



# THE GRAND ELM

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12-Home Luxury Community | 100% 2 Bed 2 Bath

Elmwood Park, IL





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# 01 EXECUTIVE SUMMARY

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# THE OFFERING

Jones Lang LaSalle (“JLL”) is pleased to present The Grand Elm, a newly constructed 12-unit mid-rise apartment community in Elmwood Park, Illinois. Completed in 2019, the Property features spacious two-bedroom floor plans averaging 1,095 square feet, with modern finishes throughout.

The Grand Elm location along Grand Avenue provides outstanding transportation access. Major highways I-90, I-290, and I-294 are easily accessible, and O'Hare International Airport is only four miles away. Commuters benefit from the walkable distance to the Metra Milwaukee District West Line, offering a convenient 25-minute ride to downtown Chicago's Union Station. For families Elmwood Park High School and Triton College are nearby. Though a bustling urban area, Elmwood Park stands true to its name by housing multiple community parks.

The Grand Elm is available free and clear.



## PROPERTY SUMMARY

Address	7353 W Grand Ave
City, State, Zip	Elmwood Park, IL 60707
County	Cook
Year Built	2019
Number of Homes	12
Number of Buildings	2 Apartment Buildings
Number of Stories	3
Total SF	13,140
Avg Home Size	1,095
Occupancy	~95%
Total Parking	12 Garage Spaces
Financing	Free & Clear

## UNIT MIX SUMMARY

Description	Count	% of Total	SF	Market Rent	PSF
2 Bed	12 homes	100%	+/-1,095	\$2,570	\$2.35
<b>Total/Avg</b>	<b>12 homes</b>	<b>100%</b>	<b>+/-1,095</b>	<b>\$2,570</b>	<b>\$2.35</b>



## EXCELLENT DESIGN & AMENITIES

Thoughtful Interior Design with High-End Finishes, 9-Foot Ceilings and Modern Features

Full Stainless-Steel Kitchen Appliance Suite

One of the Newest Multifamily Communities In A One Mile Radius

Large Floor Plans Designed with Style and Functionality (1,095 SF)



## OUTSTANDING AREA AMENITIES

A- Overall Grade (Niche.com)

Top rated school district - A- per Niche.com

Minutes from Bricktown Square including Target, Farmers Best Market, and Aldi

Leading healthcare options including High Performing Gottlieb Memorial Hospital



## TRANSIT-ORIENTED LOCATION

Easy Access to I-290, I-294, and O'Hare International Airport

Immediate Access to Elmwood Park Metra Station

Centrally Positioned And Convenient to the Three Largest Employment Centers In The Metropolitan Area - Chicago Cbd, Rosemont/O'hare, and Oakbrook/Downers Grove



## STRONG SUBMARKET PERFORMANCE

3.4% Projected 3-Year Effective Rent Growth

4.6% Projected YoY Effective Rent Growth

96.5% 5-Year Projected Average Occupancy

ZERO Properties Under Construction within a 3-Mile Radius





# BUILDING FEATURES

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Walk-up, Private Entrance Buildings

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All Brick Construction

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Front Facing Walk-out Balconies

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Garage Parking

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# LUXURY MODERN HOME

## IN-DEMAND UNIT INTERIORS

Full Stainless-steel Kitchen Appliance Package

Primary Bedroom with Private En-Suite

Central HVAC

In-unit Washer/Dryer

Floor to Ceiling Windows



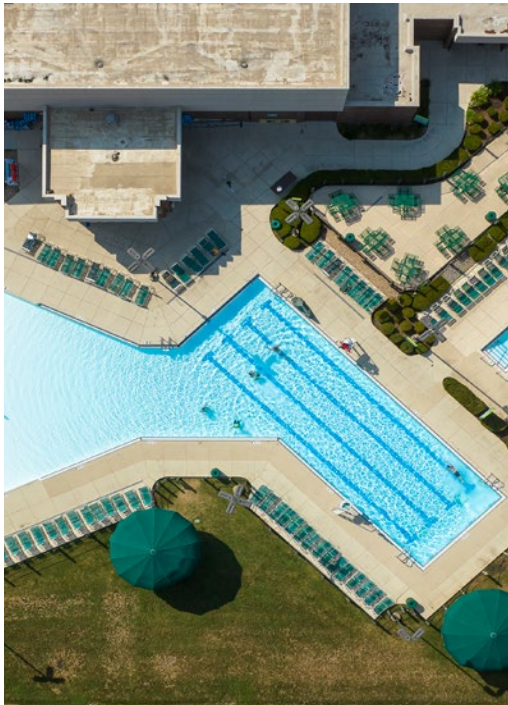






# WELCOME TO ELMWOOD PARK

In Western Cook County, Elmwood Park offers a vibrant, walkable community bordering Chicago to the East. Elmwood Park's downtown district features an engaging mix of local businesses alongside familiar national retailers, all arranged for maximum convenience. Community life thrives around popular gathering spots like the state-of-the-art Elmwood Park Aquatic Center, the well-resourced Public Library, and local favorites such as Eggsperience Breakfast & Lunch and the welcoming Circle Tavern.



**A-** **23,698**

Outdoor Activities  
*Niche.com, 2025*

2024 Population  
*U.S. Census*

**8/10**

For Restaurants  
& Grocery Stores  
*BestPlaces.net, 2025*



# NEARBY RIVER GROVE

Located just 12 miles West of downtown Chicago, River Grove offers a blend of suburban tranquility and urban convenience. River Grove is positioned along the Des Plaines River, features outstanding transportation access with proximity to major highways I-90, I-290, and I-294, and sits only 3 miles from O'Hare International Airport. Commuters appreciate the walkable distance to the Metra Milwaukee District West Line, providing a quick 35-minute trip to Union Station. Educational options thrive with River Grove School (PreK-8th grade) just a four-minute walk away, and both Elmwood Park High School and Triton College a short walk behind. With so many appealing features, River Grove presents an ideal setting for both families and professionals.

## A

Overall Nightlife Rating

*Niche.com, 2025*

# 350

Acres of  
Forest Preserve

## A-

Public Schools

*Niche.com, 2025*

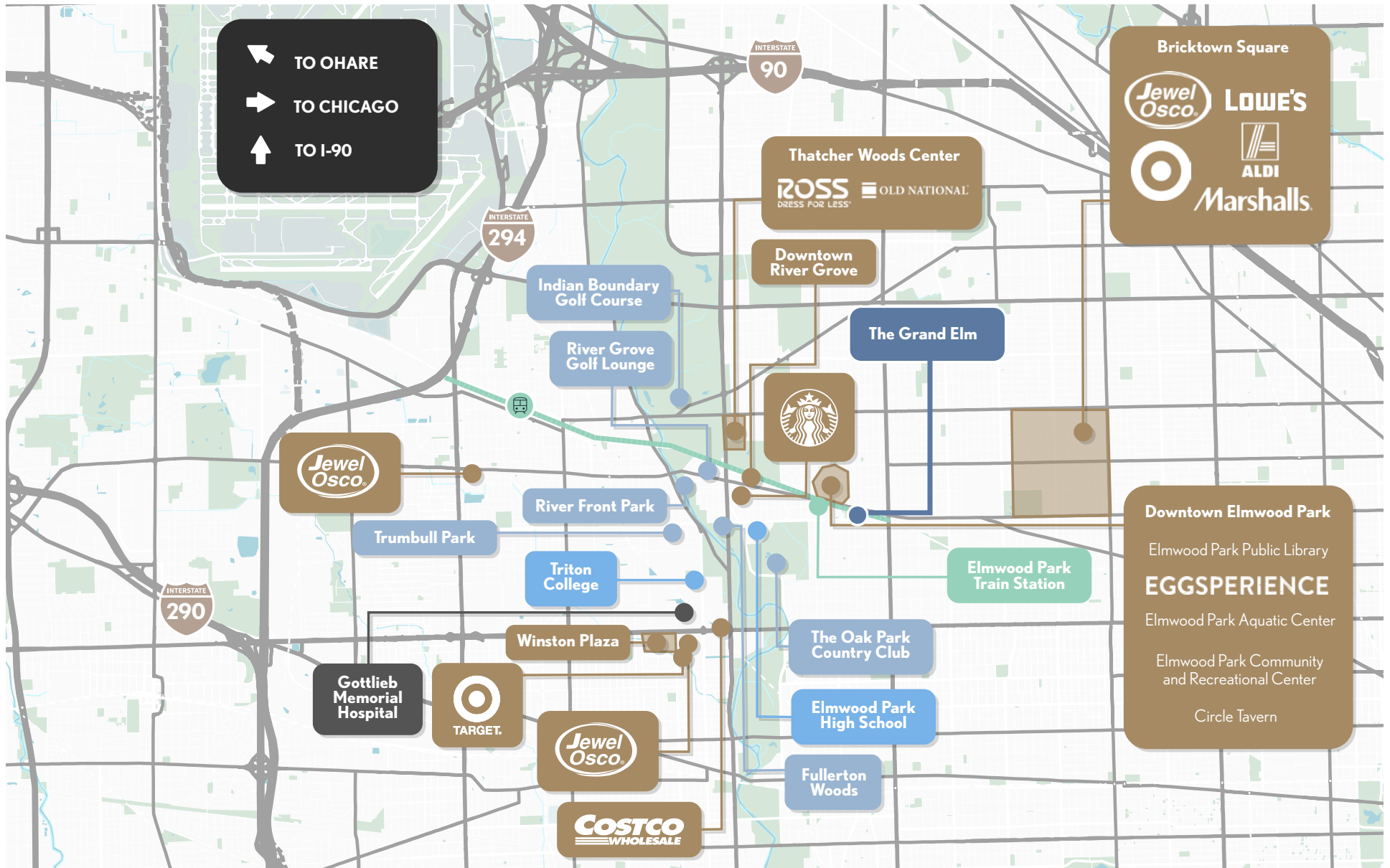
# 8/10

Low Cost of Living

*BestPlace.net, 2025*



# ELMWOOD PARK & BEYOND



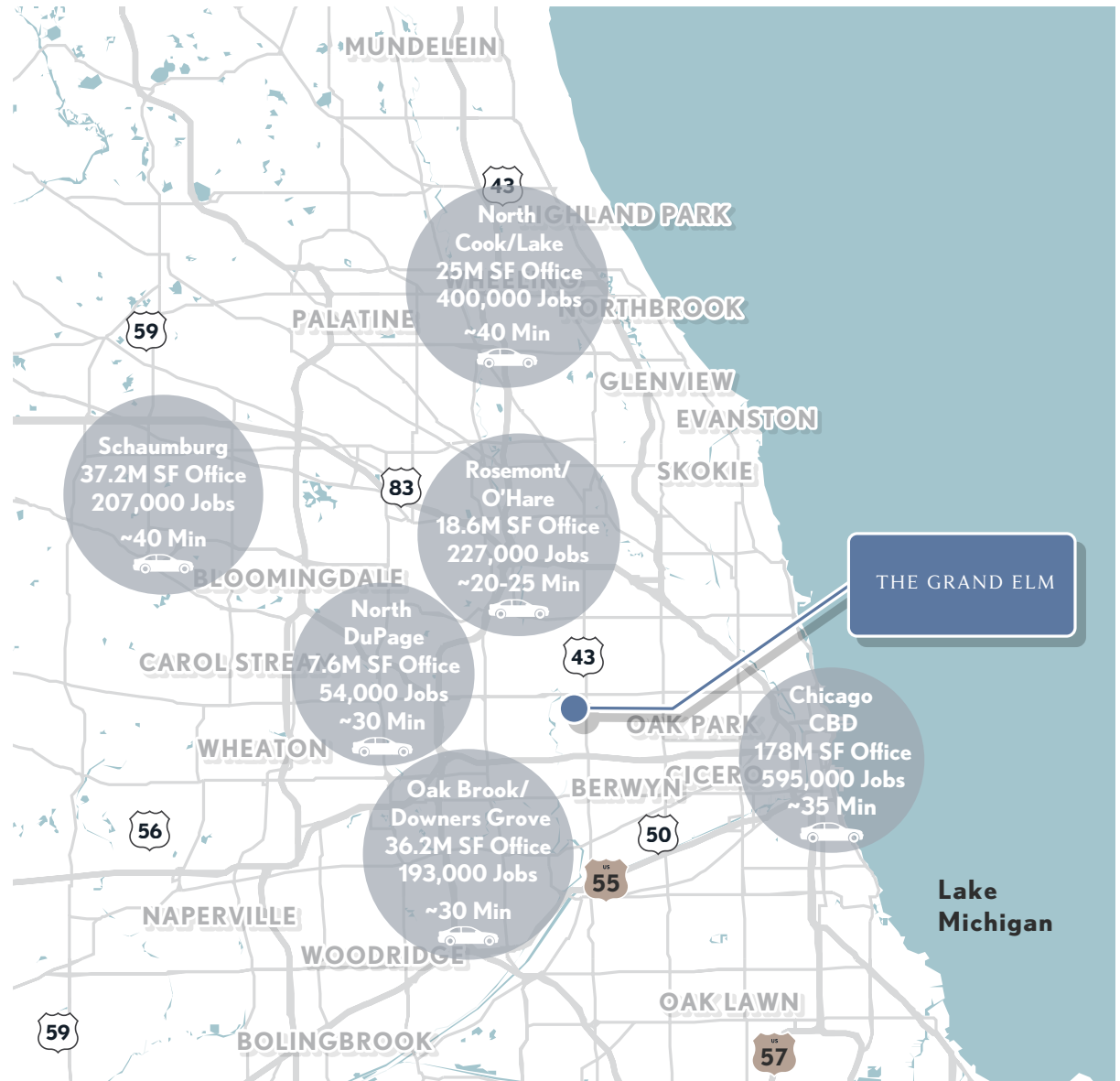


# PROXIMITY TO MAJOR EMPLOYMENT CORRIDORS

The Grand Elm is located near major employment corridors with easy access to several Fortune 500 company headquarters, offices, industrial parks, entertainment centers, medical facilities, hotels, and retailers.

## MAJOR EMPLOYERS IN THE VILLAGE

Employer	# Of Employees	Drive Time
Zurich North America	1,970	30-min drive
Arthur J Gallagher	2,000	30-min drive
Paylocity	1,250	35-min drive
Motorola Solutions	1,188	35-min drive
School District 54	2,254	35-min drive





# SUPERB EDUCATION

## EXCELLENT PUBLIC EDUCATION

The Grand Elm residents benefit from access to High School District 401, featuring highly coveted schools all within one mile of the property. Families appreciate the district's commitment to academic excellence, with the College and Career Pathways initiative and specialized programs in arts and athletics that help students thrive. The convenient proximity allows for shorter commutes to school and opportunities for parents to actively participate in school events and activities. These educational institutions bring experienced faculty, modern facilities, and strong community support, all within walking distance of the property.

## PROXIMITY TO HIGHER EDUCATION

The educational landscape is further enhanced by proximity to Triton College, just 1.5 miles away. This respected institution offers over 120 degree and certificate programs across seven academic pathways, providing residents with convenient access to higher education and professional development opportunities.

# A-

Public Schools

*Niche.com, 2025*

## ASSIGNED SCHOOLS



Elmwood Elementary  
(Grades K-5th)



Elm Middle School  
(Grades 6th-8th)



**ELMWOOD PARK**  
HIGH SCHOOL

Elmwood Park  
High School

## ADDITIONAL SCHOOLS



Triton College



# LEADING NEARBY HEALTHCARE

## GOTTLIEB MEMORIAL HOSPITAL

Located just 6 minutes from the property, Gottlieb Memorial Hospital is a vital component of Loyola University Health Systems. This extensive acute care facility serves as a designated Level II Trauma Center, providing 24/7 emergency services alongside advanced inpatient and outpatient care. The hospital has earned recognition for its exceptional short-term rehabilitation programs, which consistently achieve superior patient outcomes and recovery metrics.

## REGIONAL HEALTHCARE NETWORK

The subject property enjoys exceptional proximity to world-class medical facilities, including Loyola University Medical Center, a prestigious academic institution providing comprehensive specialty services with over 24,000 inpatient admissions annually. Nearby Rush Oak Park Hospital is part of Illinois' #1 ranked hospital system according to US News & World Report, while Endeavor Health Elmhurst Hospital belongs to the region's third-largest healthcare network, employing 27,000+ professionals and serving 1.3+ million patients across Chicagoland. This concentration of medical excellence ensures superior healthcare access for River Grove Station Apartment residents.

### TOP HOSPITALS WITHIN 20 MINUTES OF RIVER GROVE

HOSPITAL NAME	LOCATION	DISTANCE FROM PROPERTY
Loyola University Medical Center	Maywood, IL	4.9 miles
Rush Oak Park Hospital	Oak Park, IL	5.1 miles
Endeavor Health Hospital	Elmhurst, IL	10 miles





# TRANSIT OPTIONALITY

The Grand Elm immediate access to Milwaukee District West Line (MD-W) Metra Station in Elmwood Park. Residents enjoy a less than 5-minute commute to the Elmwood Park Station. In just under a half hour via the daily express trains, residents can commute to Chicago for work or take advantage of the plethora of restaurants, entertainment, and cultural attractions that the city has to offer.



## MILWAUKEE DISTRICT WEST (MD-W), 7 STOPS



Elmwood Park  
Mont Clare  
Mars  
Galewood  
Hanson Park  
Grand/Cicero  
Western Ave  
Chicago (Union Station)

Approximately 30 minutes to  
Ogilvie Transportation Center

★★★★  
**O'HARE**  
INTERNATIONAL AIRPORT  
15 Minute Drive

★★★★  
**MIDWAY**  
INTERNATIONAL AIRPORT  
25 Minute Drive

**Metra**  
Immediate Access from  
the Grand Elm





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