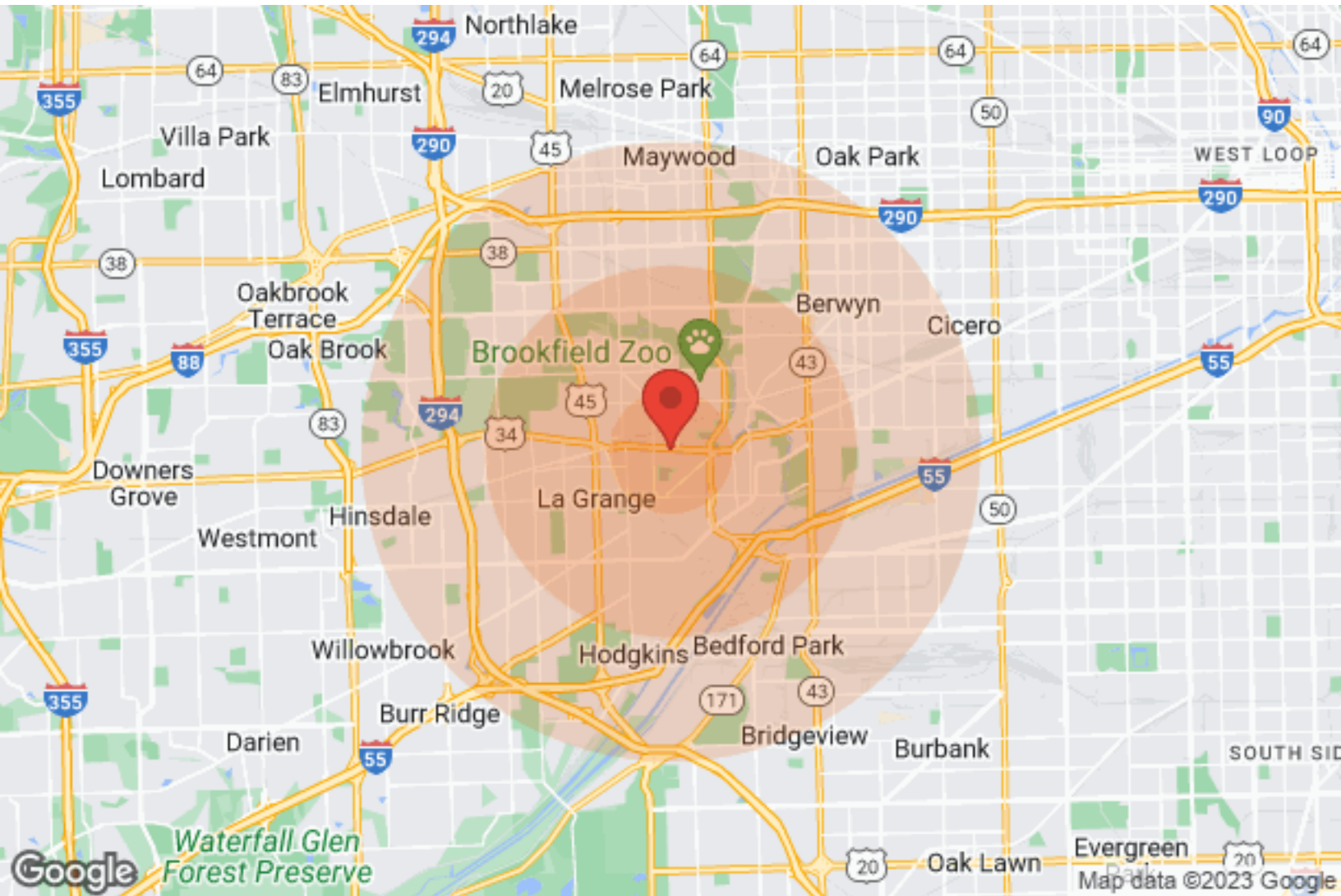


Housing	1 Mile	3 Miles	5 Miles
Total Units	7,944	46,556	144,238
Occupied	7,494	43,788	133,984
Owner Occupied	5,364	32,469	95,136
Renter Occupied	2,130	11,319	38,848
Vacant	450	2,768	10,254

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DETAILED DEMOGRAPHICS

8943 OGDEN AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	9,208	57,389	188,724
Female	9,822	60,029	194,681
Total Population	19,030	117,418	383,405
Housing	1 Mile	3 Miles	5 Miles
Total Units	7,944	46,556	144,238
Occupied	7,494	43,788	133,984
Owner Occupied	5,364	32,469	95,136
Renter Occupied	2,130	11,319	38,848
Vacant	450	2,768	10,254
Race	1 Mile	3 Miles	5 Miles
White	16,584	98,505	265,525
Black	738	5,852	46,455
Am In/AK Nat	9	57	288
Hawaiian	N/A	N/A	7
Hispanic	3,753	25,384	137,015
Multi-Racial	3,270	24,846	135,356

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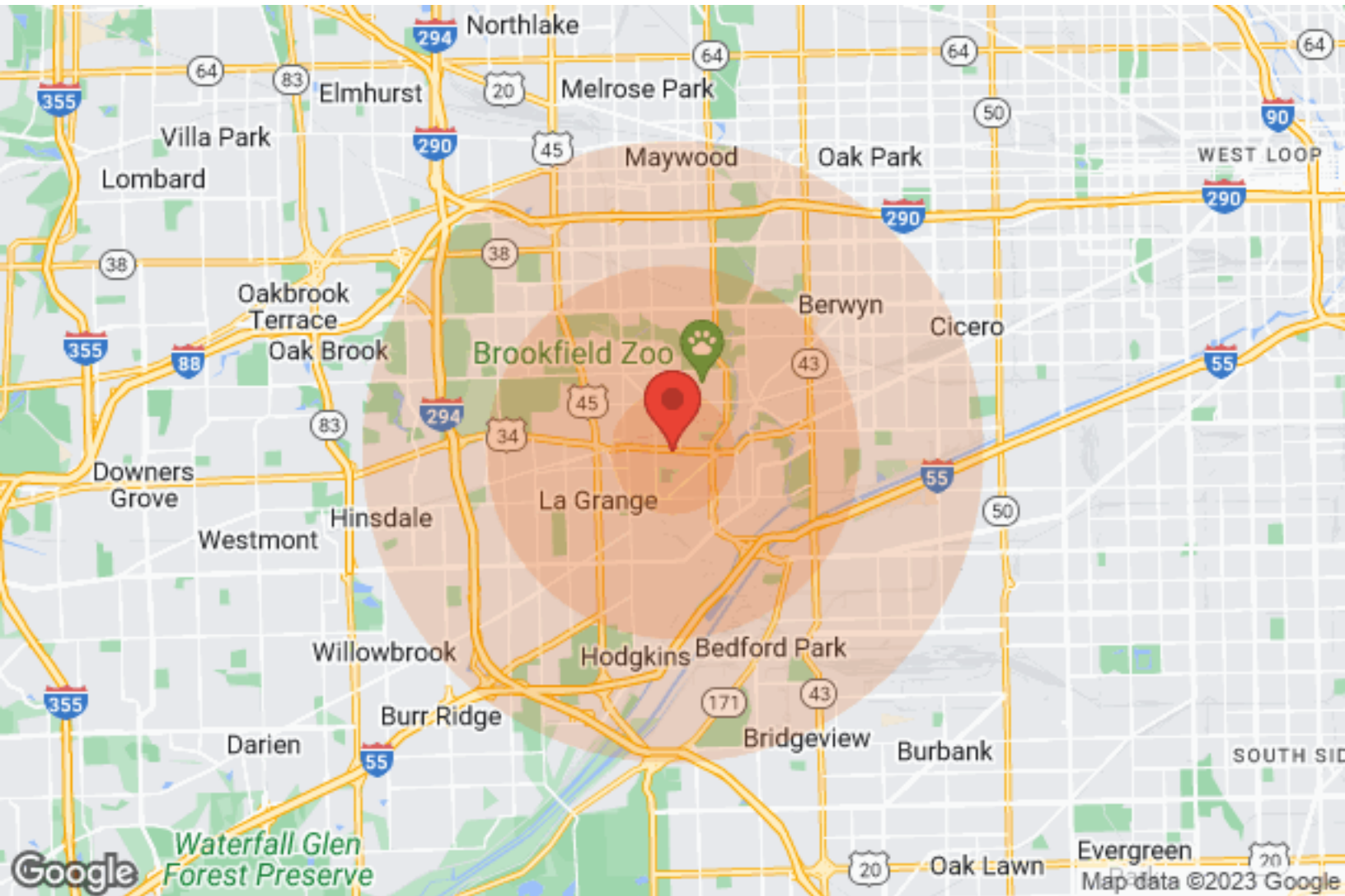
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Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	1,065	6,490	24,024	Median	\$64,015	\$66,569	\$60,840
Ages 5-9	1,380	8,524	29,832	< \$10,000	239	1,587	5,967
Ages 10-14	1,262	8,429	28,177	\$10,000-\$14,999	195	1,582	5,797
Ages 15-19	1,217	8,377	27,261	\$15,000-\$19,999	343	2,111	6,472
Ages 20-24	1,254	7,932	26,777	\$20,000-\$24,999	269	1,903	6,888
Ages 25-29	1,192	7,178	25,604	\$25,000-\$29,999	324	1,813	6,038
Ages 30-34	1,176	6,680	24,248	\$30,000-\$34,999	296	1,752	6,256
Ages 35-39	1,239	6,741	24,259	\$35,000-\$39,999	204	1,477	5,907
Ages 40-44	1,357	7,253	25,176	\$40,000-\$44,999	477	1,924	6,475
Ages 45-49	1,484	8,045	26,405	\$45,000-\$49,999	371	1,985	6,616
Ages 50-54	1,438	8,232	25,786	\$50,000-\$60,000	701	3,748	11,685
Ages 55-59	1,316	7,866	24,046	\$60,000-\$74,000	909	4,926	14,823
Ages 60-64	1,133	6,884	20,558	\$75,000-\$99,999	1,286	6,272	19,109
Ages 65-69	893	5,615	16,304	\$100,000-\$124,999	1,063	4,572	11,565
Ages 70-74	617	4,227	11,897	\$125,000-\$149,999	348	2,785	7,711
Ages 74-79	356	3,060	8,152	\$150,000-\$199,999	150	2,704	6,983
Ages 80-84	188	1,964	5,033	> \$200,000	153	3,227	8,001
Ages 85+	463	3,921	9,866				

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PROPERTY INFORMATION

2

EXECUTIVE SUMMARY

PROPERTY PHOTOS

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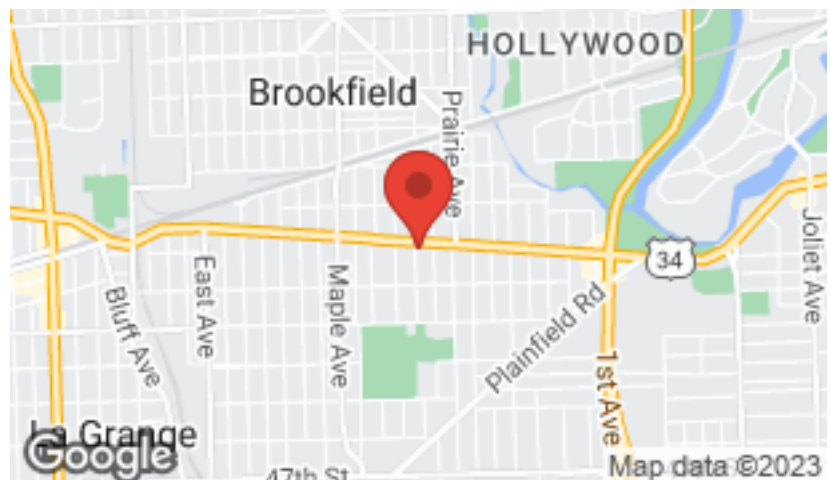


OFFERING SUMMARY

AVAILABLE SF:	2,024
LEASE RATE:	\$16.00 psf
LEASE TERM:	36-60 Month
FRONTAGE:	50 feet
YEAR BUILT:	1956
PARKING:	On site
LIGHTING:	Individual meters (2)
ZONING:	C-1 General Service District

PROPERTY OVERVIEW

Introducing 8943 Ogden Ave, a prime Office property located at 843 Ogden Ave, Brookfield, IL 60513. The property consist of 2,043 square feet of Retail or industrial. Asking rent is \$16 per square foot. 8943 Ogden Ave is strategically positioned in a highly trafficked area, making it an ideal location for any business. Its trade area overview highlights its potential, boasting a thriving demographic and full of opportunities. . This exceptional retail building is presented to you by KW Commercial, one of the leading real estate brokerage firms in the country. Our senior commercial broker, David Piotrowski, and commercial broker, is at the forefront of the sale. Don't miss out on the chance to own a prime piece of office real estate. Contact our team today to learn more about this opportunity.



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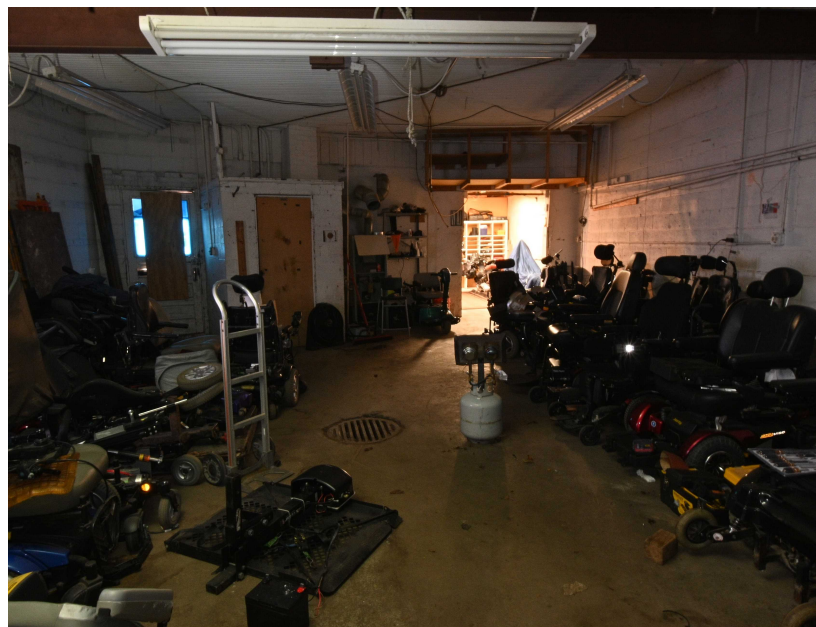
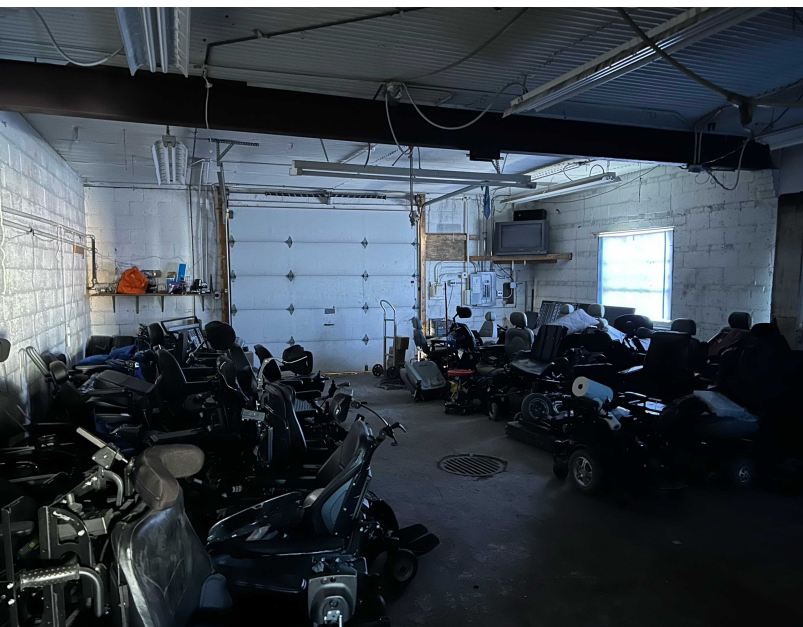
PROPERTY PHOTOS

8943 OGDEN AVENUE



PROPERTY PHOTOS

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PROFESSIONAL BIO

3

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PROFESSIONAL BACKGROUND

David Piotrowski joined Keller Williams Realty Partners in 2018, later that same year joined KW Commercial, a division of Keller Williams Realty Partners. As part of KW Commercial David works with all types of commercial transactions including: acquisition, disposition, leasing and tenant representation. In today's ever-changing investment real estate market, David believes that it is imperative to be flexible and forward-thinking, and to work diligently and intelligently to consistently produce success. David's record demonstrates his ability to succeed and achieve extraordinary results for his clients under the most challenging of market conditions, through every cycle. His steadiness places him in an elite group of investment professionals who achieve optimal results for their clients through relationships with the largest pool of qualified investors available.

David's first foray into investing was helping his parents work on their apartment building which they exchanged into a Motel in Wisconsin. Then at the age of 24, purchased himself an apartment building and worked diligently to increase its value. David saw the worth in what he had done. He decided to educate himself more about real estate investing, and earned his Real Estate License in 2012. Next, he went to work with a national real estate company to help other investors in the multi-family space.

Since then, he has helped in leasing apartments, retail and office space. As well as, helping investors buy and/or sell apartments, office and retail properties in Illinois and Wisconsin. The most important duty for David is making sure investors are getting the most value out of their properties like he did.

2021 – Licensed in the State Wisconsin as a Real Estate Sales person.
2021 - Member Chicago Association of Realtors as well as a member for the Commercial Forum which is part of CAR.
2020 - Joined the Commercial Alliance Committee in 2020 as a Director with Mainstreet Organization of REALTORS®.
2019 - Managing Director of the Commercial Division and sits on the Agent Leadership Console(ALC) in the Market Center(MC)
2019 - Joined KW Commercial a Division of Keller Williams Realty Partners.
2018 – Joined Keller Williams Realty Partners.
2013 - Member of Mainstreet Organization of REALTORS®.
2011 – Licensed in the State of Illinois as Real Estate Broker.