

Retail Property For Lease



HIGH PROFILE RETAIL SPACE FOR LEASE

9204 S WESTERN AVENURE, EVERGREEN PARK, IL 60805 EVERGREEN PARK, IL 60805



OFFERING SUMMARY

Available SF: 1,141 SF

NNNs \$20.00/SF

Building Size: 5,851 SF

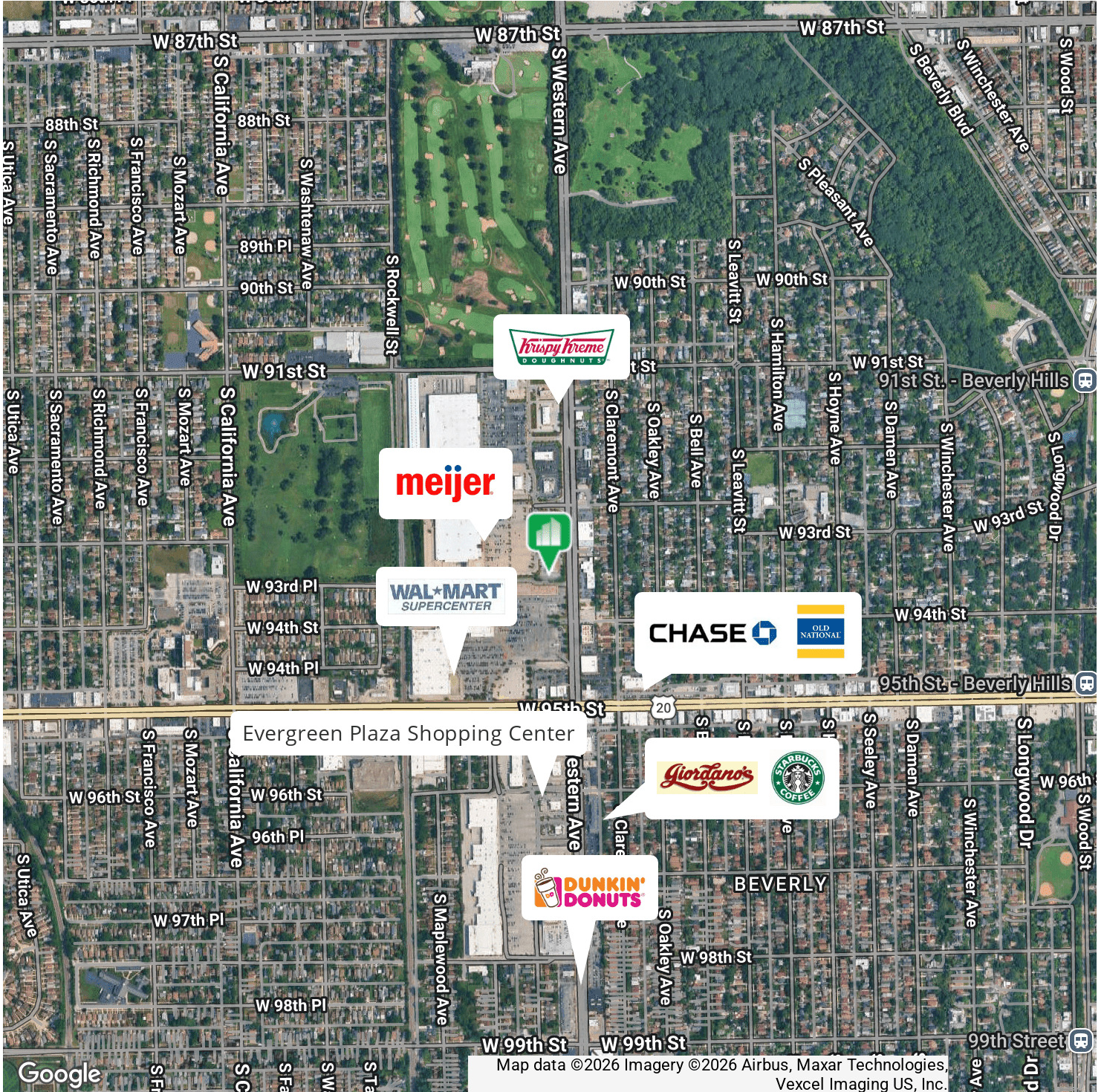
Zoning: C

PROPERTY OVERVIEW

- Former facial bar with open layout and natural storefront light
- Ideal for service retail, boutique retail, or food related concepts
- Co-tenants include Toast It Iz and Domino's Pizza
- Efficient 1,141 SF layout ideal for boutique retail, beauty, or wellness concepts
- Video Gaming Café and Tobacco/Vape Shop tenants not permitted.

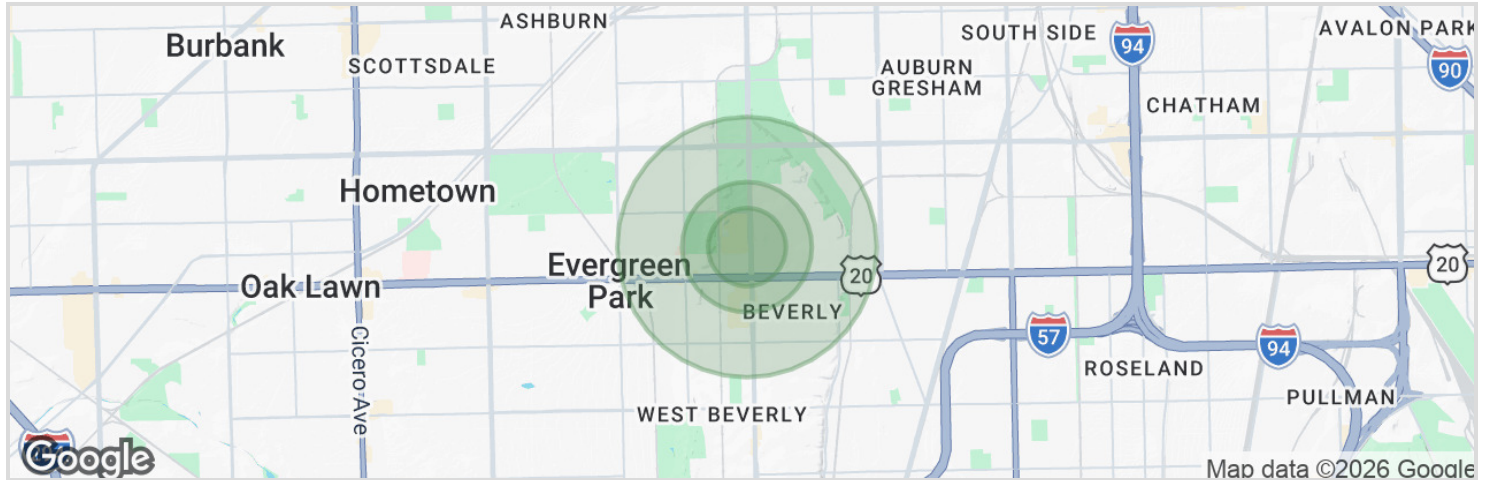
LOCATION OVERVIEW

- Located along Western Avenue, a major north-south retail corridor
- 29,000+ vehicles per day providing strong daily exposure to passing traffic
- Highly visible storefront with strong signage opportunity
- \$185K median household income within 1 mile
- Strong disposable income demographic supporting retail spending



HIGH PROFILE RETAIL SPACE

9204 S WESTERN AVE, EVERGREEN PARK, IL 60805



1 mile



\$185,799

Median Household Income



843

Population



301

Households



42

Median Age



\$88,282

Median Disposable Income

3 miles



\$166,435

Median Household Income



3,067

Population



1,116

Households



42

Median Age



\$59,865

Median Disposable Income

5 miles



\$130,622

Median Household Income



16,366

Population



6,069

Households



42

Median Age



\$51,016

Median Disposable Income