

+/- 900 SF HARD CORNER RETAIL
In-Line Unit | Former Chiro
107th and Cicero Ave | Oak Lawn, IL



10644 S Cicero | Oak Lawn, IL 60453

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HIGHLIGHTS

TURNKEY OFFICE LAYOUT

Former chiropractic office with a well-designed floor plan featuring 4 private offices — professionally built out to feel significantly larger than the 900 SF footprint.

HIGH-TRAFFIC RETAIL CORRIDOR

Over 50,000 vehicles per day with a brand new pylon sign ensuring excellent visibility and signage presence for any incoming tenant.

STRONG NATIONAL CO-TENANCY

Situated in an 11,250 SF strip center alongside Cricket Wireless and the brand new Oak Lawn Jets Pizza, with Walgreens directly across the street.

DENSE RETAIL SURROUNDINGS

Surrounded by Mariano's, Chase, Panera Bread, Starbucks, Chipotle, TJ Maxx, HomeGoods, Cooper's Hawk, Massage Envy, Sport Clips, Great Clips, Shell, and Paisans — among many others.

FLEXIBLE USE CASES

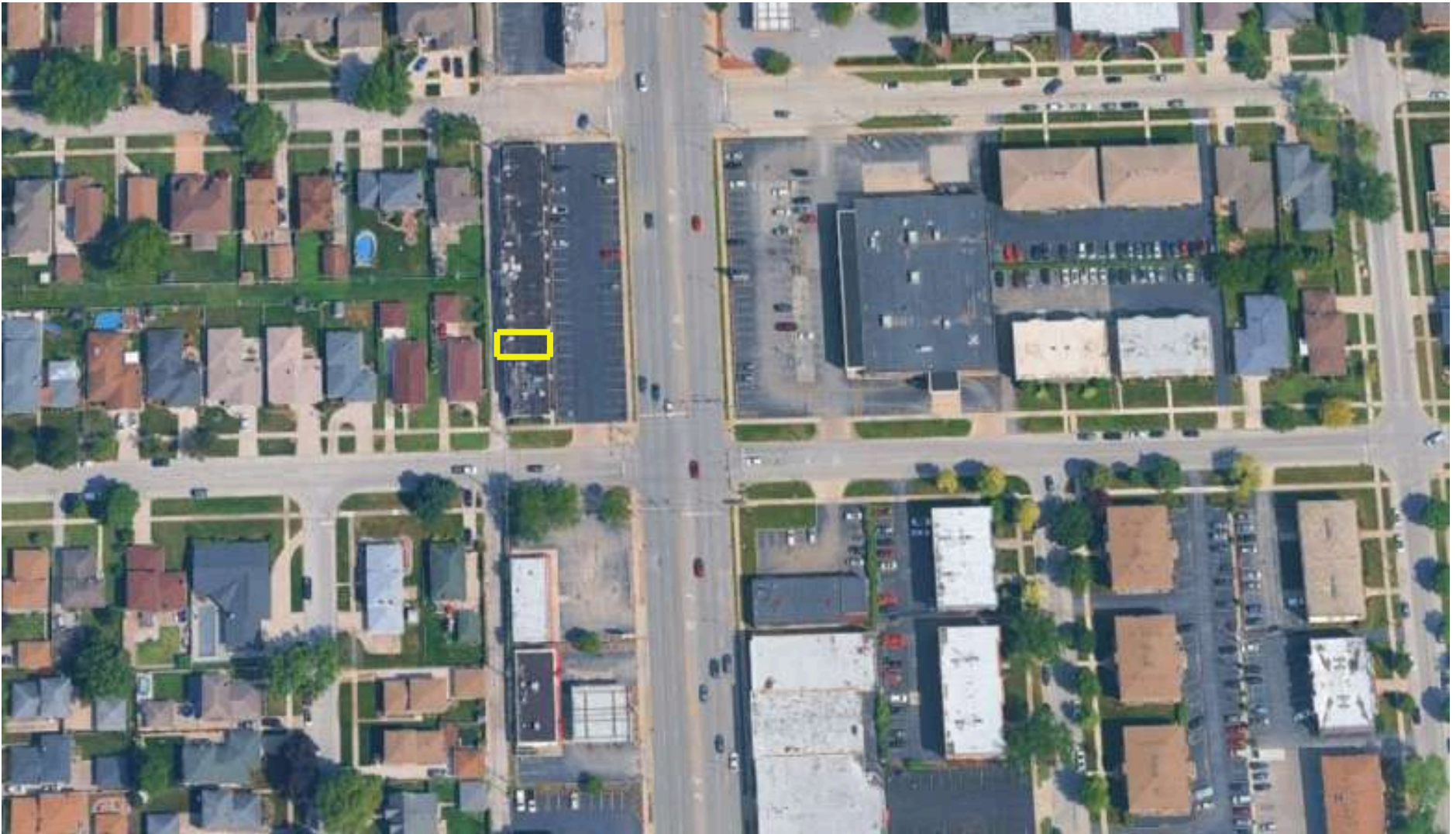
Private office layout is ideal for medical, professional services, wellness, or specialty retail operators. Space can be adapted to a variety of tenant configurations.

RIGHT-SIZED OPPORTUNITY

+/- 900 SF in-line availability in an established, high-visibility center — an attainable footprint for growing businesses seeking a proven Oak Lawn trade area.

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SITE PHOTOS



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Neighborhood Overview

Oak Lawn, Illinois

Oak Lawn is a well-established, family-oriented suburb located approximately 12 miles southwest of downtown Chicago. The village sits at the crossroads of major regional corridors — 95th Street (IL Route 12/20), Southwest Highway, and Cicero Avenue — and benefits from direct access to Interstate 294 (Tri-State Tollway) and Interstate 55 (Stevenson Expressway). Home to Advocate Christ Medical Center, one of the largest Level I trauma centers in Illinois, Oak Lawn anchors the southwest suburbs as a healthcare, retail, and service destination. The community offers a dense, established rooftop base, a stable year-round consumer workforce, and one of the Chicago area's most active retail corridors along 95th Street.



Economy

- Established southwest-suburban commercial corridor anchored by 95th Street retail
- Advocate Christ Medical Center is the village's largest employer, driving consistent healthcare sector activity
- Top employment sectors: healthcare & social assistance, retail trade, and educational services
- 94.6% employment rate with a local workforce of 27,454 residents
- Median household income of \$83,911 (2024); average household income of \$109,917

Access & Transit

- Over 50,000 VPD on 95th Street — one of the southwest suburbs' busiest commercial arterials
- 44,300 VPD along the 95th Street corridor near key retail nodes
- Direct access to I-294 (Tri-State Tollway) and I-55 (Stevenson Expressway)
- Metra SouthWest Service line with direct service to downtown Chicago
- Served by multiple Pace bus routes along 95th Street and Southwest Highway
- Approximately 12 miles southwest of downtown Chicago

Community & Amenities

- Dense national retail: Mariano's, Walgreens, Chase, Starbucks, Panera Bread, Chipotle, TJ Maxx, HomeGoods, Cooper's Hawk, Sport Clips, Great Clips, Massage Envy, and more
- Chicago Ridge Regional Mall approximately 1/2 mile from major retail nodes
- Public parks, schools, and municipal services throughout the village
- Active neighborhood dining and retail scene along 95th Street and Southwest Highway
- Population of 56,861 within village limits; dense surrounding rooftop base



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Average Household Income

\$110,263

1 MILE

\$92,200

3 MILE

\$85,837

5 MILE

Population

16,727

1 MILE

150,840

3 MILE

386,664

5 MILE

Cicero Ave
44,027 VPD

Households

6,728

1 MILE

59,369

3 MILE

146,596

5 MILE

111th St
25,758 VPD

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