



OFFICE/RETAIL SPACE FOR SALE 1,875 SF DIVISIBLE WITH DRIVE-THRU

9401 S. Pulaski Ave. | Evergreen Park, IL 60805



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First In Realty, Inc. is pleased to announce a first floor commercial condominium space for sale just north of 95th Street and Pulaski in Evergreen Park, IL.

Ideal for businesses seeking space in Evergreen Park, especially in a building with drive-thru capabilities, that could be ideal for medical offices, pharmacies, phlebotomy, financial services or similar businesses on the NEQ of 95th and Cicero in close proximity to Christ Medical Center and OSF Little Company Hospital and hot Evergreen Park and Oak Lawn retail markets.

1. Location:

- Medical: NEQ of 95th and Cicero in close proximity to Christ Medical Center and OSF Little Company Hospital
- Hot Evergreen Park and Oak Lawn retail markets located at the same intersection of dominant big box retail like Home Depot, Jewel, Amazon Fresh, La Fitness, Duly Health and more
- Retail synergy includes Panera Bread, Portillo's, Shake Shack, Naf Naf Grill, Walgreen's and more.

2. Building Features:

- **Drive-Thru Access:** Ideal for pharmacies or medical practices, as it provides convenience for patients picking up prescriptions or for quick consultations.
- **Parking:** Adequate parking for both clients and staff with 50+ parking stalls including ADA.
- **Visibility:** A location with good street visibility at the corner of two heavily traveled intersections.
- **Traffic Counts:** High traffic counts with over 60,000 VPD traveling through the intersection of 95th and Pulaski.

3. Size and Layout:

- Ideal for medical, therapy, pharmacy and other medical or office-based uses.
- Units can be modified to include necessary facilities like exam rooms or storage.
- Common areas include a lobby, public restrooms, and front/rear entrances.

4. Pricing:

- Competitive pricing for first floor office/retail.
- Each unit's individual PINs can be easily converted into one space or sold individually.
- Call Agent for Details!

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ONE

Agricultural Barn with **2** horses, **1** mini horse, **2** goats, **2** cats, & too many chickens to count.



10

Public and Private Schools within walking distance to residents



Walkability
Score

64



Parks located throughout the Village, with a variety of amenities from ballfields to playgrounds to tennis courts.



Miles to Loop

14



TWO hospitals located close by with one **Level 1 Trauma Center**



VILLAGE HALL
9418 S. KEDZIE AVE.
www.evergreenpark-ill.com
708-422-1551

AGRICULTURAL BARN | DRIVING RANGE
DISC GOLF | DOG PARK
SEXTON PARK | 91ST AND CALIFORNIA

ICE RINK
YUKICH FIELD
8900 S. KEDZIE AVE

COMMUNITY CENTER
3450 W. 97TH ST.
708-229-3373

Evergreen Park is a community-focused village on Chicago's southwest side. The village of approximately 20,000 people boasts 10 public/private schools, 9 parks, 2 nearby hospitals, an 18-hole disc golf course, and an ice rink; with a 64 walkability score. Evergreen Park is also home to a multitude of retail and dining options among their 3 commercial districts. Top retailers include Walmart, Sam's Club, Whole Foods, Petes Fresh Market, Macy's Market, and so many more!

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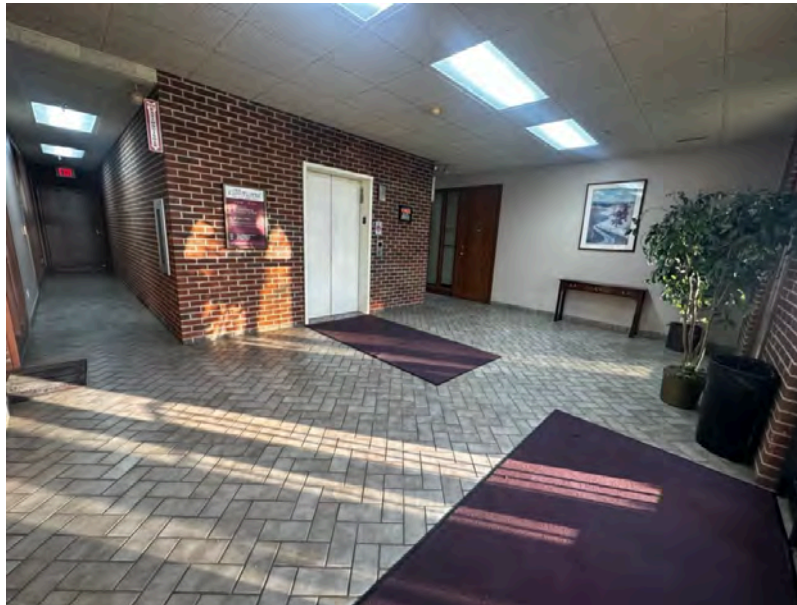
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REALTY**
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**FIRST NATIONAL BANK of
EVERGREEN PARK**
A branch of Beverly Bank & Trust Company, N.A.
A WINTRUST COMMUNITY BANK

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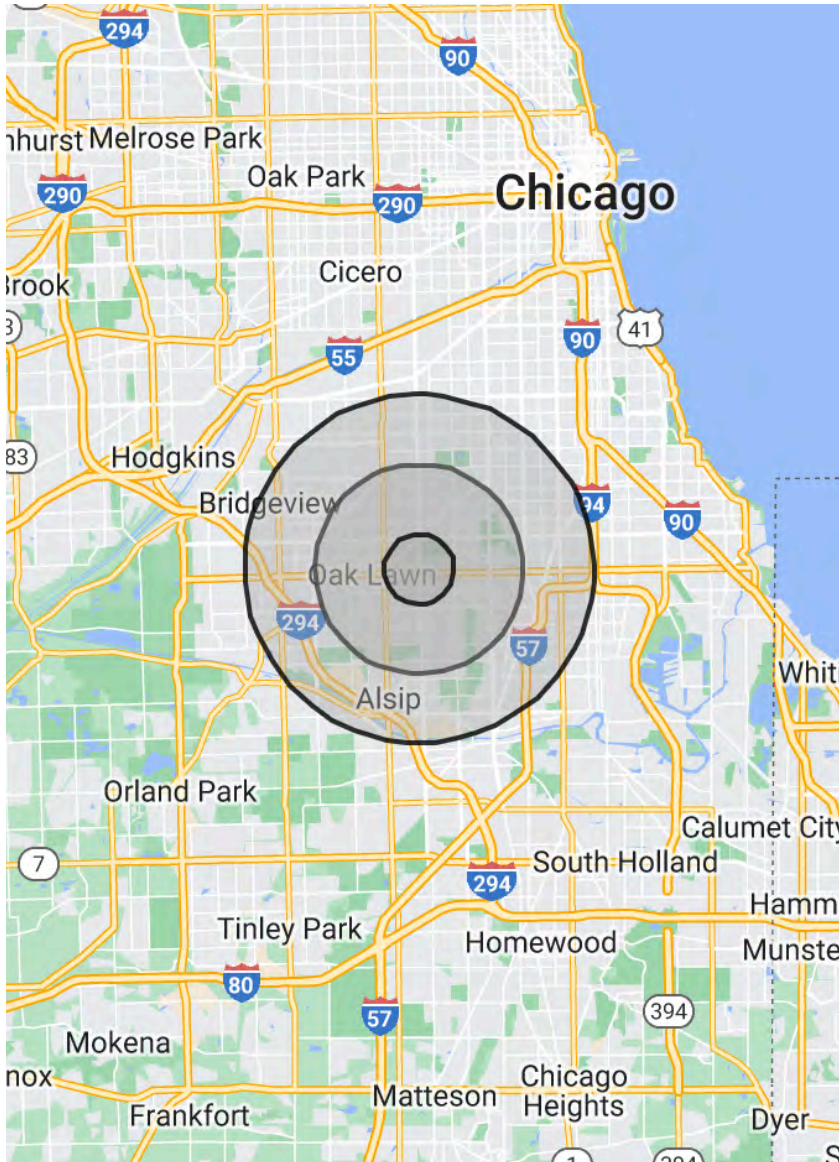
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DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2023 AHI:	\$86,502	\$97,311	\$77,447
2023 POP:	19,362	192,540	546,046
2023 #HHs:	7,798	67,437	181,517

Traffic Counts

Pulaski @ 95th: +/- 21,319 VPD

95th @ Pulaski: +/- 40,003 VPD

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Social **MEDIA.**

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