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 COMMERCIAL DIVISIONSM

COMMERCIAL OFFERING MEMORANDUM

Madison Street Corner Redevelopment

7525 Madison Street

Forest Park, Illinois 60130 · ±15,296 SF · B-1 Commercial · Parcel 3 / Lot 3

PRESENTED BY Ariel Marini, Senior Broker



A *hard-corner* redevelopment parcel

A signalized hard-corner parcel at Madison Street & Des Plaines Avenue — the eastern gateway to Forest Park's premier dining and retail corridor. A former single-story bank/retail building with private surface parking, ideal for retail, restaurant, medical or a small mixed-use redevelopment.



LIST PRICE

\$2,000,000

LAND AREA

±15,296 SF

ZONING

B-1 Commercial

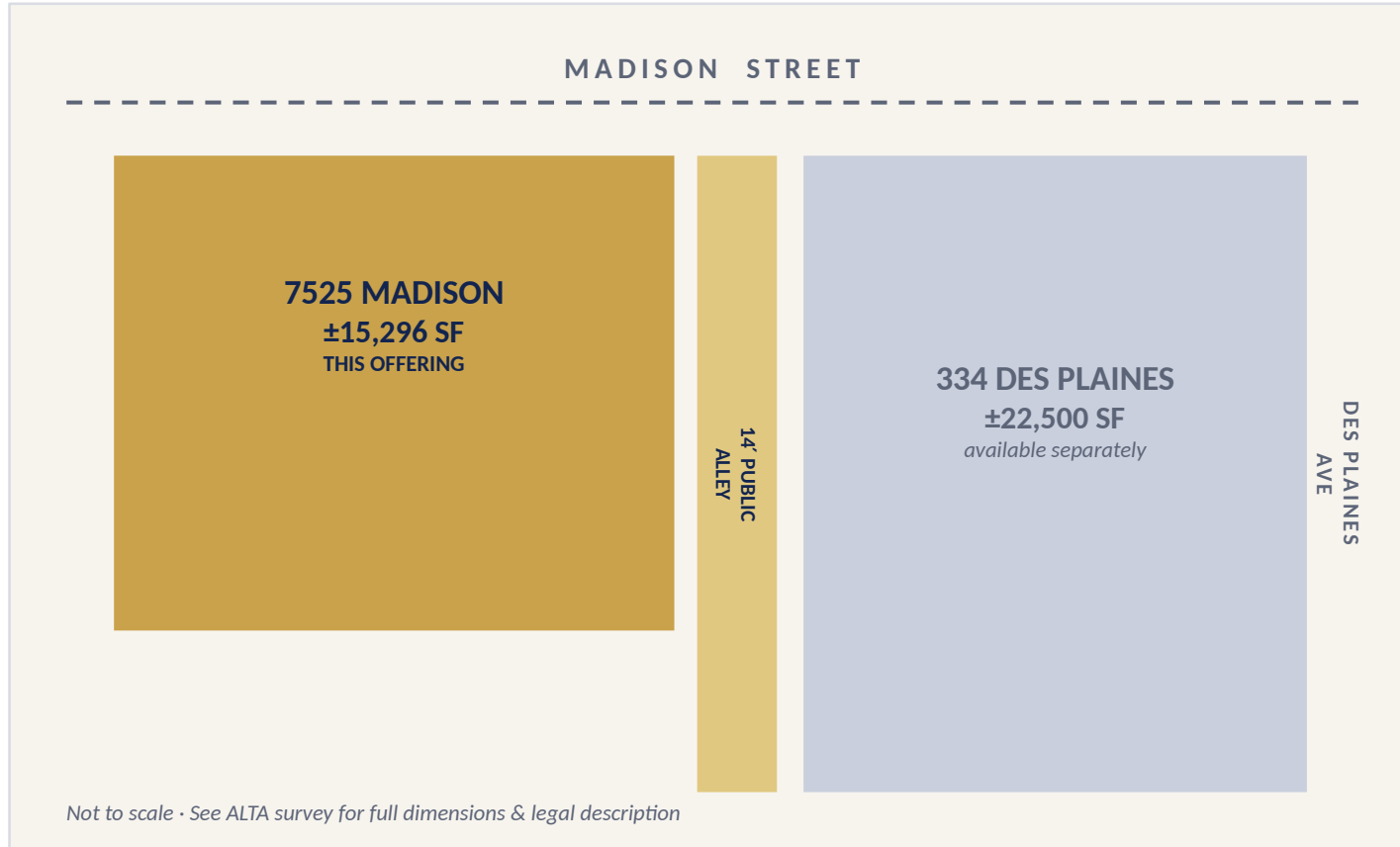
FRONTAGE

108 ft on Madison

WHY THIS SITE

- Signalized hard corner, ±13,000 vehicles/day
- Former bank/retail with surface parking
- Heart of Madison Street dining district
- Steps from I-290 and CTA Blue Line

The parcel in *context*



PARCEL NOTES



Signaled hard corner

Two-frontage exposure at Madison & Des Plaines.



Surface parking

Private lot already on the parcel.

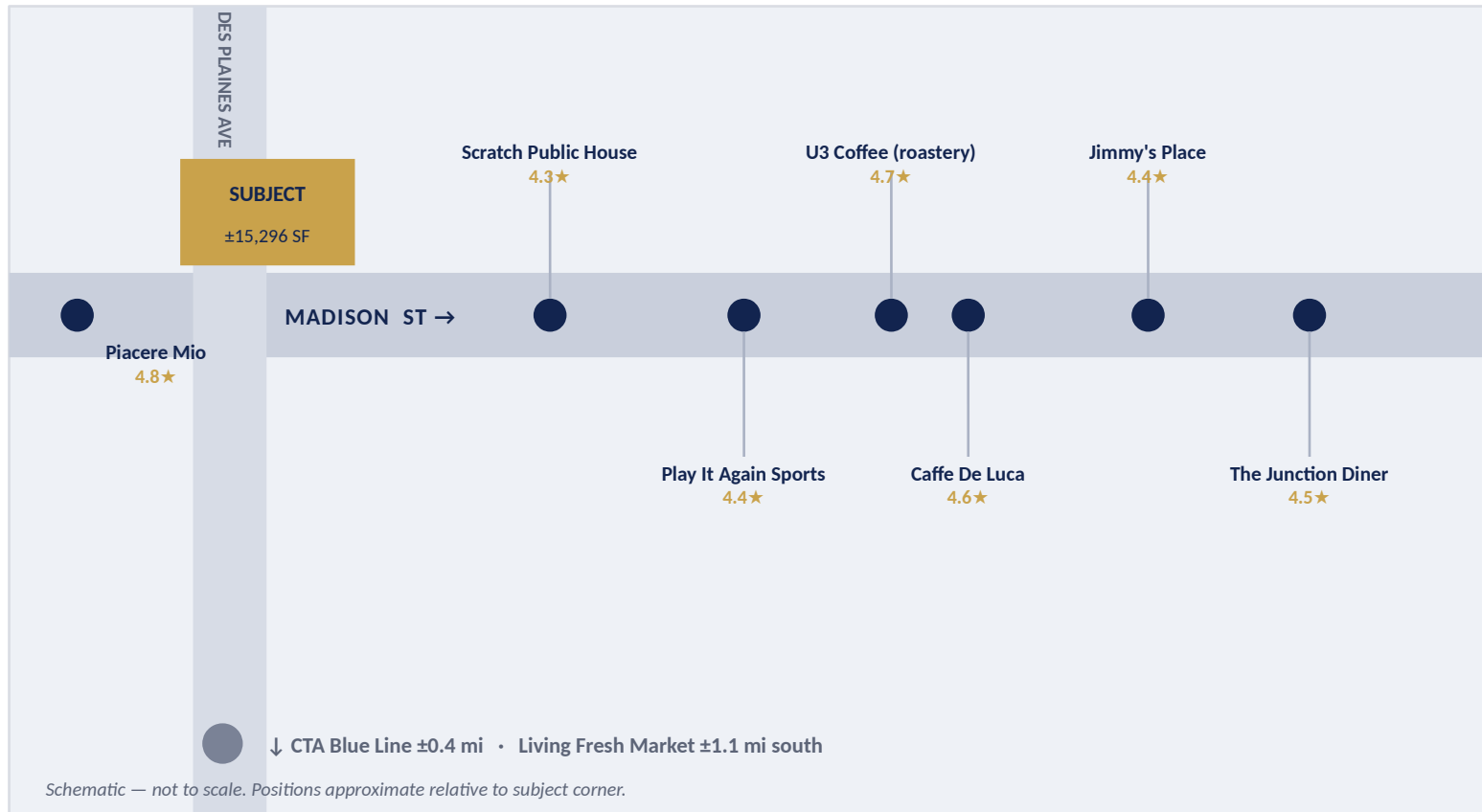


Companion site

334 Des Plaines available separately to assemble.

Surrounded by the corridor's *best*

The site sits at the active west end of Forest Park's dining and retail blocks — nearly every destination below is within a 3-minute walk.



SIGNATURE DESTINATIONS NEARBY

Madison Park Kitchen

4.5★ · 978 reviews · adjacent

The Junction Diner

4.5★ · 740 reviews

Scratch Public House

4.3★ · 739 reviews

Caffe De Luca

4.6★ · 633 reviews

Piacere Mio

4.8★ · 300 reviews

Place data & ratings: Google, 2026.

The gateway corner of *Madison Street*

Forest Park sits ±9 miles west of the Loop in Cook County's Proviso Township, anchored by a walkable Madison Street corridor of independent restaurants, bars and specialty retail. This site is at the eastern entry to that district.



I-290 Eisenhower

Direct interstate access ±0.5 mi south



CTA Blue Line

Forest Park terminal — direct to the Loop



±13,021 VPD

Traffic count at Des Plaines & Madison



Walkable district

Shops, dining & services along Madison

An established, *high-demand* trade area

≈ 14,000

Forest Park population

Stable, fully built-out village

\$77,221

Median household income

Above many west-suburban peers

\$106,631

Average household income

Strong discretionary spending base

40 yrs

Median age

Prime renter & consumer demographic

52.8%

Owner-occupancy rate

Balanced owner/renter mix

5,800+ /mi²

Population density

Dense, walkable urban-suburb

Sources: U.S. Census Bureau ACS (2024); World Population Review (2026); Data USA. Figures are estimates for the Village of Forest Park.

B-1 zoning supports *mixed-use*

Forest Park's B-1 Neighborhood / Downtown Business District permits a broad mix of commercial uses, with residential allowed above a ground-floor business use.

PERMITTED & TYPICAL USES

- Retail & specialty stores
- Restaurants & cafés
- Medical & professional office
- Service & commercial uses
- Commercial parking
- Apartments above ground-floor commercial

KEY DEVELOPMENT PARAMETERS

Max. building height	Up to 5 stories
Residential placement	Above ground-floor use
Multifamily parking	1.25 spaces / unit
Retail parking	1 space / 500 SF
Restaurant parking	1 space / 1,000 SF
Ground-floor residential	Conditional use

Parameters per Forest Park municipal code (American Legal Publishing). Buyer to verify all zoning and entitlement with the Village.

What you can *build*

Illustrative by-right concepts for this parcel; final massing subject to design and Village approval.



Retail / Restaurant

Hard-corner visibility for a destination retail or restaurant user with alley-loaded parking.

- ±6,000–8,000 SF footprint
- Signalized corner exposure
- Private surface parking



Medical / Office

Lower-rise medical or professional office — strong suburban-corridor underwriting.

- 12,000–20,000 GSF possible
- 1–2 stories
- Walk-to-transit location



Small Mixed-Use

Ground-floor retail with apartments above, by-right under B-1.

- 8–14 apartments above retail
- Active street frontage
- Phase independently

A tight, *supply-constrained* market

4.7%

Chicago metro multifamily vacancy — well below the 8.4% U.S. average (CoStar, Q3 2025)

~97%

Suburban Chicago apartment occupancy held through 2025 (Essex Realty)

3-4%

Projected suburban rent growth, year-over-year for 2026

FOREST PARK CORRIDOR BENCHMARKS

\$2.55-\$2.85 / SF

Apartment asking rents — new & luxury product on Madison St

\$28-\$30 / SF NNN

Retail asking rents along the Madison Street corridor

\$248-\$265 / SF

Recent condo resale values on Madison-area comps

Sources: Cushman & Wakefield, LoopNet, Redfin, Realtor.com (2025-2026). Figures are asking/observed ranges, not guarantees.

New starts down ~40% from 2024 — limited new competition for delivered product.

Priced to *transact*

OFFERING PRICE

\$2,000,000

±15,296 SF land • ≈ \$130.75 / SF • Parcel 3 / Lot 3



Ownership

Fee simple



Zoning

B-1 Commercial — Forest Park



Possession

At closing



Assemblage

Companion parcel available separately

Buy this parcel — or assemble both

334 Des Plaines Ave (±22,500 SF) is available separately as a companion development pad — combine for a ±37,796 SF assemblage. ALTA survey, parcel detail and a buyer-side feasibility workbook are available to qualified buyers.


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