



**5420 W 95TH ST - TGI FRIDAY'S
OAK LAWN, IL 60453**

SINGLE-TENANT RETAIL | PRIME SOUTH SUBURBAN CHICAGO LOCATION



kw ONECHICAGO
KELLERWILLIAMS



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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. KW Commercial / Keller Williams ONEChicago has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. KW Commercial / Keller Williams ONEChicago's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. KW Commercial / Keller Williams ONEChicago and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)



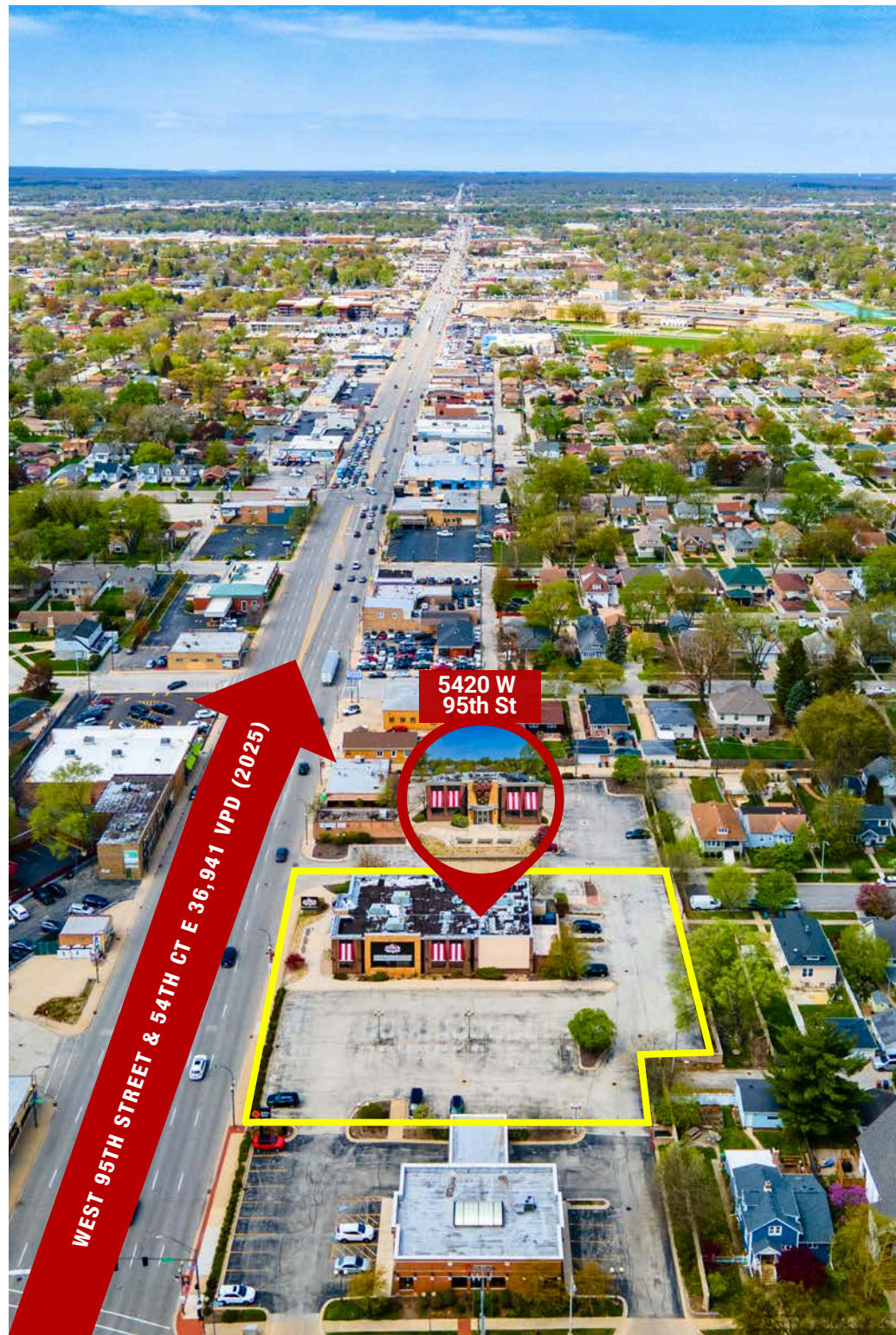
LEASING SUMMARY



ADDRESS 5420 W 95TH ST
CITY/STATE/ZIP OAK LAWN, IL 60453
PROPERTY TYPE RETAIL/RESTAURANT
TENANCY SINGLE
GLA 6,691 SF
PRICE PER SF \$55.00
LEASE TYPE ABSOLUTE NNN
TOTAL LAND SF/AC 51,444 SF | 1.18 AC
OF PARKING SPACES 83 SPACES ON-SITE
OF ADD'L PARKING SPACES 46 SPACES IN VILLAGE PARKING LOT

YEAR BUILT 2005
APN C-2, OAK LAWN
ZONING 24-04-329-041-0000
BUILDING FAR 0.12
SUBMARKET NEAR SOUTH COOK | OAK LAWN
MARKET CHICAGO
COUNTY COOK
STATE ILLINOIS

2024 POPULATION 152,879 (5 MILES)
AVG HOUSEHOLD INCOME \$89,539 (5 MILES)
CONSUMER SPENDING DETAILS \$4.7 BILLION (5 MILES)
W. 95TH ST. & 54TH CT E 36,941 VPD 2025



AERIAL MAP



5420 W
95th St



BY

WEST 95TH STREET & 54TH CT E 36,941 VPD (2025)

AERIAL MAP



WEST 95TH STREET & 54TH CT E 36,941 VPD (2025)

5420 W
95th St



5420 W 95TH ST - TGI FRIDAY'S OAK LAWN, IL 60453

SINGLE-TENANT RETAIL | PRIME SOUTH SUBURBAN CHICAGO LOCATION



LOCATION OVERVIEW

NEAR SOUTH COOK | OAK LAWN

The Near South Cook retail submarket is positioned for long-term growth, driven by resilient fundamentals and emerging redevelopment opportunities.

Availability rates are at or near 20-year lows (around 7.0%), demonstrating sustained market stability despite broader retail shifts. Over the past 12 months, the submarket absorbed -67,000 SF, much of which reflects strategic demolitions and repositionings to unlock higher and better uses, a trend creating a more curated and competitive retail environment.

While select move-outs from legacy brands (like Party City) impacted space metrics, these transitions are paving the way for new, relevant tenant mixes. Developers are actively recalibrating properties to meet evolving consumer demand, with redevelopment projects strengthening the core retail corridors. As a result, available space is tightening, and prime assets remain in demand.

New retail construction remains limited—with just 9,100 SF delivered recently and only 11,000 SF under construction—keeping supply highly constrained and supporting future rent growth potential. Importantly, the Near South Cook submarket's year-over-year rent growth of 2.0% for all retail types, and 2.5% rent growth specifically for power centers, outpaces the broader Chicago market average, reinforcing the area's competitive edge.

The submarket's strategic location—served by major interstates like I-80, I-294, and I-57—enhances regional access and supports both retail and industrial demand. The strong industrial sector has fueled employment growth over the past decade, creating a larger consumer base for retailers to serve.

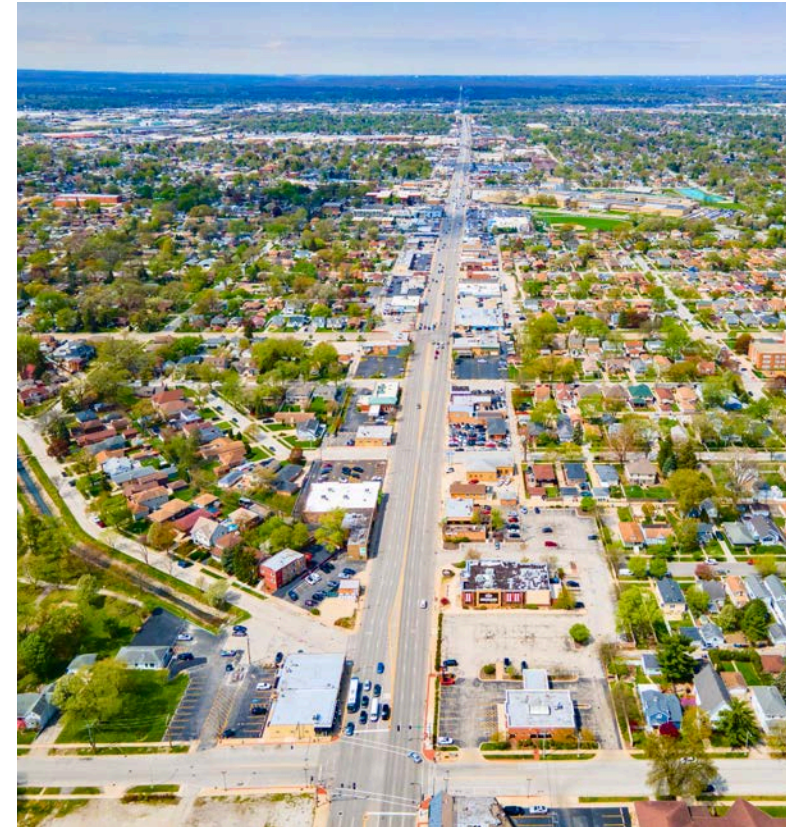
Looking ahead, the market is poised for upside:

- *Limited new supply creates favorable conditions for rent escalation.*
- *Redevelopment momentum offers significant value-add potential.*
- *Recent leasing upticks in 2024 suggest renewed tenant confidence heading into 2025.*

As retail continues to evolve, Near South Cook offers investors and developers a compelling opportunity to participate in the revitalization of a well-located, high-traffic suburban market.

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DEMOGRAPHICS

POPULATION SUMMARY

	3 MILES	5 MILES	10 MILES
2020	170,766	445,688	1,703,422
2024	167,573	429,972	1,589,744
2029*	162,366	415,142	1,524,185

AVERAGE HH INCOME SUMMARY

	3 MILES	5 MILES	10 MILES
2024	\$89,105	\$89,539	\$79,312

MEDIAN HOME VALUE SUMMARY

	3 MILES	5 MILES	10 MILES
2024	\$234,633	\$237,786	\$231,250

ASSOCIATE DEGREE OR HIGHER

	ASSOCIATE DEGREE	BACHELOR'S DEGREE	ADVANCED DEGREE
2 MILE	6%	16%	9%

Source: CoStar Services



5420 W 95TH ST - TGI FRIDAY'S

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LEASE COMPARABLES

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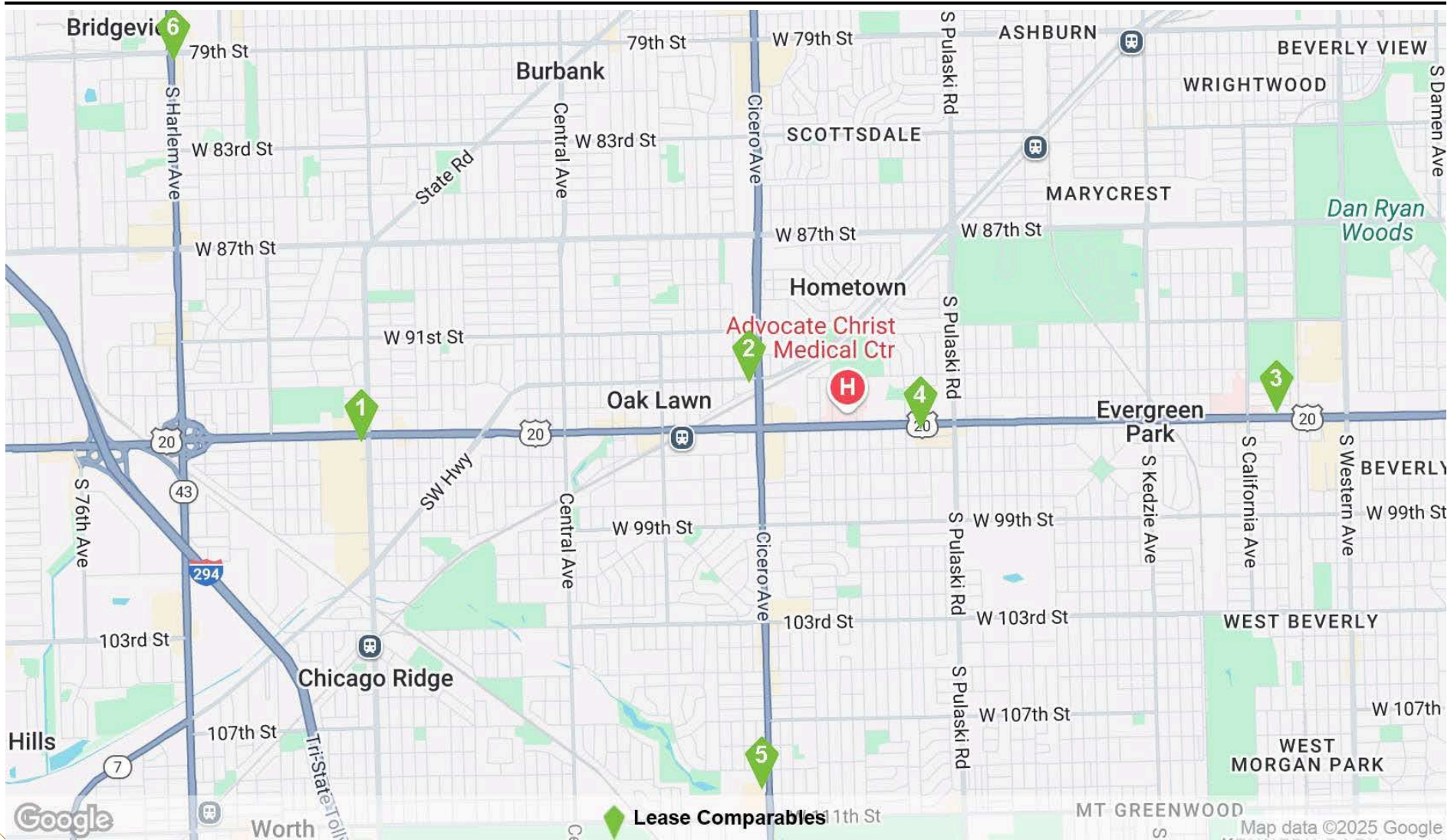
Deals

NNN Starting Rent Per SF

6

\$50.00 - \$60.37

LEASE COMPARABLES



LEASE COMPARABLES



1

8,000 SF Retail Lease Signed Jan 2025
6401 W 95th St - 1st Floor Direct, Leased by Raising Cane's
Chicago Ridge, IL 60415 - Near South Cook Submarket



Asking Rent:	Start Date:	Free Rent:	Deal Type:	Property Type:
Starting Rent:	Term:	Escalations:	New Lease	Retail Class B
Effective Rent:	Exp. Date:	TI Allowance:	On Market:	Building Area: 8,000 SF
		Position:	Build-Out:	Built/Renov: 1982/2015
			Dock/Drive In:	Parking Ratio: 8.75/1,000 SF



2

1,856 SF Retail Lease Signed Oct 2023
4819 W 93rd St - Ground Direct, Leased by Strickland Brothers
Oak Lawn, IL 60453 - Near South Cook Submarket



Asking Rent:	Start Date:	Free Rent:	Deal Type:	Property Type:
Starting Rent:	Term:	Escalations:	New Lease	Retail Class B
Effective Rent:	Exp. Date:	TI Allowance:	On Market:	Building Area: 1,841 SF
		Position:	Build-Out:	Built/Renov: 1986/Dec 2023
			Dock/Drive In:	Parking Ratio: 3.26/1,000 SF



3

1,765 SF Retail Lease Signed Mar 2022
2650-2656 W 95th St - 1st Floor Direct, Leased by Take 5
Evergreen Park, IL 60805 - Near South Cook Submarket



Asking Rent:	Start Date:	Free Rent:	Deal Type:	Property Type:
Starting Rent:	Term:	Escalations:	Renewal	Retail Class C
Effective Rent:	Exp. Date:	TI Allowance:	On Market:	Building Area: 1,765 SF
		Position:	Build-Out:	Built/Renov: 2021/
			Dock/Drive In:	Parking Ratio: 23.80/1,000 SF

LEASE COMPARABLES

4



4,800 SF Retail Lease Signed Aug 2021
 SWC 95th & Pulaski - 1st Floor Direct, Leased by Shake Shack
 Oak Lawn, IL 60453 - Near South Cook Submarket



Asking Rent:	Start Date:	Free Rent:	Deal Type:	Property Type:
Starting Rent:	Term:	Escalations:	On Market:	Building Area:
Effective Rent:	Exp. Date:	TI Allowance:	Build-Out:	Built/Renov:
		Position:	Dock/Drive In:	Parking Ratio:
			New Lease	Retail Class B
				4,800 SF
				Sep 2021/
				9.58/1,000 SF

5



3,575 SF Retail Lease Signed Aug 2016 for \$66.62 Triple Net (Effective)
 11006 S Cicero Ave - 1st Floor Direct, Leased by Raising Cane's
 Oak Lawn, IL 60453 - Near South Cook Submarket



Asking Rent:	Start Date:	Free Rent:	Deal Type:	Property Type:
Starting Rent:	Term:	Escalations:	On Market:	Building Area:
Effective Rent:	Exp. Date:	TI Allowance:	Build-Out:	Built/Renov:
		Position:	Dock/Drive In:	Parking Ratio:
	Oct 2016	3 Mos at Start	New Lease	Retail Class A
\$62.94/NNN	15 Years	Steps	0 Mos	3,575 SF
\$66.62/NNN	Sep 2031		Shell Space	Feb 2017/
				Parking Ratio:

6



4,160 SF Retail Lease Signed Jun 2004 for \$58.17 Triple Net (Starting)
 7901 S Harlem Ave - 1st Floor Direct, Leased by Huntington National Bank
 Burbank, IL 60459 - Near South Cook Submarket



Asking Rent:	Start Date:	Free Rent:	Deal Type:	Property Type:
Starting Rent:	Term:	Escalations:	On Market:	Building Area:
Effective Rent:	Exp. Date:	TI Allowance:	Build-Out:	Built/Renov:
		Position:	Dock/Drive In:	Parking Ratio:
	Dec 2004		New Lease	Retail Class C
\$58.17/NNN	20 Years			4,160 SF
	Dec 2024			2004/
				Parking Ratio: 1.33/1,000 SF

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PHOTOS



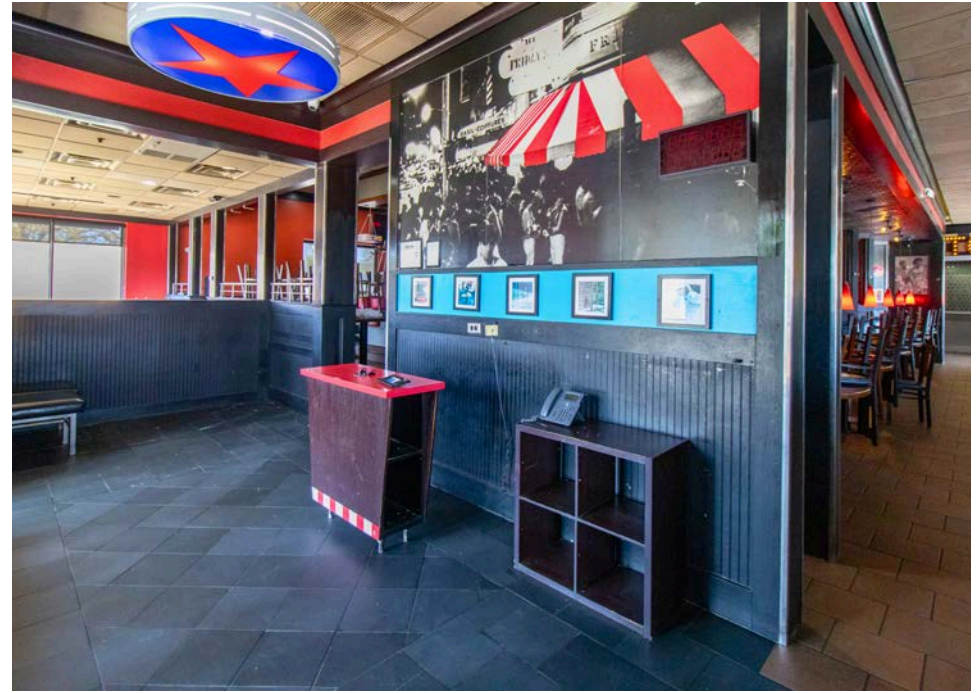
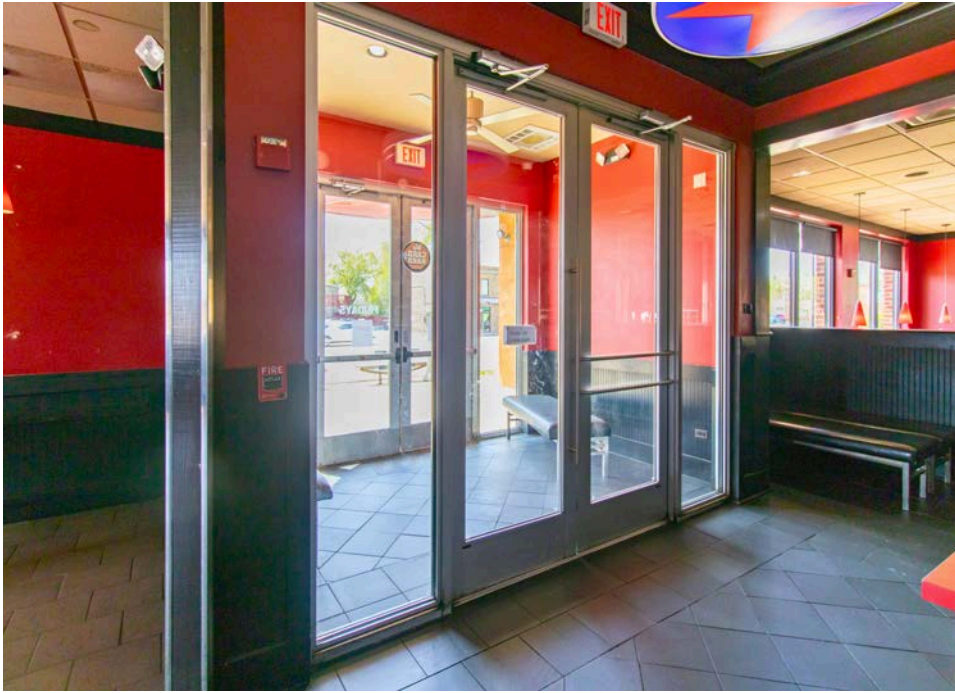
PHOTOS



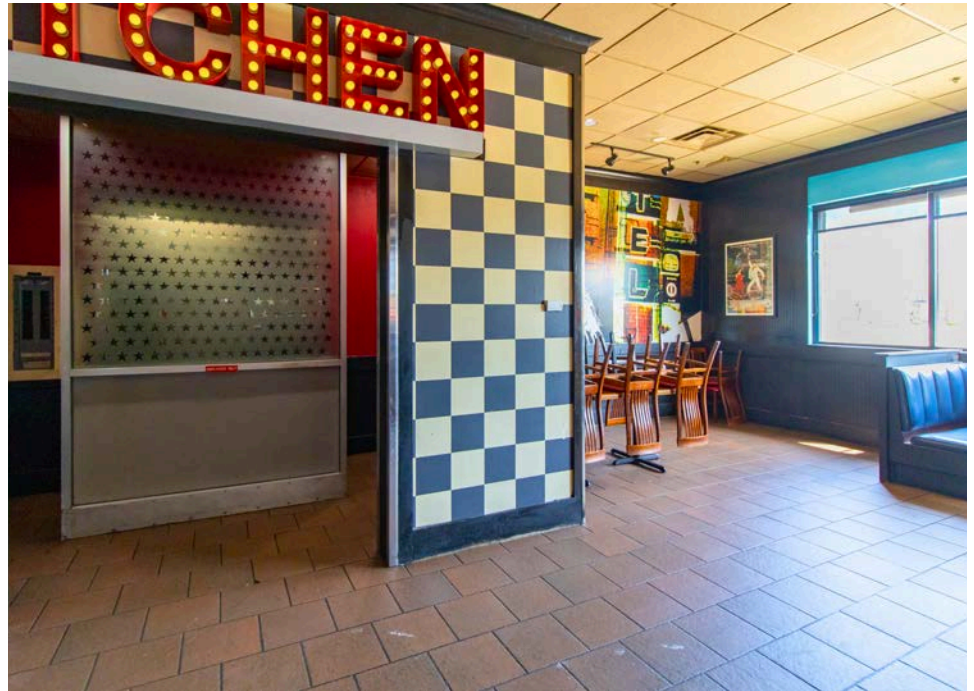
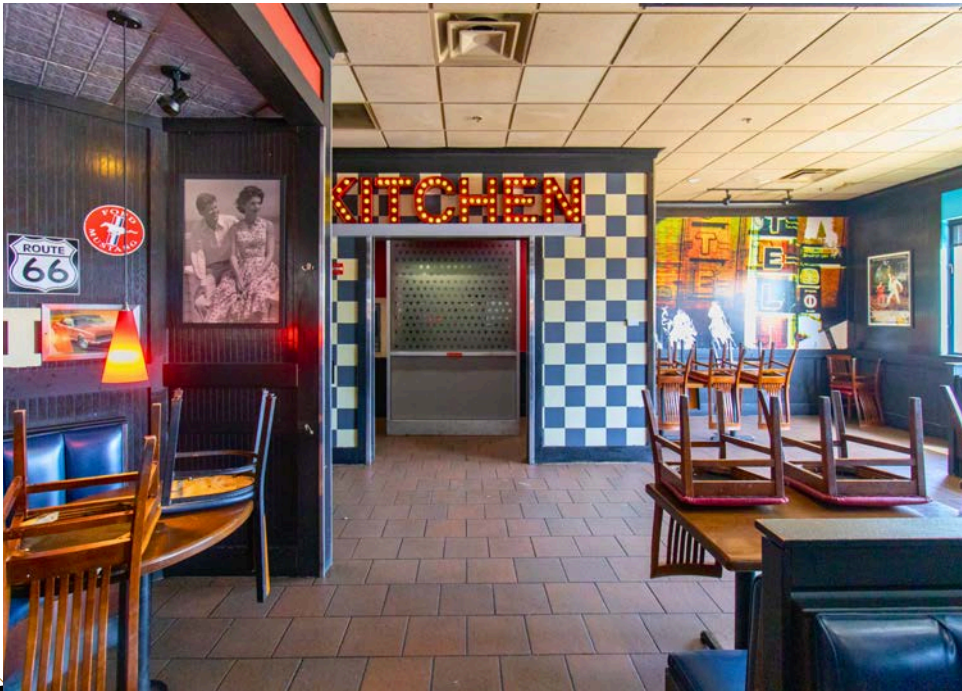
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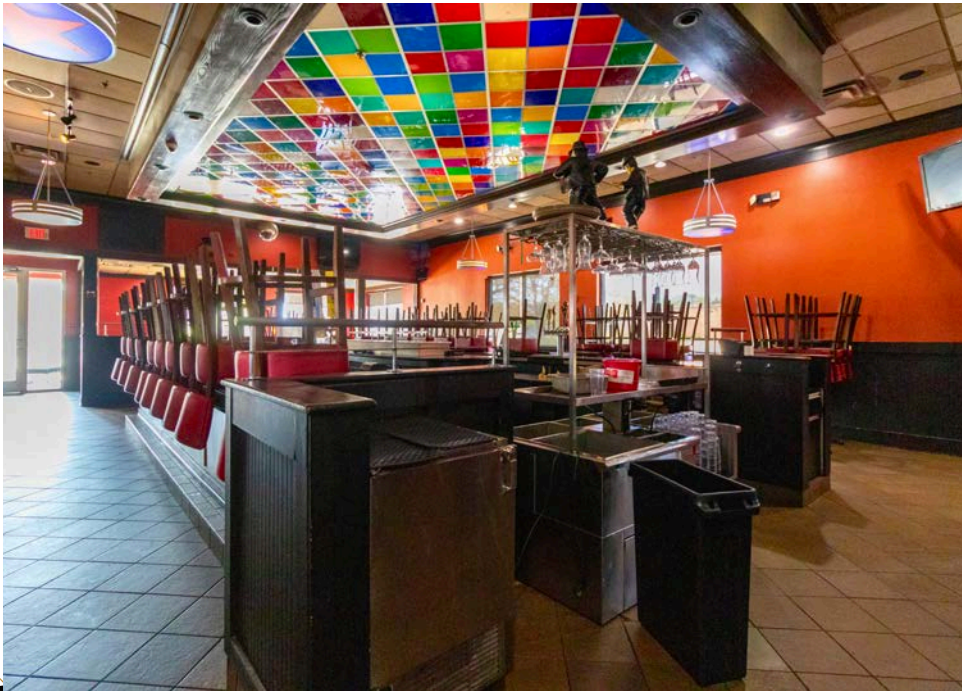
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PHOTOS



PHOTOS



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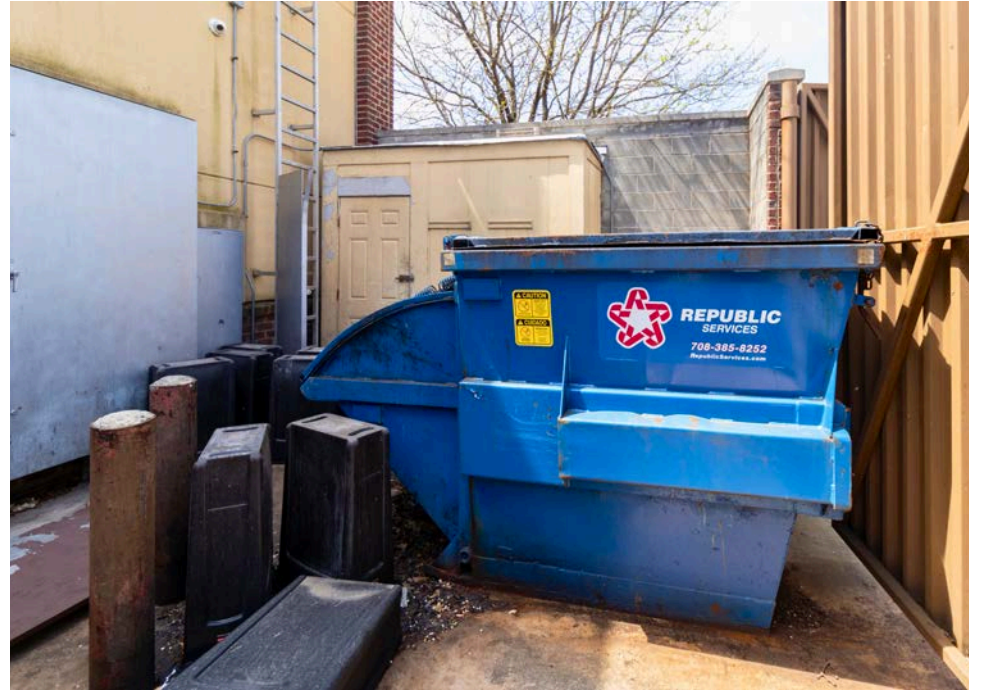
PHOTOS



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FEATURED LEASED RETAIL & OFFICE SPACES

MIDWEST INVESTMENT ADVISORS TEAM POWERED BY KW COMMERCIAL & KELLER WILLIAMS ONECHICAGO

The Midwest Investment Advisors Team is thrilled to announce the successful lease of the former Boston Market property at 5228 S. Blackstone Ave, Chicago, IL 60615, located in the heart of Hyde Park. We secured Citibank as the new tenant on a 15 year lease, achieving above-market price per square foot. This lease not only fills a high-profile vacancy but significantly enhances the property's value with a reputable, creditworthy tenant.

Key Players Behind the Deal:

- Tony Hardy - Regional Ambassador for the Midwest Region & Executive Director
- Lenora Adds - Senior Leasing Director
- Travis Montgomery - Senior Director and Director of Strategic Growth & Marketing

This deal marks yet another success for our team. Not only did we secure Citibank as a ground-floor retail tenant, but we also previously assisted the owner/buyer in acquiring this property in 2022. Since then, we've provided continuous advisory services, identifying and leveraging value-add opportunities to maximize the asset's potential.

Why Citibank Matters:

Citibank is a global financial powerhouse with an impressive track record:

- Credit Rating: A - 74
- Revenue: \$78.49 billion
- Locations: 841
- Total Square Footage Occupied: 13 million

In an era where businesses are rapidly globalizing, Citibank's strategic vision aligns seamlessly with the ever-evolving needs of modern consumers. Their extensive network and deep market expertise uniquely position them to

anticipate changes and deliver exceptional financial services.



The Value of Ground-Floor Retail:

Securing a high-caliber tenant like Citibank not only brings stability but also drives significant value appreciation for the property. Ground-floor retail tenants increase foot traffic, enhance the neighborhood's vibrancy, and solidify the property's long-term investment potential. With Citibank anchoring this location, the property stands poised for continued appreciation in one of Chicago's most sought-after neighborhoods.

Trust the Midwest Investment Advisors Team:

From strategic acquisitions to value-maximizing leasing solutions, our team delivers exceptional results, transforming properties and creating long-term value for our clients. Let us help you unlock the full potential of your commercial real estate investments.

FEATURED **LEASED RETAIL & OFFICE SPACES**



The Monroe Building

**104 S. Michigan Avenue,
Chicago, IL 60603**

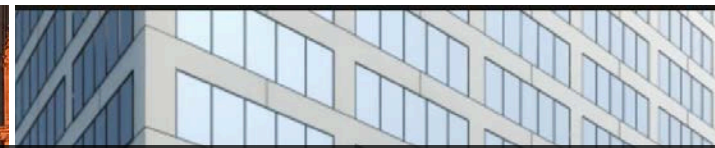
**30,000 SF
Coeur d'Alene Mines**



The Monroe Building

**104 S. Michigan Avenue,
Chicago, IL 60603**

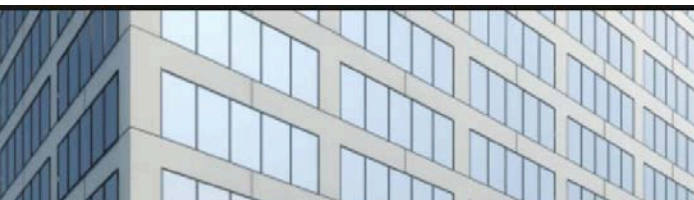
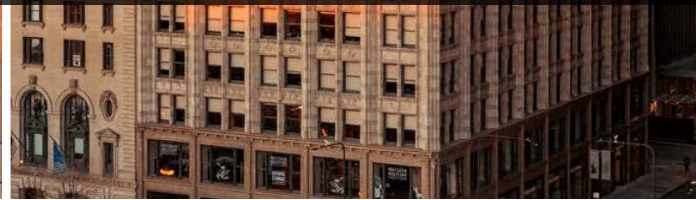
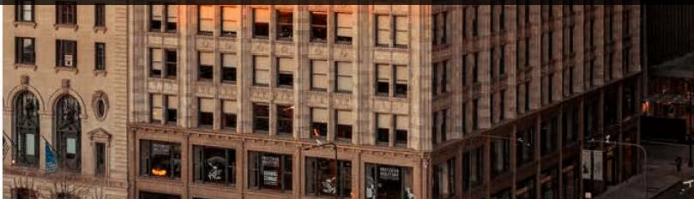
**30,000 SF
Epsilon**



Aspire

**444 N Michigan,
Chicago, IL 60611**

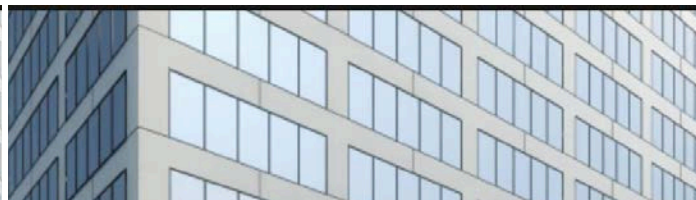
**25,000 SF
Fox Entertainment**



Aspire

**444 N Michigan,
Chicago, IL 60611**

**43,000 SF
Comcast & National Cable Communications**



Aspire

**444 N Michigan,
Chicago, IL 60611**

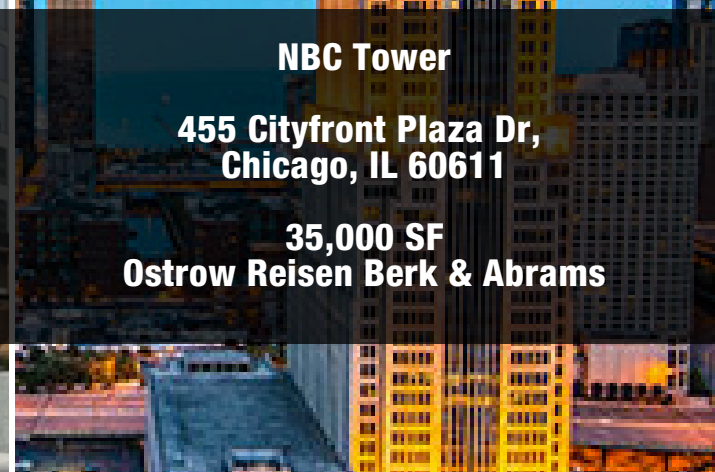
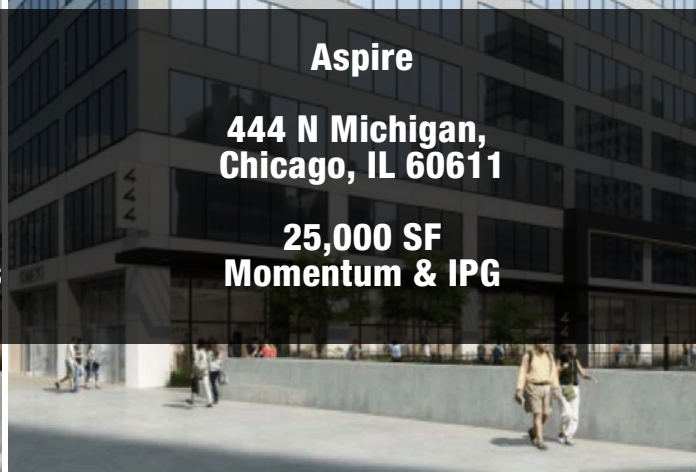
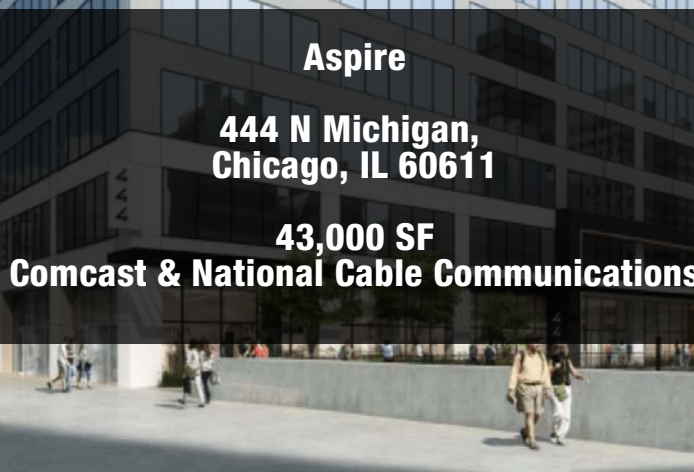
**25,000 SF
Momentum & IPG**



NBC Tower

**455 Cityfront Plaza Dr,
Chicago, IL 60611**

**35,000 SF
Ostrow Reisen Berk & Abrams**



FEATURED LEASED RETAIL & OFFICE SPACES

MIDWEST INVESTMENT ADVISORS TEAM POWERED BY KW COMMERCIAL & KELLER WILLIAMS ONECHICAGO

We are excited to announce the latest leasing assignment in Chicago's historic Bronzeville neighborhood at 551 E. 47th St., Chicago, IL. This brand-new mixed-use development, set for completion in 2024, offers an exceptional opportunity for retail and office tenants to become part of a vibrant and rapidly evolving community. We collaborated with the property owner to secure Keller Williams new Bronzeville office location with a long term lease!

The Leasing Team:

- Tony Hardy - Regional Ambassador for the Midwest Region & Executive Director
- Lenora Adds - Senior Leasing Director
- Travis Montgomery - Senior Director and Director of Strategic Growth & Marketing

Our team is dedicated to delivering unmatched results, leveraging deep market knowledge to secure premium tenants. With this project, we are focused on attracting dynamic businesses that will thrive in Bronzeville, contributing to the neighborhood's ongoing renaissance and growth.

Why Keller Williams | KW Commercial?

Keller Williams is a global leader in real estate, renowned for holding the #1 position in agent count, units sold, and sales volume. The company boasts:

- Credit Rating: A - 74
- Locations: 1,300+
- Total Square Footage Occupied: 4.9 million

KW is where entrepreneurs thrive, offering agents cutting-edge technology, unrivaled customer service, and the tools to build thriving businesses. KW Commercial, a division of Keller Williams, delivers this same excellence to the commercial sector, with a focus on delivering results.



This mixed-use building in Bronzeville represents a unique opportunity for businesses to tap into one of Chicago's most culturally rich neighborhoods. The development offers:

- Modern Retail & Office Space: Perfect for businesses seeking high visibility and easy access.
- Strategic Location: Situated in a bustling corridor with strong foot traffic and proximity to public transportation, ensuring high customer engagement.
- Community Impact: Joining this development means becoming part of the ongoing transformation of Bronzeville, contributing to its revitalization while benefiting from its economic growth.

FEATURED LEASED RETAIL & OFFICE SPACES

MIDWEST INVESTMENT ADVISORS TEAM POWERED BY KW COMMERCIAL & KELLER WILLIAMS ONECHICAGO

Team Powered by KW Commercial & Keller Williams ONEChicago – The Midwest Investment Advisors Team is proud to announce our latest leasing success along Cermak Row in Chicago’s vibrant South Loop neighborhood at 2 E. Cermak St., Chicago, IL. We collaborated with the property owner to secure two dynamic retail tenants for this prime location: Fruitful Delight Smoothie, Juice & Bubble Tea Cafe and Iconic Hair Extensions & Salon.

Key Leasing Team:

- Tony Hardy - Regional Ambassador for the Midwest Region & Executive Director
- Lenora Adds - Senior Leasing Director
- Travis Montgomery - Senior Director and Director of Strategic Growth & Marketing

Our team was able to backfill the available space with these complementary tenants, enhancing the property’s value and bringing new energy to Cermak Row. By carefully curating tenants that align with the South Loop’s growing demand for both health-conscious offerings and beauty services, we’ve added significant value to the property and the surrounding community.

The Impact:

Securing tenants like Fruitful Delight Cafe and Iconic Hair Extensions & Salon in a highly trafficked corridor is a win for both the property owner and the South Loop neighborhood. This blend of retail offerings:

- Attracts Diverse Foot Traffic: With a unique mix of healthy beverages, snacks, and high-end beauty services, the property now serves a broader customer base, from health enthusiasts to style-conscious shoppers.
- Elevates Property Value: Filling retail spaces with vibrant, customer-centric tenants drives foot traffic, increases visibility, and enhances the appeal of the entire retail corridor.



- Supports the Local Community: Adding these businesses contributes to the South Loop’s ongoing development, making it a destination for both locals and visitors.

Trust Midwest Investment Advisors & KW Commercial

At KW Commercial, we go beyond traditional leasing. Our team brings strategic insight to every project, leveraging our extensive network and deep market expertise to secure tenants that align with your property’s long-term goals. With our proven track record in the South Loop and beyond, we help property owners achieve maximum returns on their investments.

Partner with us to turn your retail property into a thriving, high-value asset. Let’s transform your space into a destination that draws in both foot traffic and profits.

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WHY MIA?

Midwest Investment Advisor's mastery is in the Commercial real estate market. Championed by KW Commercial and Keller Williams ONEChicago's exceptional power, network and resources — MIA is positioned to yield optimal opportunities for both private, capital and legacy investments.



We specialize in Commercial assets customizing our strategy around you.



Backed by a global Real Estate powerhouse, we connect preservation and legacy capital



We are positioned to source exclusive opportunities for our clients



We strategically market assets in pursuit of the best outcome for our clients

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STRATEGIC ALLIANCE IN YOUR MARKET.

*WE DON'T FOLLOW, WE LEAD
THE MARKET'S TRAJECTORY.*

We understand the importance of having a team that is deeply entrenched in your market. At KW Commercial, our professionals possess invaluable insights that surpass mere data analysis. We go the extra mile to identify untapped opportunities for growth, ensuring our clients are well-equipped to capitalize on market trends in even the most fiercely competitive real estate markets.

200K+
PROFESSIONALS

1K+
OFFICES

\$342.5B
2023 SALES VOLUME

At KW Commercial, we are dedicated to serving your unique needs, regardless of the property type or service requirement. Our commercial specialists stand alongside you as trusted allies, combining their deep business expertise with unparalleled market intelligence to ensure your objectives are not just met but surpassed.

With a comprehensive range of services, we cover a wide spectrum of commercial real estate needs, aligning our capabilities with your goals. Our areas of expertise include:

Office

Whether you need to lease or purchase office space, our specialists will guide you through the process, considering factors such as location, amenities, and future growth potential.

Multifamily

Investing in multifamily properties requires careful analysis and strategic planning. Our experts are well-versed in this sector, helping you identify lucrative opportunities and optimize your returns.

Retail

From finding the perfect storefront to negotiating favorable lease terms, our retail specialists understand the unique dynamics of this market and will work diligently to secure your success.

Industrial

With our in-depth knowledge of industrial real estate, we can assist you in finding the right warehouse, distribution center, or manufacturing facility to support your operations and growth plans.

Land and Development

Whether you're looking to buy land for development or sell a prime piece of real estate, our professionals possess the expertise to guide you through the intricacies of land transactions.

Hospitality / Specialty

If you're in the hospitality or specialty industry, our specialists can help you navigate the unique challenges and opportunities within this sector, ensuring your property aligns with your brand and vision.

Tenant Representation

We act as your advocate in lease negotiations, assisting you in securing the most favorable terms and conditions for your business.

Manufactured Housing

Our experts can assist you in buying or selling manufactured housing properties, leveraging their market knowledge to help you make informed decisions.

Healthcare

Understanding the specialized needs of the healthcare industry, our professionals can guide you in finding the ideal medical facility or assist in the sale of your healthcare property.

Government Services

We have the experience and knowledge required to navigate government regulations and procedures, ensuring your commercial real estate needs are addressed efficiently.

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**WE
ARE
KWSE**

WHY KWSE

Keller Williams Sports + Entertainment (KWSE) is a vetted community of hundreds of professional real estate agents aligned to Keller Williams Realty collaborating across North America. Each KWSE agent draws on hyperlocal experience and his/her passion for helping clients - specifically athletes, entertainers, and those close to them - feel confident and comfortable throughout the lifecycle of a housing and/or real estate need. Confident that we will get the job done within the parameters, no questions asked, and comfortable working hand-in-hand with a professional who deeply understands the level of discretion required to personally oversee the process of selling, buying, or leasing a home.

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A GLOBAL
REAL ESTATE
POWERHOUSE

SINGLE-TENANT RETAIL | PRIME SOUTH SUBURBAN CHICAGO LOCATION

- 
- Albania
 - Argentina
 - Aruba
 - Belgium
 - Belize
 - Bermuda
 - Cambodia
 - Chile
 - Colombia
 - Costa Rica
 - Cyprus
 - Czech Republic
 - Dominican Republic
 - Dubai, UAE
 - France
 - Greece
 - Guyana
 - Honduras
 - Indonesia
 - Ireland
 - Israel
 - Italy
 - Jamaica
 - Japan
 - Luxembourg
 - Malaysia
 - Mexico
 - Monaco
 - Mongolia
 - Morocco
 - Nicaragua
 - Northern Cyprus
 - Panama
 - Paraguay
 - Peru
 - Philippines
 - Poland
 - Portugal
 - Puerto Rico
 - Romania
 - São Paulo, Brazil
 - Saudi Arabia
 - Serbia
 - Sint Maarten
 - Slovenia
 - Southern Africa
 - Spain
 - Suriname
 - Thailand
 - Turkey
 - Turks and Caicos
 - United Kingdom
 - Uruguay
 - Vietnam



**5420 W 95TH ST - TGI FRIDAY'S
OAK LAWN, IL 60453**

SINGLE-TENANT RETAIL | PRIME SOUTH SUBURBAN CHICAGO LOCATION



kw ONECHICAGO
KELLERWILLIAMS