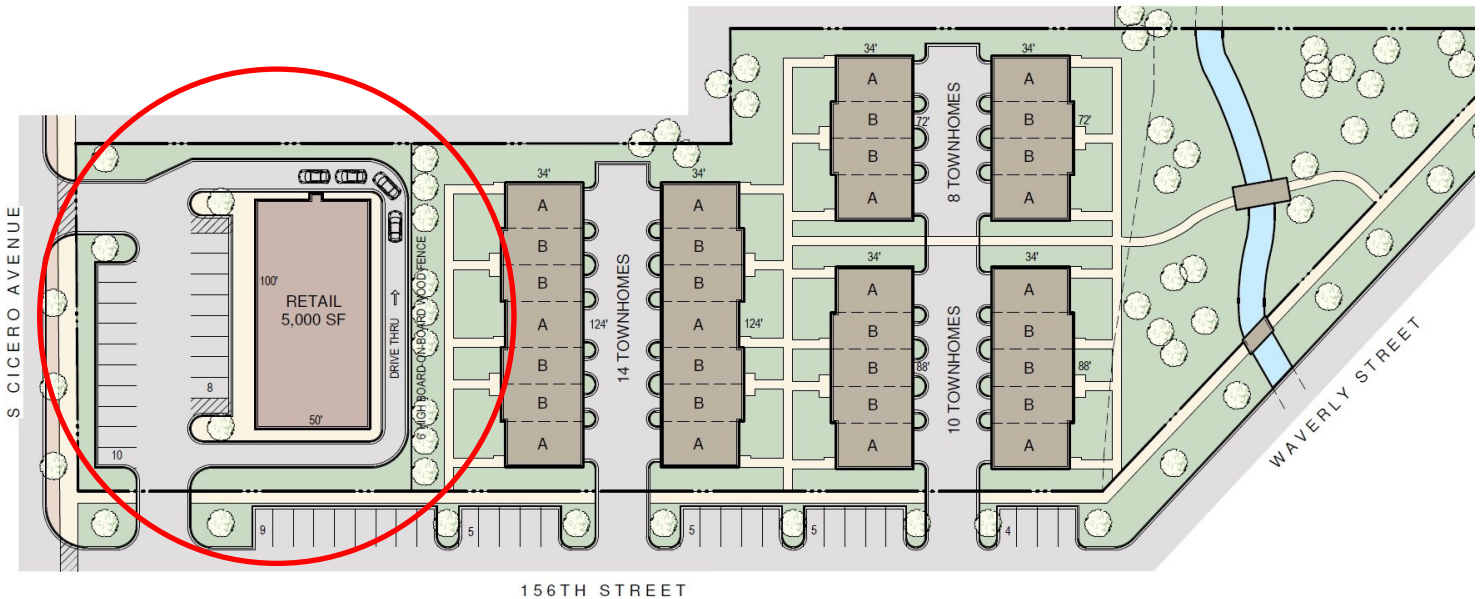


NEW CONSTRUCTION 5,000 SF SINGLE-STORY RETAIL BUILDING WITH DRIVE-THRU CAPABILITY



New construction 5,000 SF single-story retail development with drive-thru capability.

Highlights include:

- 18 car parking lot
- 100' of frontage on corner of South Cicero Ave. & 156th St.
- New mixed-use development, including 6 new construction townhomes built next-door, with 32 total units.
- Multiple E8 properties under development nearby, totaling over 300 new residential units.
- High traffic location with over 25,400 vehicles per day traveling along Cicero Ave.

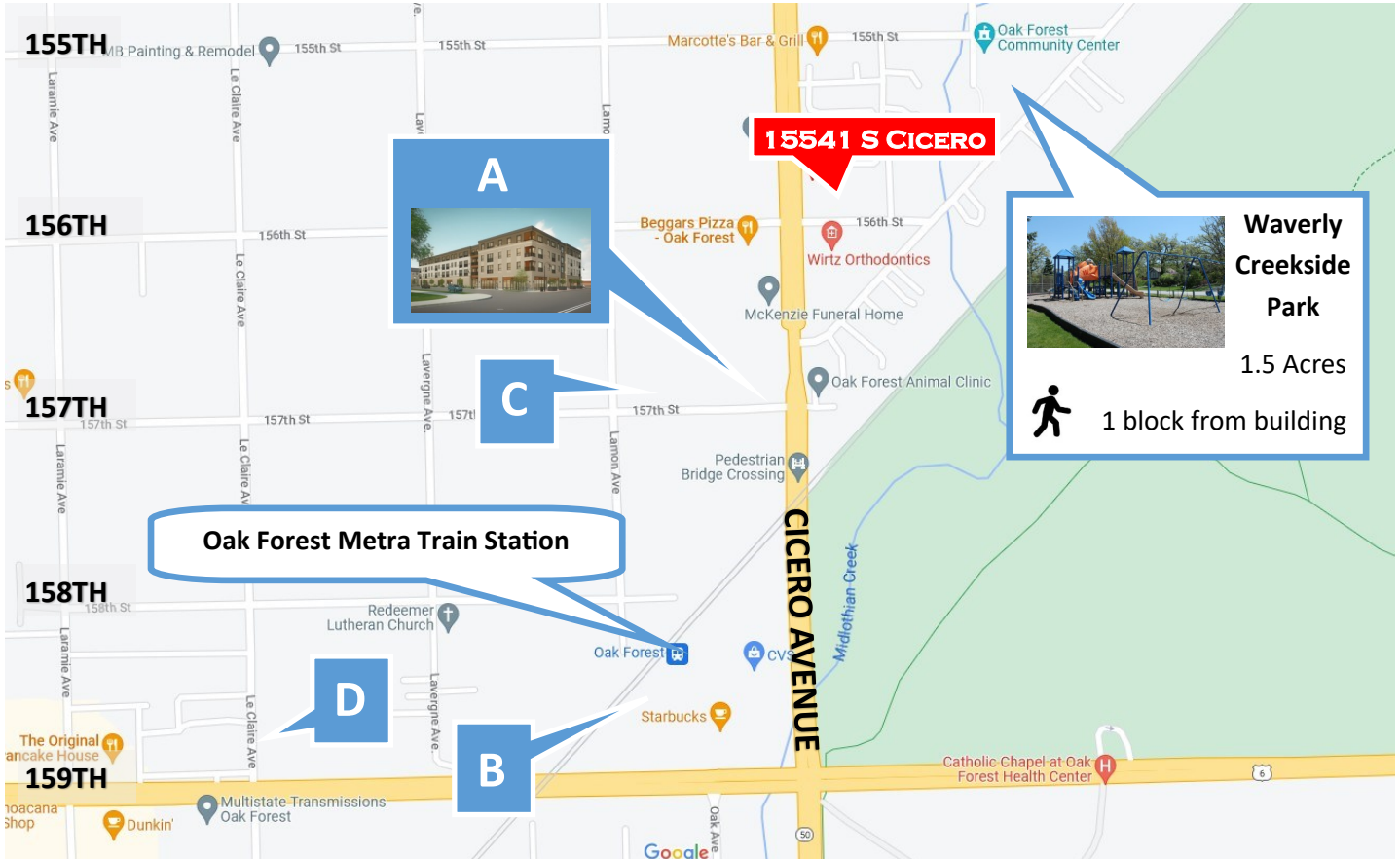
Building Size:	5,000 SF
Asking Rent:	\$30 PSF, NNN
Traffic Volume:	25,400 Vehicles per Day along Cicero Ave.
Zoning:	C3 - Commercial, Retail, Office, Business



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EM8 PROPERTIES IN OAK FOREST 300+ NEW RESIDENTIAL DEVELOPMENTS



	Location	# of Units	Delivery
A	Oak Forest I	90 (75 Apartments, 15 Townhomes)	Townhomes—11/23 Apartments—4/24
B	Gateway (Directly South of Metra)	~150 Apartments	Q2 2025
C	Oak Forest K (157th & Lamon)	70-85 Age Restricted Apartments	2026
D	159th & LeClaire	65-85 Townhomes	2026



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