

Medical/Office/Retail Building



MEDICAL/OFFICE/RETAIL BUILDING FOR SALE

4700 ROOSEVELT RD, HILLSIDE, IL 60162

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OFFERING SUMMARY

Sale Price:	\$350,000
Available SF:	2,487 SF
Lot Size:	0.17 Acres
Year Built:	1986
Zoning:	B-1
Price / SF:	\$140.73

PROPERTY OVERVIEW

- 2,487 SF stand-alone building available for sale
- Currently built out as a veterinary clinic with existing medical infrastructure
- Ideal for veterinary, medical, or professional office users
- Flexible layout allows for easy conversion to traditional office space
- Strong visibility along Roosevelt Road with consistent daily traffic
- Convenient access to I-290, I-294, and I-88 for regional connectivity
- Dedicated building identity with stand-alone signage opportunity
- Located in a well-established commercial corridor in Hillside
- 20,700 VPD on Roosevelt Road

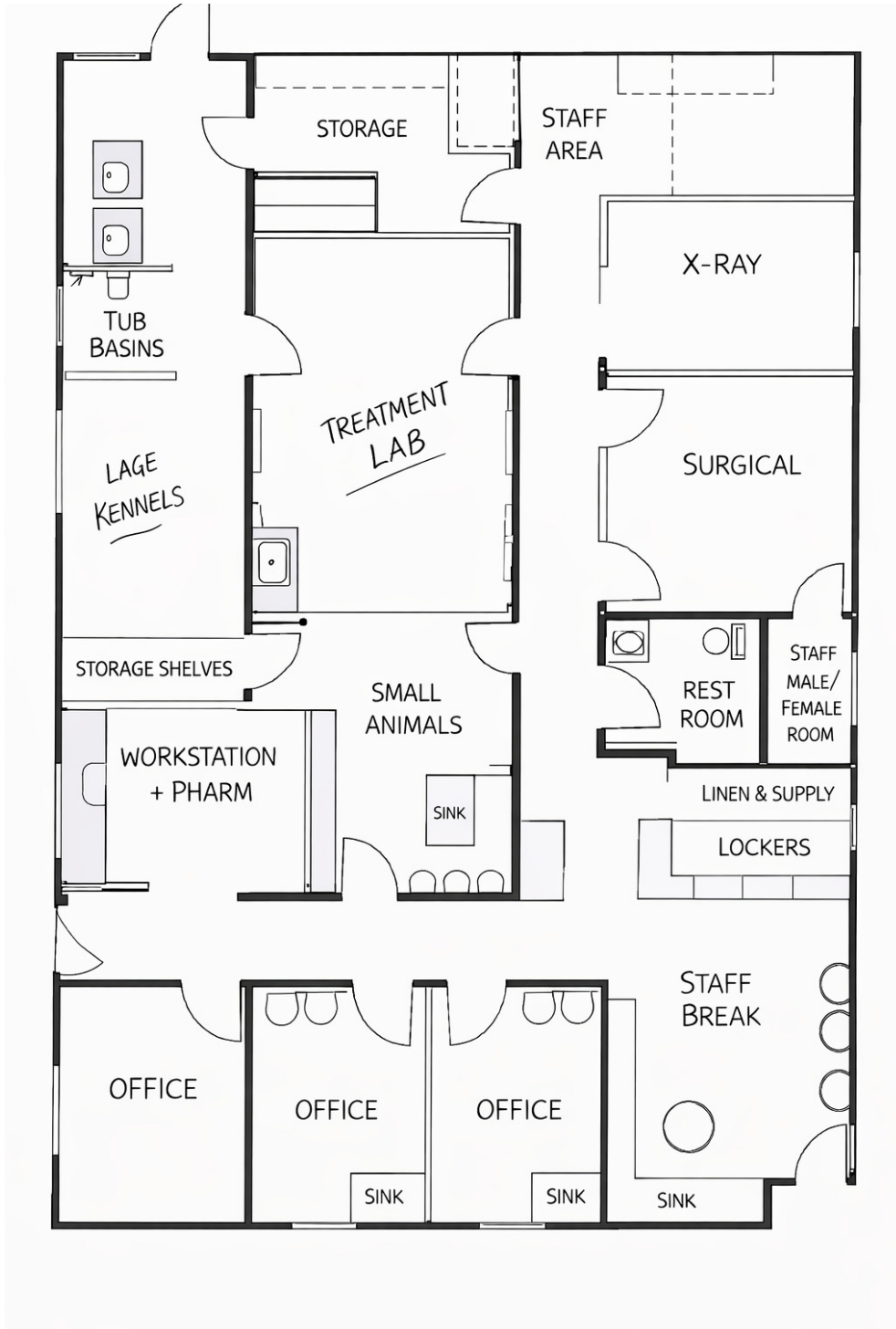
LOCATION OVERVIEW

Strategically located just minutes from several of Chicagoland's most important transportation corridors. The property offers quick connections to I-290, I-294, and I-88, allowing convenient travel throughout the western suburbs, O'Hare submarket, and downtown Chicago. Close proximity to both of the region's major airports. O'Hare International Airport is approximately 20 minutes north via I-294, while Midway International Airport is accessible within roughly 30 minutes. Positioned along the high-traffic Roosevelt Road corridor and near major transportation infrastructure, the property provides excellent convenience for clients, employees, and service providers traveling throughout the Chicago metropolitan area.



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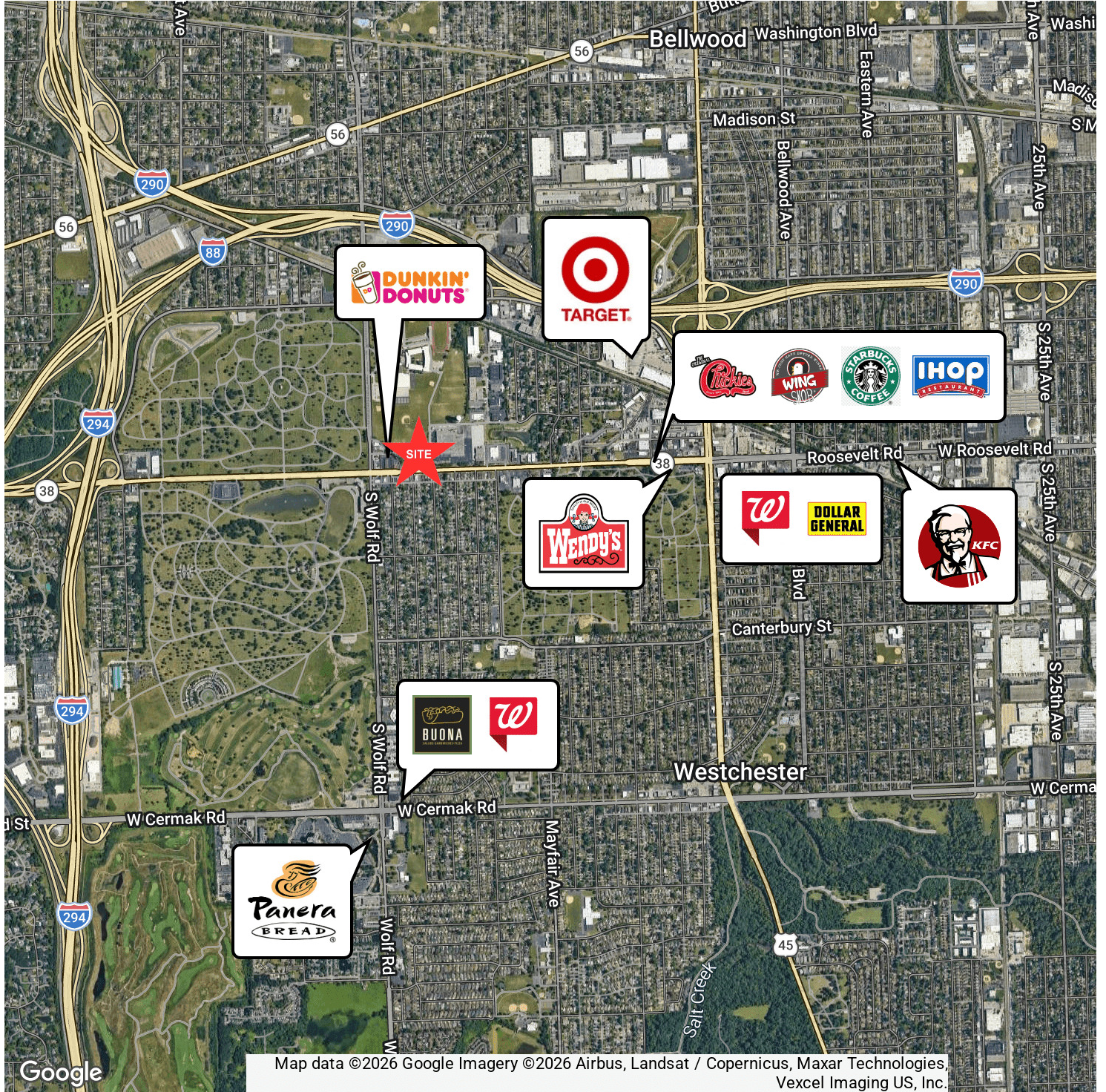
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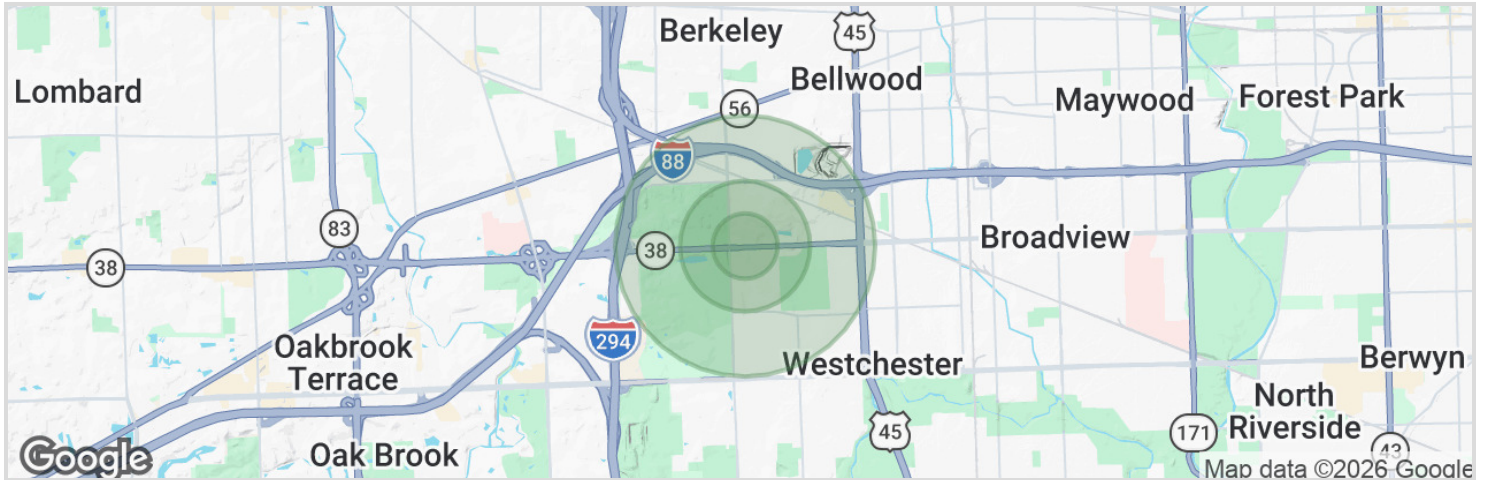
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1 mile



\$106,292

Median Household Income



210

Population



81

Households



52.1

Median Age



\$60,374

Median Disposable Income

3 miles



\$99,225

Median Household Income



967

Population



408

Households



53.2

Median Age



\$75,382

Median Disposable Income

5 miles



\$93,338

Median Household Income



6,469

Population



2,898

Households



53.7

Median Age



\$80,462

Median Disposable Income