



# Cicero Retail Center: Southwest Corridor Anchor Opportunity

4847 W. 111th Street | Alsip, IL 60803

28,539 SF Turn-Key Anchor Space | 72,100 Vehicles Per Day | Suburban Chicago Hub

# A PRIME POSITION AT THE INTERSECTION OF COMMERCE AND CONNECTIVITY

**20  
MILES**

## THE MACRO (LOCATION)

Located just southwest of Chicago, offering direct access to the city's business hubs and a massive customer base without the premium overhead costs of city-center leasing.

**72,100  
VPD**

## THE MICRO (TRAFFIC)

Sits at the highly trafficked nexus of West 111th Street and South Cicero Avenue, capturing the natural retail gravity of both Alsip and Oak Lawn.

**\$11.50/SF  
NNN**

## THE ASSET (VALUE)

Competitive lease rates for a 28,539 SF specialty built-out anchor space within a supportive, premium-anchored business ecosystem.



## ALSIP OFFERS UNMATCHED ACCESS TO THE CHICAGOLAND MARKET

### STRATEGIC GEOGRAPHY

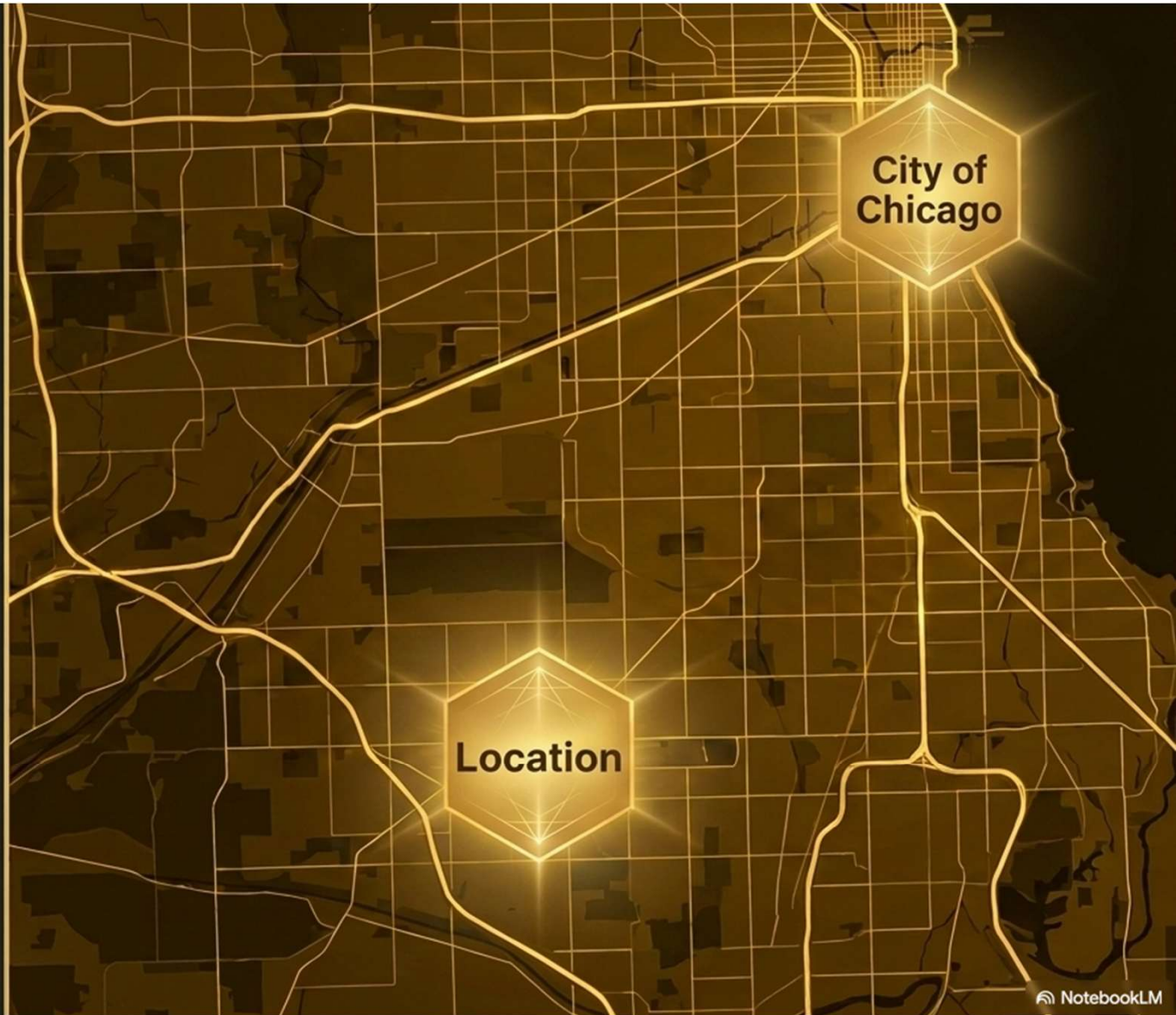
Positioned exactly 20 miles southwest of Chicago, Alsip serves as a crucial bridge between the dense urban core and the sprawling southern suburbs.

### LOGISTICAL ADVANTAGE

Seamless integration into the region's transportation infrastructure allows businesses to draw customers and employees from a massively expanded radius.

### COST EFFICIENCY

Alsip delivers premium retail exposure at highly competitive lease rates compared to the immediate Chicago area, maximizing operational ROI.



# Hyper-Connected Logistics and Commuter Infrastructure

## Cicero Retail Center

### Commuter Rail (Metra-Southwest Service)

|                  |                    |
|------------------|--------------------|
| Oak Lawn Patriot | 2.7 miles (8 min)  |
| Worth            | 3.3 miles (8 min)  |
| Chicago Ridge    | 3.6 miles (9 min)  |
| Palos Heights    | 4.0 miles (10 min) |
| Palos Park       | 5.5 miles (12 min) |

**Metra**



### Highway Arteries

Immediate access to  
I-294 and I-57



### Global Airports

Midway International Airport:  
7.5 miles / 21 min

O'Hare International Airport:  
31.8 miles / 33 min



# HIGH DENSITY, HIGH INCOME: THE 60803 MARKET VITALITY



**380,000**

**Population within  
5 Miles**

Delivers a massive baseline  
customer pool.



**154,000**

**Daytime Population  
within 3 Miles**

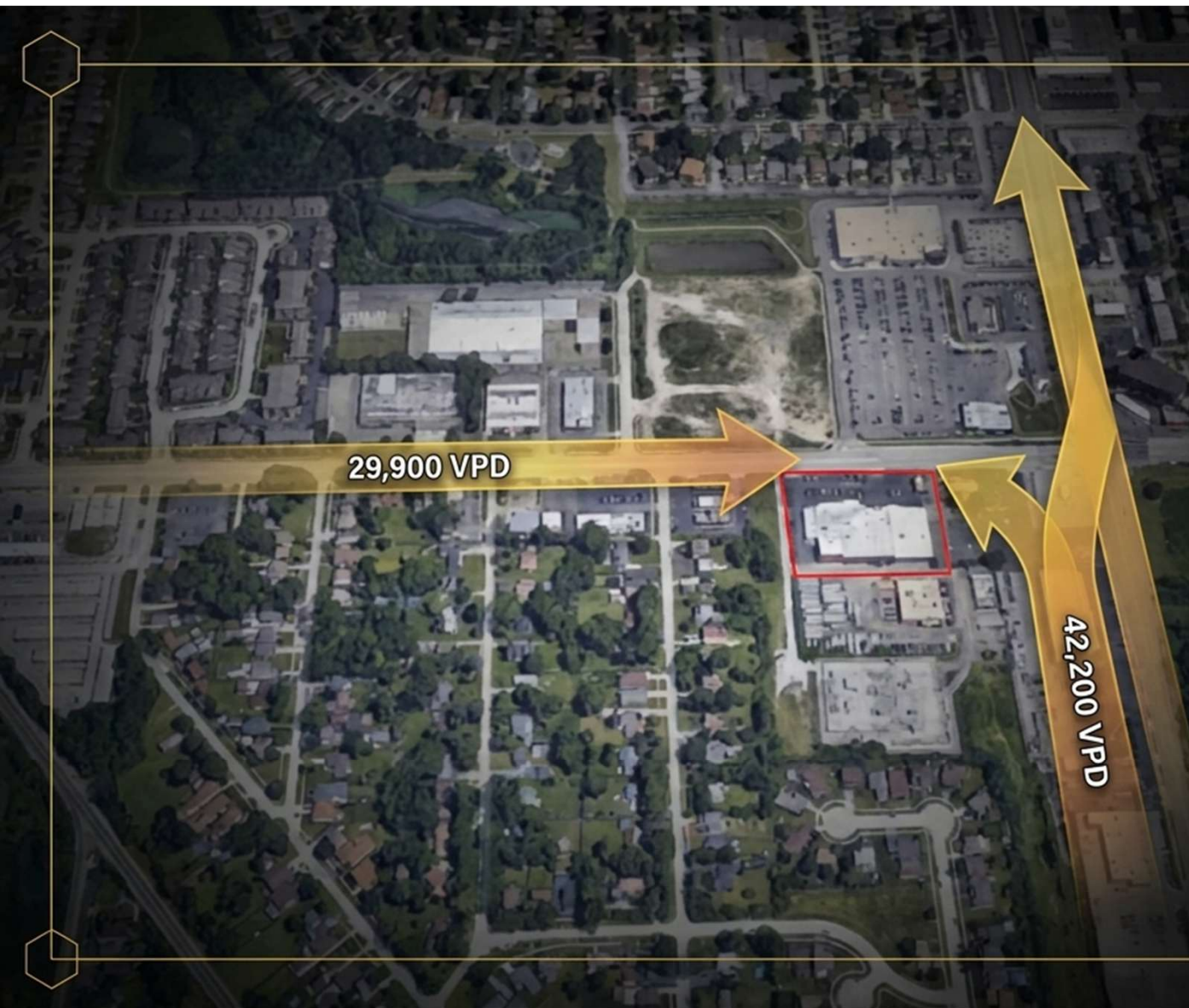
Ensures strong mid-day foot  
traffic and lunch-rush  
commercial viability.



**\$84,000**

**Average Household  
Income**

Represents strong discretionary  
spending power within the  
immediate zip code.



## Capturing 72,100 Daily Commuters at a Prime Intersection

### The Convergence:

The property commands the corner of West 111th Street and South Cicero Avenue, functioning as a primary commercial choke-point.

### West 111th Street:

Generates 29,900 Vehicles Per Day (VPD).

### South Cicero Avenue:

Drives an additional 42,200 VPD.

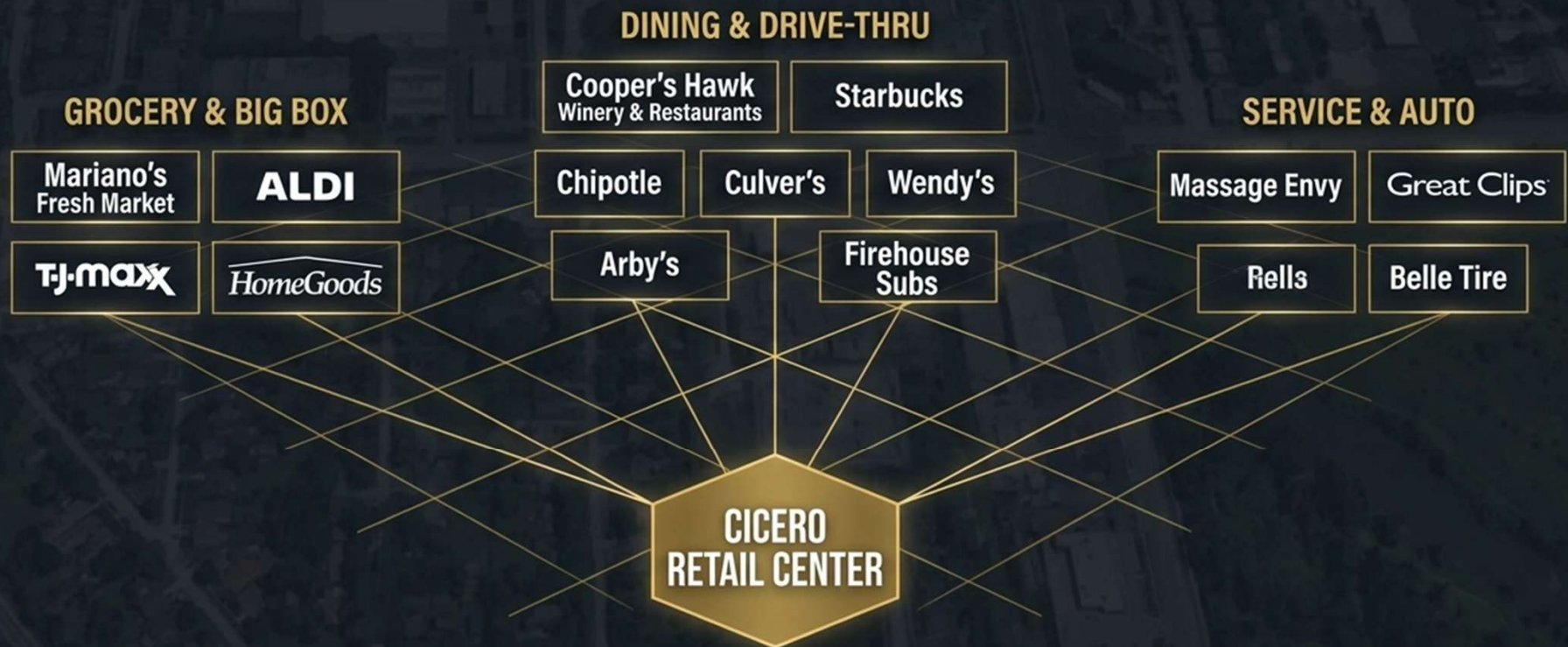
### The Result:

High-visibility, uninterrupted exposure to over 72,000 daily consumer journeys.



# SUPPORTED BY A PREMIUM CO-TENANCY HALO EFFECT

Joining the Cicero Retail Center places your business in the center of the South Suburbs' busiest retail corridor, sharing a customer base with proven national operators.





## THE ASSET: 52,950 SF MULTI-TENANT RETAIL CENTER

### PROPERTY OVERVIEW

|                       |                                       |
|-----------------------|---------------------------------------|
| Property Type         | Retail — Multi-tenant                 |
| Building Profile      | One story, expansive frontage         |
| Total Leasable Area   | 52,950 SF                             |
| Year Built / Upgrades | Built 1974 / Features New Roof & HVAC |
| Parcel PIN            | 24-21-200-059-0000                    |

A structurally modernized, low-maintenance asset designed for high-capacity retail operations and optimal tenant visibility.



# THE FOOTPRINT: 28,539 SF ANCHOR OPPORTUNITY

**3** Extensive, dedicated surface parking immediately fronting the unit.

**1** Expansive interior depth accommodates complex built-to-suit installations.

**2** Direct structural proximity to multi-tenant ecosystem (CFX Alsip, Lamia Nail Bar).



# HIGH-VOLUME INTERIOR ARCHITECTURE & TURN-KEY POTENTIAL



## CURRENT STATE

Fully built-out, specialty interior.



## STRUCTURAL VOLUME

Expansive ceiling heights and open-span areas easily accommodate massive installations, inventory racking, or experiential retail designs.



## FLEXIBILITY

Delivered ready for tenant customization, suitable for national franchise operators, entertainment venues, or big-box retail.



## AVAILABILITY

90 days from lease execution.



# DEAL PROFILE & LEASING TERMS

## THE SPACE

Available Unit: **28,539 SF (Anchor Space)**

Handover: **Turn-key / Built-out specialty**

Timeline: **90 Days Availability**

## THE FINANCIALS

Base Rent: **\$11.50 / SF / yr (NNN)**

Additional Rent: **\$10.99 / SF / yr**

Target Lease Term: **5–10 Years**

**Market Position:** Aggressively priced for a high-VPD, heavily anchored corridor.



# Secure Your Anchor Position

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*Contact us today to schedule a site tour and discuss leasing terms.*