



# New Construction Retail Space Available NWC 159th & Cicero | Transit Oriented Oak Forest, Illinois

*First In Realty Executives is pleased to offer for lease 4,723 SF of retail space for lease located on the busy intersection of 159th & Cicero in Oak Forest, Illinois:*

## Highlights Include:

- +/- 4,723 SF Divisible Retail Space located within the Gateway Association, home to the Metra Rock Island (RI) District rail station with service to the Down-town Chicago LaSalle Street Platform and the Southwest Suburbs as far as Joliet, Illinois.
- 159th Street station has over 1,000 daily transit commuters and the RI line served over 228,000 passengers in May 2022
- Positioned on the corner of busy 159th Street & Cicero Avenue with a combined daily count over 55,000 VPD.
- Join Starbuck's, ATI Physical Therapy, CVS, & First Savings Bank at the Gateway Development
- New Construction visible from the hard corner.
- Positioned adjacent to future multi-family development with an estimated 125 units
- Ideal for personal services, quick service with emphasis on take-out dining, medtail & more!

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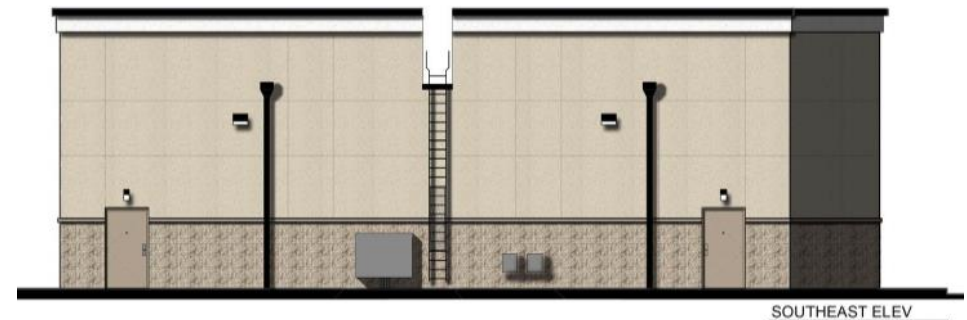
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**DELIVERY OF UNITS EARLY TO MID 2023**

## RENDERINGS



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2409 W. 104th Street | Chicago, Illinois 60655 | (773) 779-FIRE (3473) | [www.firstinrealtyexec.com](http://www.firstinrealtyexec.com)

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**OAK FOREST  
METRA COMMUTER  
TRAIN STATION**

**STEPS FROM  
PLATFORM**



**SITE**



**VISIBLE  
PYLON  
SIGNAGE  
AVAILABLE**

**VIEW FROM  
METRA  
COMMUTER  
PARKING LOT**



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## AERIAL



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The City of Oak Forest is located just 24 miles from Downtown Chicago easily accessible by major thoroughfares, expressways, and the convenient Metra Rock Island commuter train station. The City of Oak Forest is on the fast track to becoming one of the premier suburbs in southwest Cook County. Oak Forest is a family-oriented community with long-term residents and small-town charm. Nestled among picturesque 640 acres of forest preserves and just 24 miles from downtown Chicago, Oak Forest offers something for everyone – from the nature enthusiast to the urban explorer, from the small business owner to the chief executive officer, from the lifelong resident to the new kid on the block. The City is surrounded by a great nightlife just miles away



Metra provides commuter rail service to and from downtown Chicago with 242 stations over 11 routes totaling nearly 500 route miles & approx. 1,200 miles of track. The Rock Island District offers commuter rail service from Downtown Chicago to Joliet, Illinois. The Oak Forest Station has over 1,000 daily boarding commuters each day.

## Demographics (2022 Est.):

|              | <u>1MI</u> | <u>3MI</u> | <u>5MI</u> |
|--------------|------------|------------|------------|
| Population   | 8,303      | 81,524     | 222,857    |
| HH Avg. Inc. | \$84,214   | \$79,800   | \$81,281   |
| #HH's        | 3,094      | 29,453     | 81,817     |

## Traffic Counts:

- +/- 29,321 - Cicero Ave (159th Street S)
- +/- 26,900 - 159th St. (Oak Avenue)

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