



10801 S Western Ave | Chicago, IL 60655

HIGHLIGHTS

PRIME MEDICAL CORRIDOR

Within 3 miles of two major hospital networks, Christ Medical Center and Little Company of Mary Hospital, and just 7 miles from Palos Community Hospital.

HIGH-VISIBILITY ADDRESS

Located on busy Western Avenue in Chicago's Beverly Hills neighborhood, serving both the South Chicago and southwest suburban markets with easy access from major thoroughfares.

MODERN BUILDING

A +/- 26,000 SF two-story elevator building, dramatically renovated from an existing concrete core structure with open floor plans and floor-to-ceiling windows.

MODERN INTERIOR FINISHES

Floor-to-ceiling windows and open floor plans throughout give tenant spaces a bright, modern feel not typical of older medical office stock.

MEDICAL AND PROFESSIONAL USE

Well-suited for medical, medical back-office management, urgent care, and related professional uses.

ABUNDANT ON-SITE PARKING

90+ surface parking stalls plus additional parking options, supporting steady patient and staff traffic.

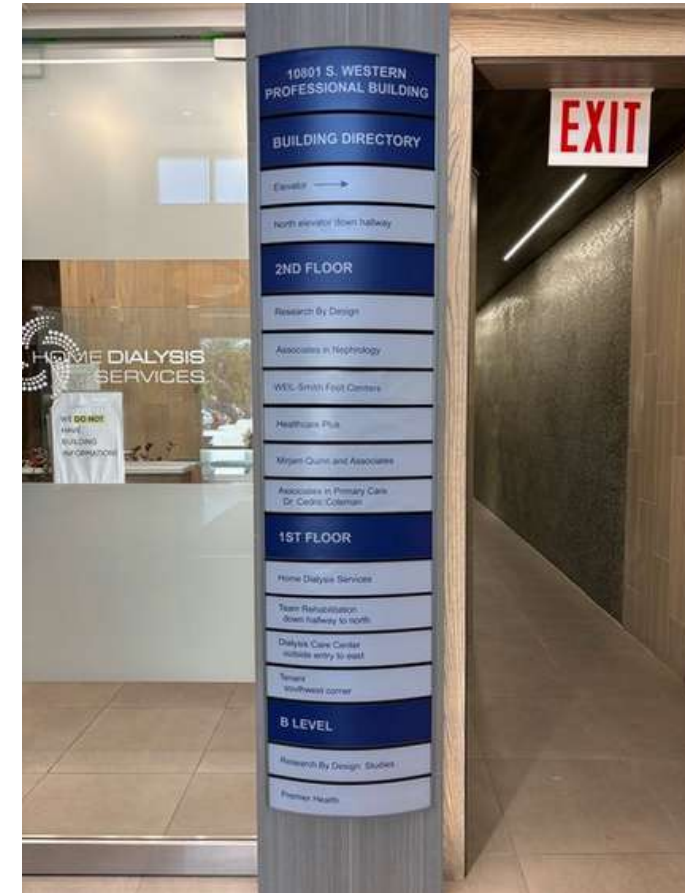
SITE PHOTOS



SITE PHOTOS



SITE PHOTOS



SITE PHOTOS



SITE PHOTOS

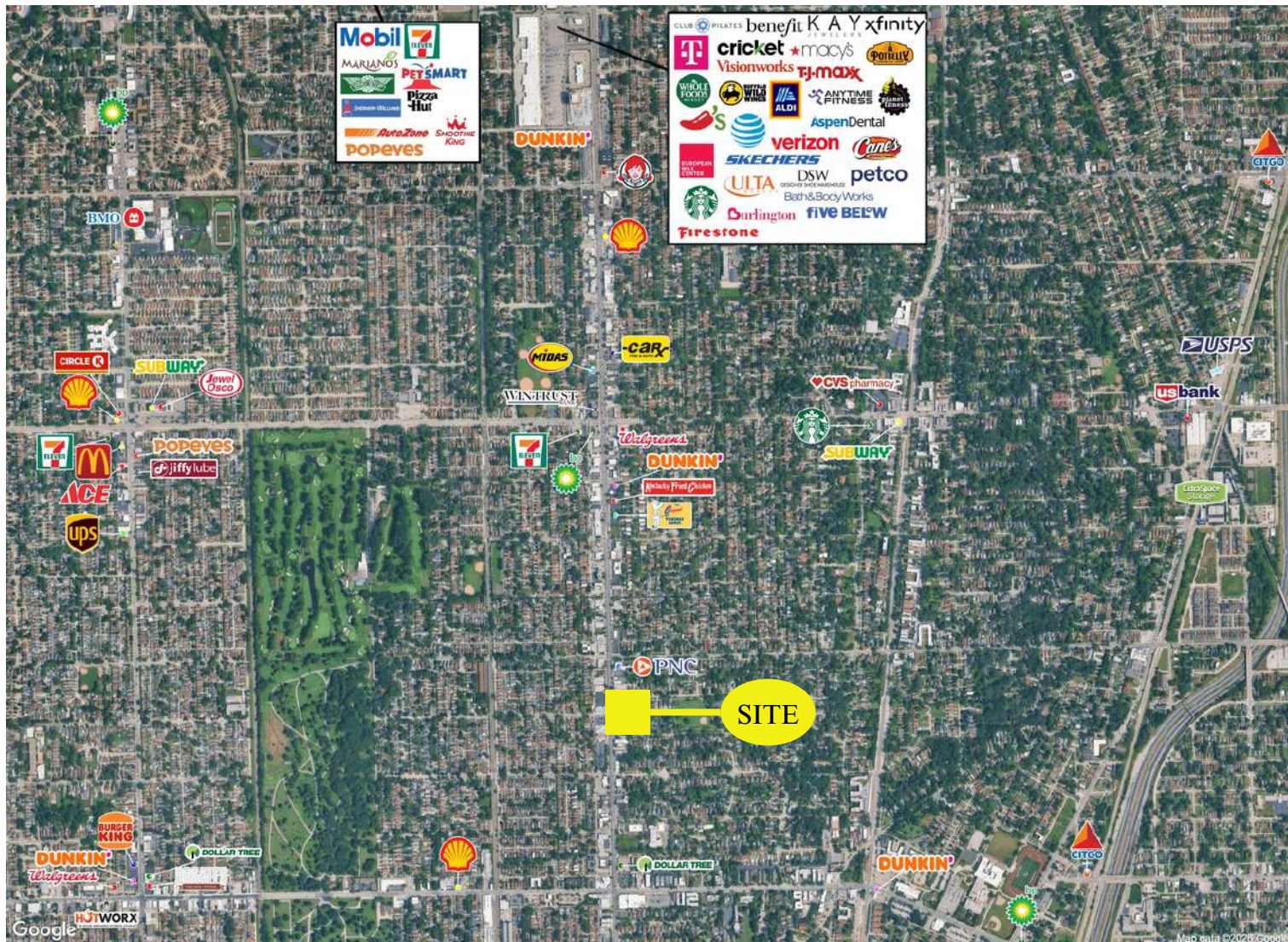




**FIRST IN
REALTY**
— INCORPORATED —

+/- 1,250 SF | OFFICE SUITE
S Western Ave | Chicago, IL

SITE PHOTOS



10801 S Western Ave | Chicago, IL 60655

SITE PHOTOS



Neighborhood Overview

Chicago's Beverly Neighborhood

Beverly is one of Chicago's most architecturally distinctive and stable neighborhoods — known for its tree-lined streets, historic homes, top-rated schools, and 95th Street commercial district. The community offers a suburban feel within the city, attracting families, professionals, and entrepreneurs alike.



Economy

- Stable, owner-occupant-driven residential base with high homeownership rates.
- 95th Street corridor anchored by national retailers and longtime local merchants.
- Mix of professional services, healthcare, dining, and specialty retail.
- Average HHI of \$129,374 within a 1-mile radius.

Access & Transit

- Direct frontage on S Western Ave (+/- 32,723 VPD).
- Metra Rock Island line provides direct service to downtown Chicago.
- Multiple Pace and CTA bus routes serving the corridor.
- Quick access to I-94, I-57, and I-294 expressways.

Community & Amenities

- Historic Beverly / Morgan Park architectural district.
- Highly rated public, parochial, and magnet schools nearby.
- Dining and retail corridor along 95th Street with Franconello's, Fox's, and more.
- Givins Castle, Ridge Park, and dozens of community institutions within walking distance.

Average Household Income

\$102,764

1 MILE

\$83,055

3 MILE

\$73,636

5 MILE

Population

20,394

1 MILE

182,013

3 MILE

460,618

5 MILE

S Western Ave
18,348 VPD

Households

8,228

1 MILE

71,057

3 MILE

178,202

5 MILE

111th St
18,236 VPD



Social **MEDIA.**

Visit and explore our social
media to know us more

Social Media: @firstinrealty

Website: www.firstinrealty.com

Exclusively Listed By:

Mark Mielnicki

First In Realty Inc.

Designated Managing Broker

2409 W 104th St | Chicago, IL

(O) 773.779.3473 X101

(C) 773.297.7718

mark@firstinrealty.com