

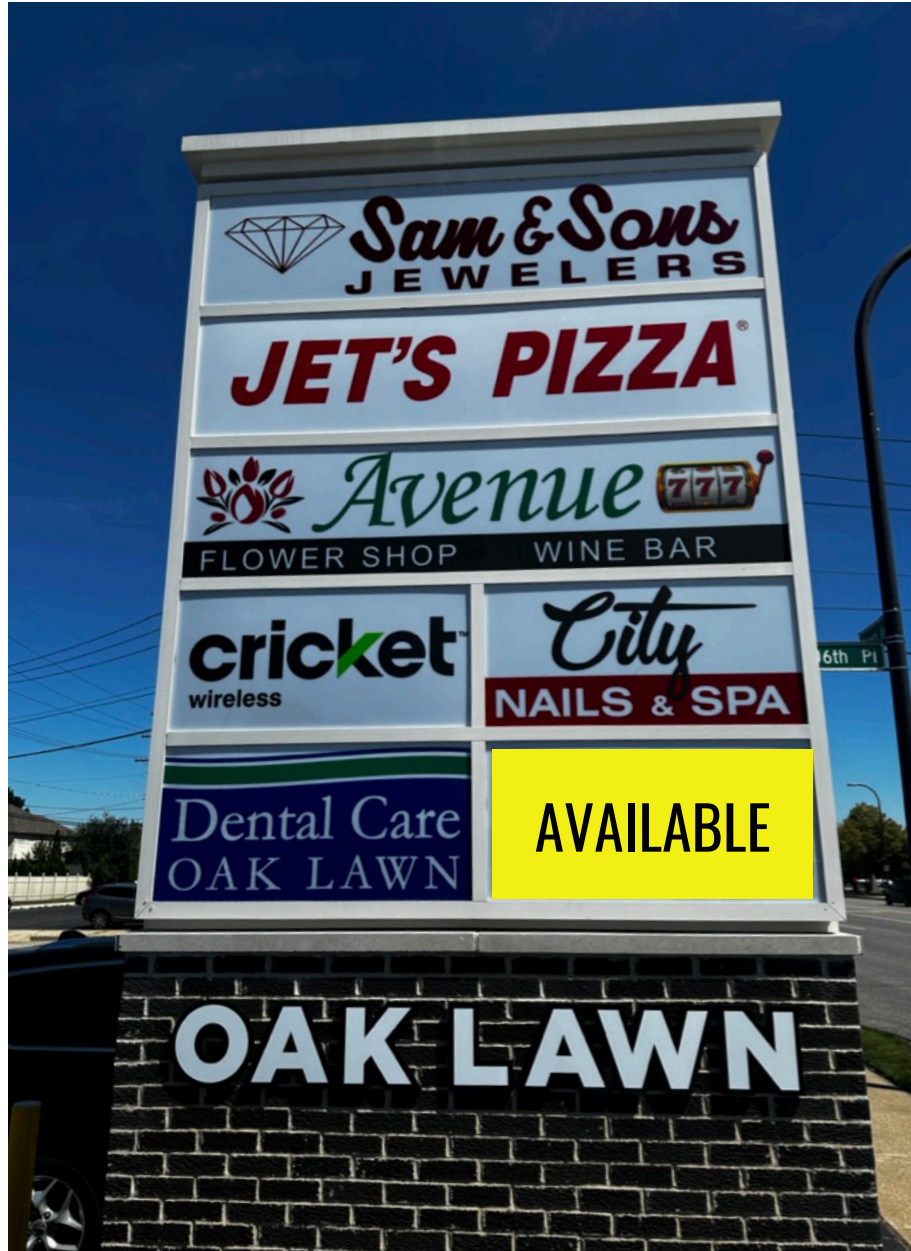
# 900 SF Former Chiro Office Traffic Signalized | Hard Corner Oak Lawn's Retail Corridor



# Property Overview

**+/- 900 SF in-line (former chiropractic office) in 11,250 SF retail strip center adjacent to Cricket Wireless and the brand new Oak Lawn Jets Pizza. Office space contains a very well thought-out layout with 4 private offices. Professionally built out to make the space feel much larger than 900 SF. Located across the street from Walgreens, other area retailers include Mariano's, Chase, Panera Bread, Sport Clips, Starbucks, Great Clips, Chipolte, Shell, TJ Maxx, HomeGoods, Paisans, Coopers Hawk, Massage Envy, and so many more! Brand new pylon sign and excellent visibility with over 50,000 VPD.**

# EXTERIOR PHOTOS



10644 S. Cicero | Oak Lawn, IL

# INTERIOR PHOTOS



10644 S. Cicero | Oak Lawn, IL

# Oak Lawn Overview



Oak Lawn is a Chicago suburb located on the Southwest side of the city with approximately 58,000 residents. Approximately 13 miles southwest of the Loop, Oak Lawn is home to Advocate Christ Hospital which treats over 105,000 emergency patients annually and is one of the leading Trauma 1 centers in the state. Aside from being a medical hotspot, Oak Lawn hosts numerous national retailers and restaurants such as Home Depot, Target, Amazon Fresh, Marianos, TJ Maxx, Home Goods, and so much more! Oak Lawn has it's own Metra rail station, public library, children's museum, and over 300 acres of parks, recreational facilities and open land



10644 S. Cicero | Oak Lawn, IL



**10644 S. Cicero | Oak Lawn, IL**

# LOCAL CONCENTRATION



10644 S. Cicero | Oak Lawn, IL



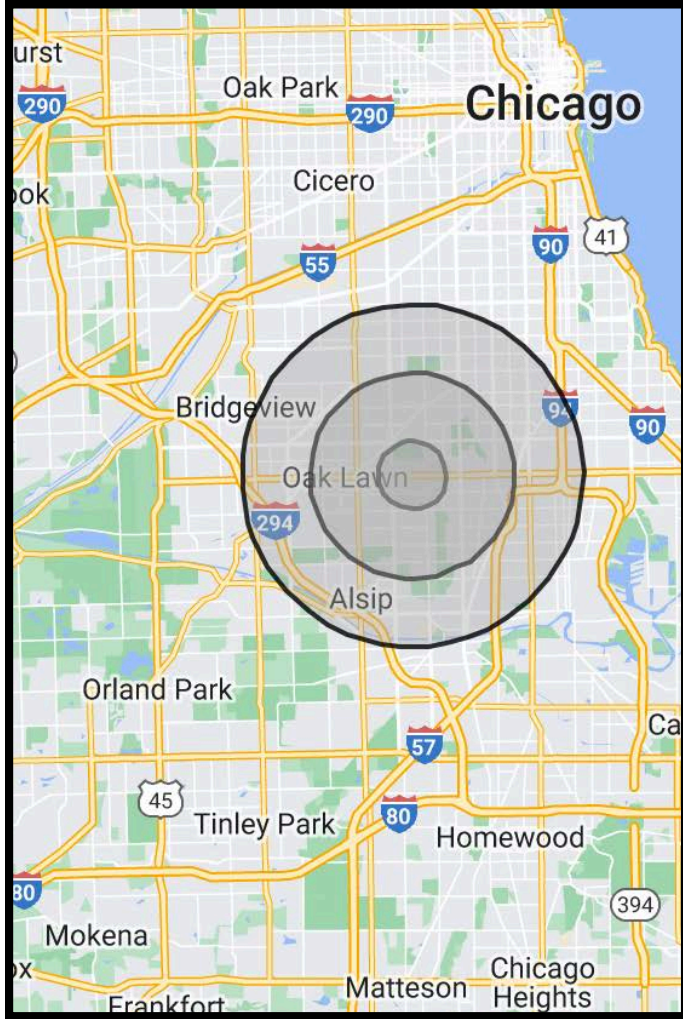
10644 S. Cicero | Oak Lawn, IL

# NEARBY HOSPITAL NETWORKS



**10644 S. Cicero | Oak Lawn, IL**

# DEMOGRAPHICS



	<u>2 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
2021 AHI:	\$86,832	\$79,760	\$69,889
2021 Pop:	73,232	405,028	1,528,290
2021 HH's:	28,726	145,604	520,557

Traffic Counts : +/- 52,856 VPD Cicero Ave.



# Social MEDIA.

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Social Media: @firstinrealty

Website: [www.firstinrealty.com](http://www.firstinrealty.com)

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