



Cicero Retail Center: Southwest Corridor Anchor Opportunity

4849 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

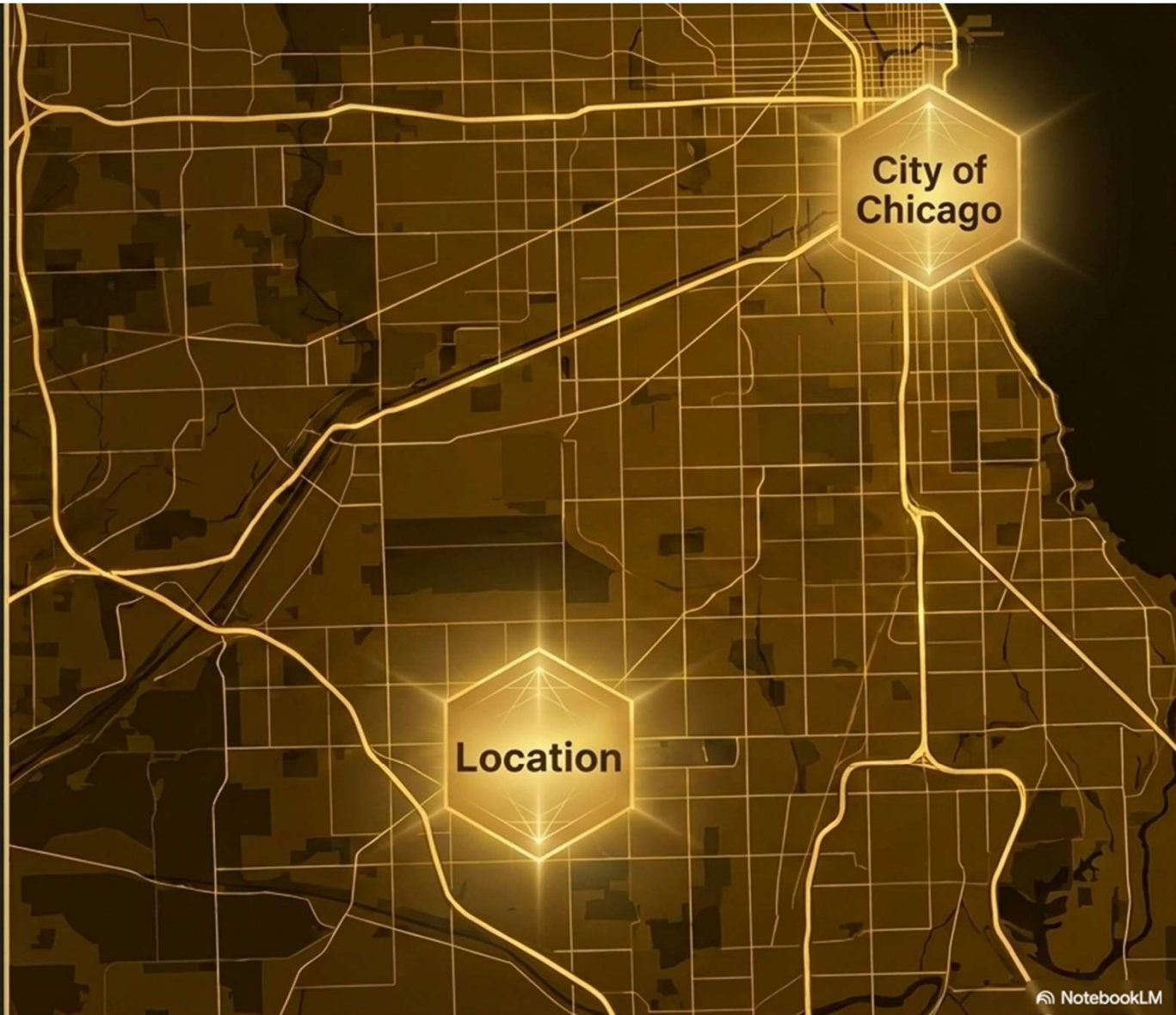
Positioned exactly 20 miles southwest of Chicago, Alsip serves as a crucial bridge between the dense urban core and the sprawling southern suburbs.

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**

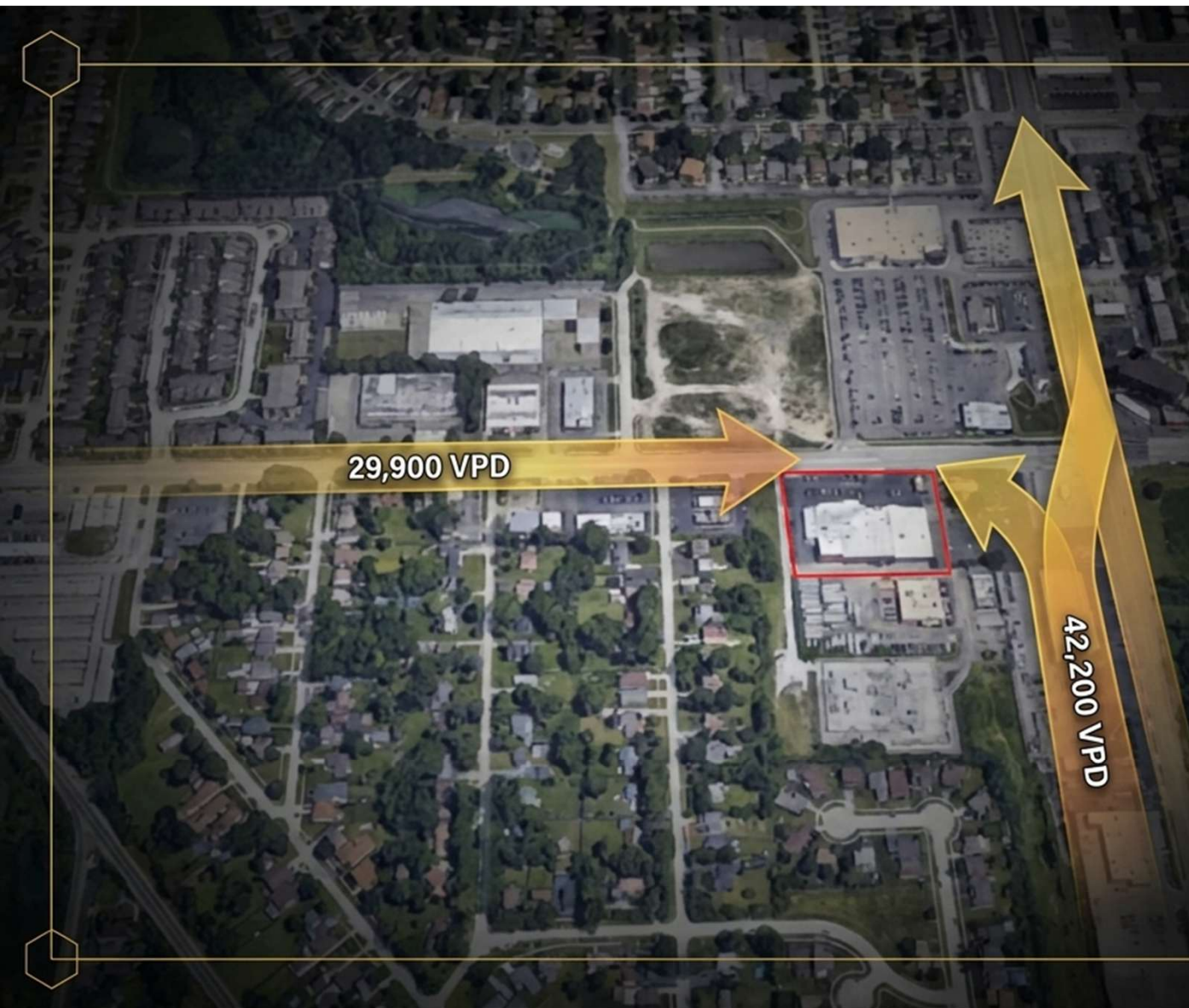
Ensures strong mid-day foot
traffic and lunch-rush
commercial viability.



\$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:

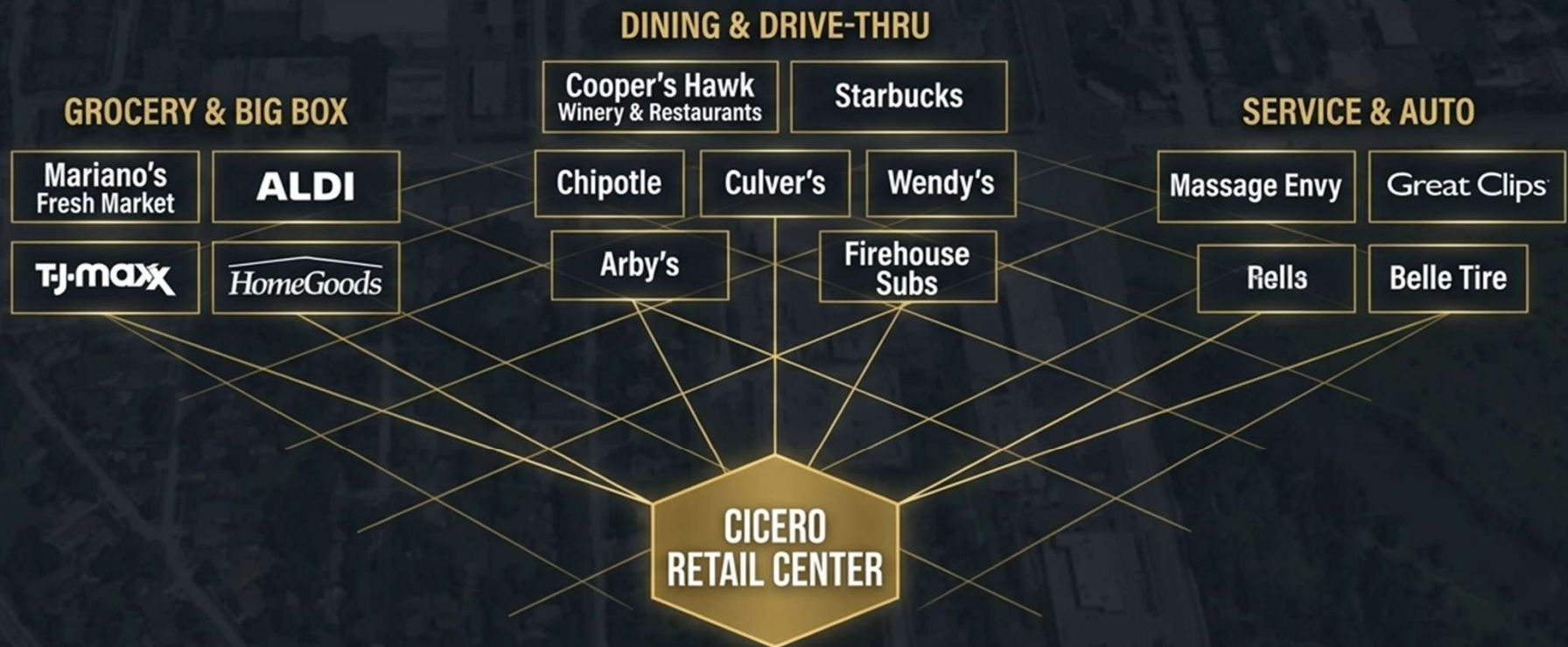
Drives an additional 42,200 VPD.

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.