



FOR LEASE

Heritage Medical/Retail Office

2800 W 87th St, Chicago, IL 60652

4,624 - 10,715 sf Available

[▶ View Online](#) [▶ View Video](#)

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Summary

Description

4,624 - 10,715 sf Available: Positioned along one of Chicago's most active and well-established commercial corridors, 2806 W 87th St offers exceptional visibility and accessibility for businesses seeking strong consumer traffic and dense neighborhood demographics. Located in the thriving 60652 trade area, the site benefits from consistent vehicle flow, established retail synergies, and a built-in customer base drawn from the surrounding residential neighborhoods.

87th Street is widely recognized as a high-traffic east-west commercial artery in Chicago's South Side and nearby Evergreen Park, offering exceptional visibility and steady daily activity, making the area attractive for retail, service, and mixed-use businesses.

Highlights

- High Visibility on Strong Retail Corridor
- 3-Way Building Signage Available
- Ample Parking (5/1000)
- Near Public Transport
- Easy Highway Access (I-94 & I-57)
- Surrounded by National Retailers and Hospitals/Health Systems
- Available Space Fronting W 87TH ST

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DETAILS

LEASE PRICE

2800 W 87th St	\$25.00/ SF / year NNN
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SIZE

2800 W 87th St	4,624 - 10,715 SF
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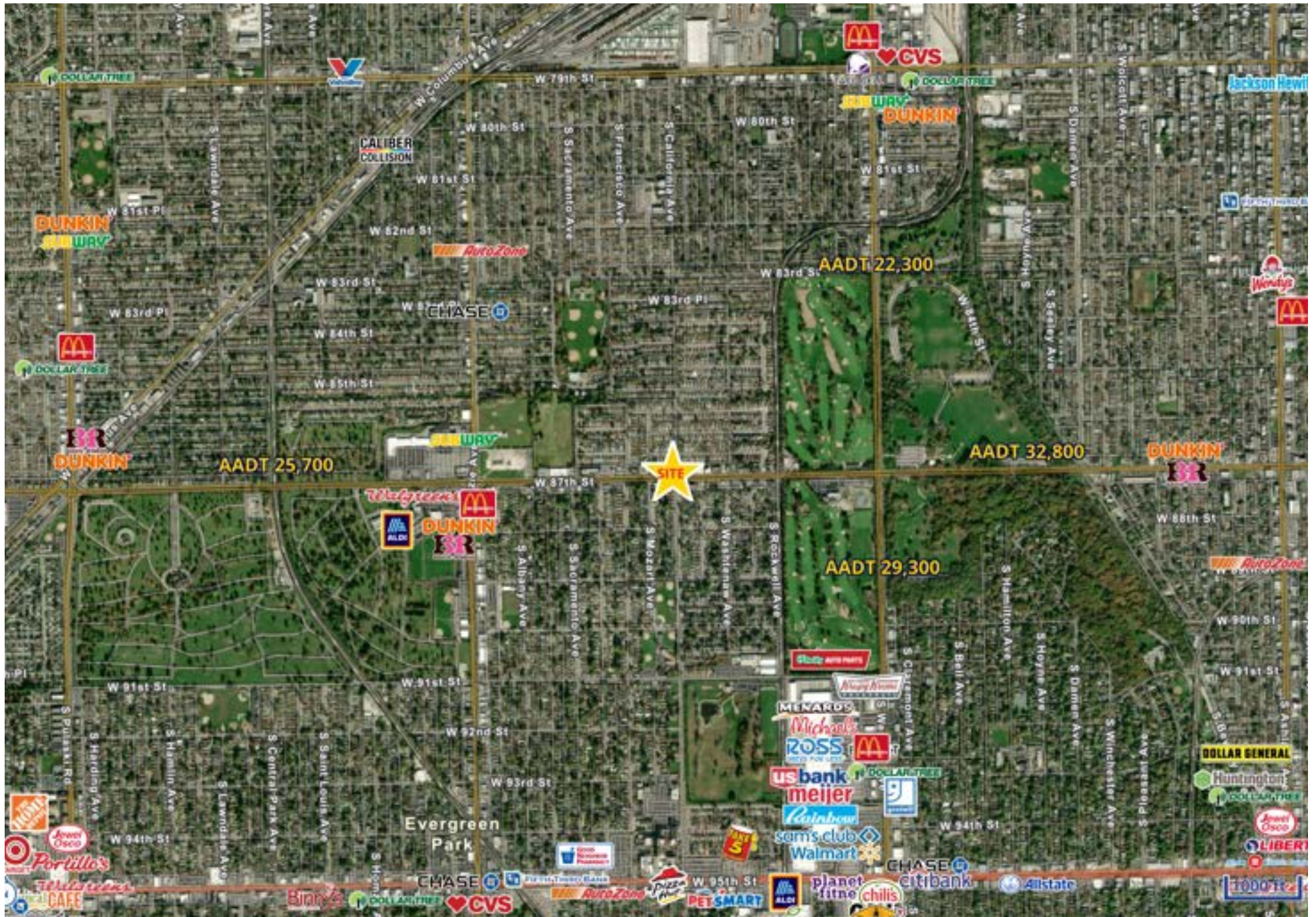
Taxes	\$4.91 / SF
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CAM / INS	\$5.25 / SF
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Neighborhood	Evergreen Park
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Zoning	B3-2
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Traffic Counts	25,800 VPD
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An aerial photograph of a commercial property. A large, light-colored building with a dark roof is the central focus. To its left is a parking lot with several cars parked. The building's facade is partially obscured by a white text box. The surrounding area includes residential houses and a street with a 'W 87TH ST' sign. The text '57 PARKS' is in the top left, '4,624 - 10,715 SF AVAILABLE' is on the building, and 'W 87TH ST - 25,800 VPD' is at the bottom.

57 PARKS

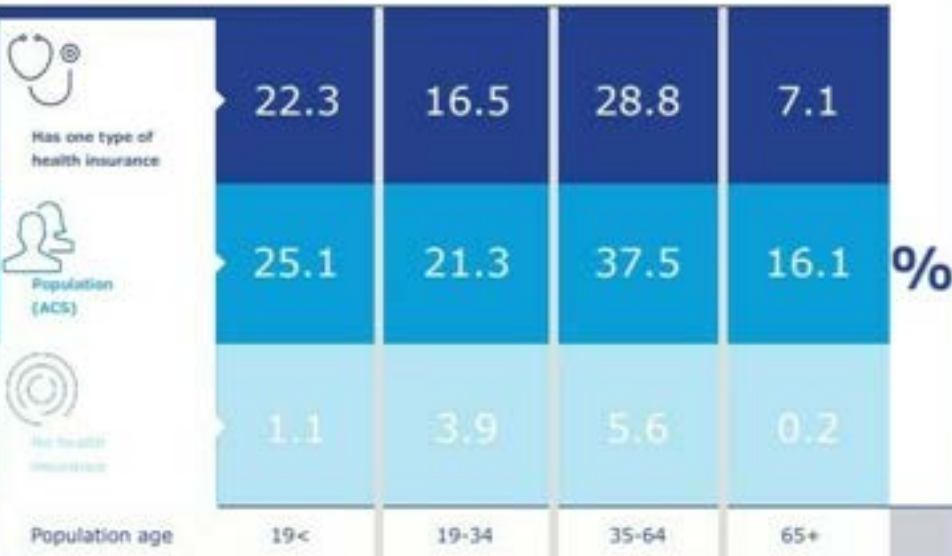
**4,624 - 10,715 SF
AVAILABLE**

W 87TH ST - 25,800 VPD

Healthcare & Insurance

2800 W 87th St, Chicago, Illinois, 60652, 5 mile radius

This infographic provides a set of key demographic and health care indicators. Data sources include: American Community Survey (ACS) 5-year Data, Exl Consumer Spending, and Exl Market Potential data. Learn more about this data: <https://www.exl.com/en/learn-demographics/data/sv-street.html>



Population

630,372

Civilian noninstitutionalized population (ACS)

Households

Total households (ACS)

233,232

Exercise (percent of adults)

40.8% Exercise at home 2+ times per week

11.5% Exercise at club 2+ times per week

Health care expenditure

\$3,816 Annual health insurance expenditures

\$2,069 Medical care

Medicare population 65+

39,903 Medicare only

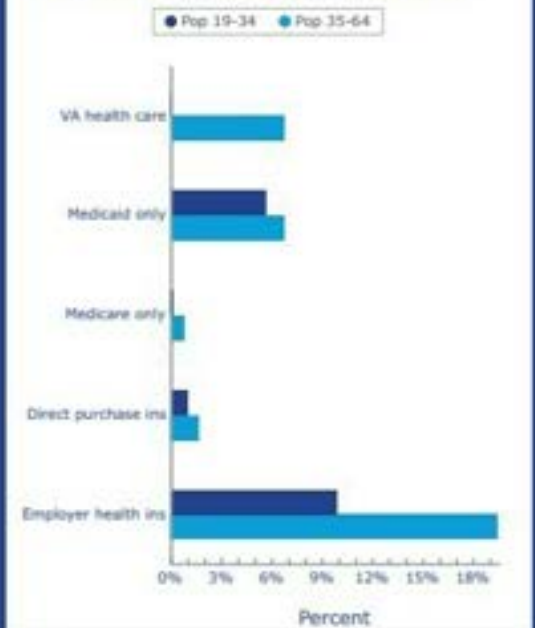
13,746 Direct-purch & medicare

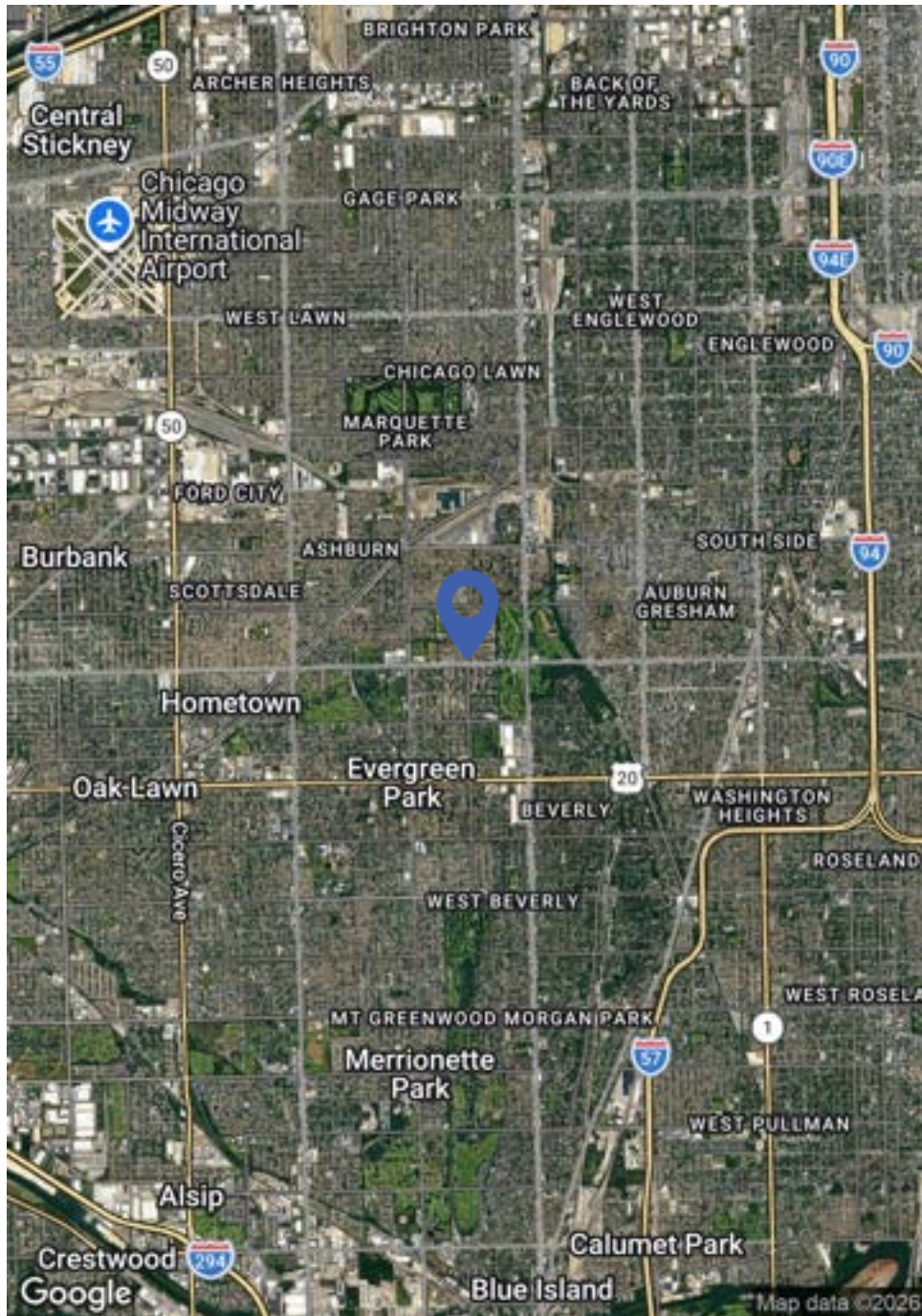
16,851 Employer & medicare

12,111 Medicare & medicaid

Health care (consumer spending)	Annual expenditure
Blue Cross/Blue Shield	\$1,063.6
Medicare payments	\$921.8
Physician services	\$227.9
Dental services	\$382.4
Eyecare services	\$71.5
Lab tests/x-rays	\$66.7
Hospital room & hospital service	\$201.1
Convalescent/nursing home care	\$37.2

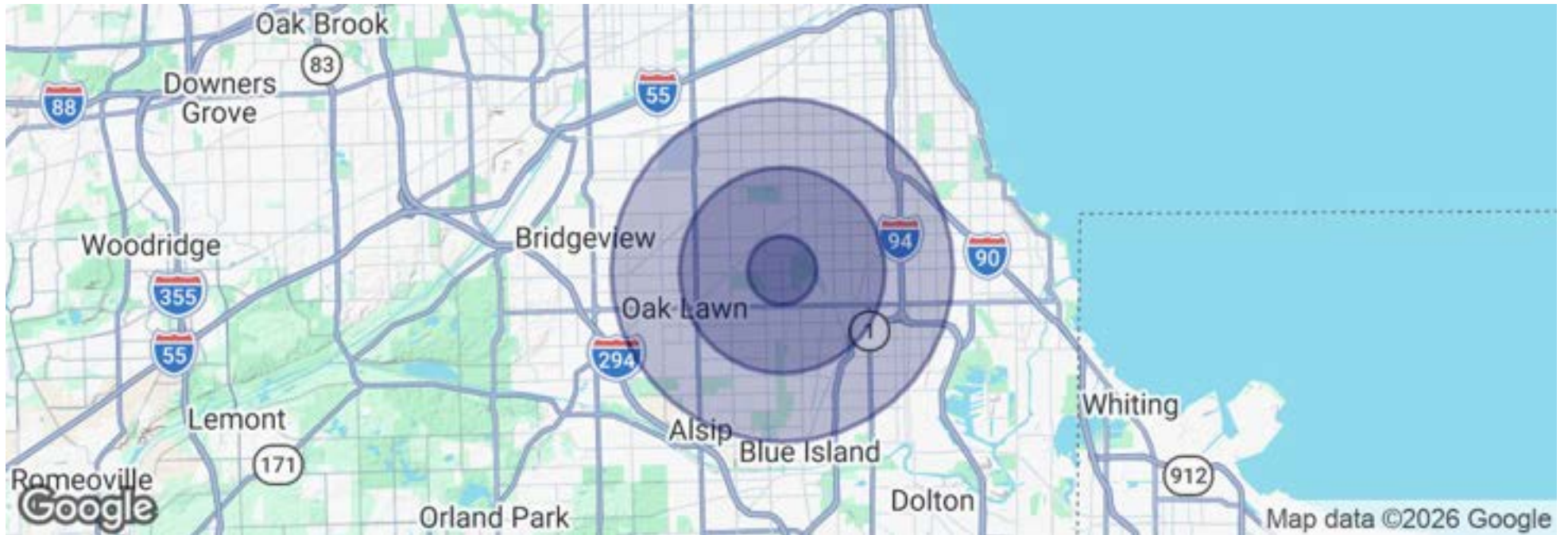
Health insurance coverage (ACS)





Location Overview

Located in the vibrant South Chicago/Evergreen Park market, the area surrounding the property offers a dynamic mix of commercial and residential spaces. With its diverse population and strong sense of community, this neighborhood presents a prime opportunity for a Retail / Free Standing Building tenant to establish a strong presence. Nearby, potential customers will find a variety of retail and dining options, as well as convenient access to public transportation and major roadways. The area's rich cultural heritage and ongoing revitalization efforts make it an appealing and evolving location for businesses seeking to engage with a dynamic customer base.



Population	1 Mile	3 Miles	5 Miles
Total Population	17,989	242,550	635,232
Average Age	44.6	38.8	38.5
Average Age (Male)	42.3	36.4	36.4
Average Age (Female)	44.6	40.8	40.3
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,508	87,438	233,697
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$100,476	\$90,363	\$81,185
Average House Value	\$256,406	\$247,473	\$234,171

2023 American Community Survey (ACS)