

# 3641 E 108th St Chicago, IL (Medtail)

## Chicago, IL

Highly visible owner/user medical office building for sale in a dense urban area. This free-standing facility, built in 2008 and currently occupied by a practicing physician, is well-maintained and offers excellent visibility. Located just minutes from the Chicago Skyway, it sits between Trinity Hospital (Chicago) and Saint Margaret Mercy Hospital (Hammond), serving an area in need of medical services. Originally designed for urgent care, the fully built-out space provides a seamless plug-and-play solution for a buyer. The seller is also open to including equipment, such as X-ray machines, enhancing its appeal as a turnkey opportunity.



**Sale Price:**  
\$550,000

**Available SF:**  
3,600 SF

**Parking:**  
Adjacent Parking Lot

**Year Built:**  
2008

**Location:**  
Dense Urban Area

DOUG PAULY | 630.353.1190 | DOUG@JROSSIANDASSOCIATES.COM  
AUSTIN YORK | 630.353.1190 | AUSTIN@JROSSIANDASSOCIATES.COM



REAL ESTATE &  
PRACTICE ADVISORY

# 3641 E 108th St Chicago, IL (Medtail)

## DEMOGRAPHICS MAP AND REPORT

Chicago, IL

### Population

1 MILE

**28,543**

**TOTAL POPULATION**

46,475	85,599
2 MILES	3 MILES

**31.1**

**AVERAGE AGE**

31.6	33.2
2 MILES	3 MILES

### Households and Income

1 MILE

**8,132**

**TOTAL HOUSEHOLDS**

13,758	27,564
2 MILES	3 MILES

**3.5**

**# OF PERSONS PER HH**

3.4	3.1
2 MILES	3 MILES

1 Mile

**32.5**

**AVERAGE AGE (MALE)**

32.4	33.0
2 MILES	3 MILES

**30.2**

**AVERAGE AGE (FEMALE)**

31.4	34.1
2 MILES	3 MILES

1 Mile

**\$53,586**

**AVERAGE HH INCOME**

\$52,269	\$50,086
2 MILES	3 MILES

**\$166,430**

**AVERAGE HOUSE VALUE**

\$160,315	\$155,479
2 MILES	3 MILES

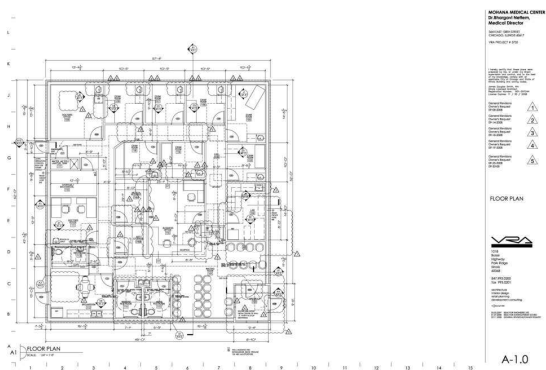
*\* Demographic data derived from 2020 ACS - US Census*





3641 E 108th St Chicago, IL (Medtail)  
Chicago, IL

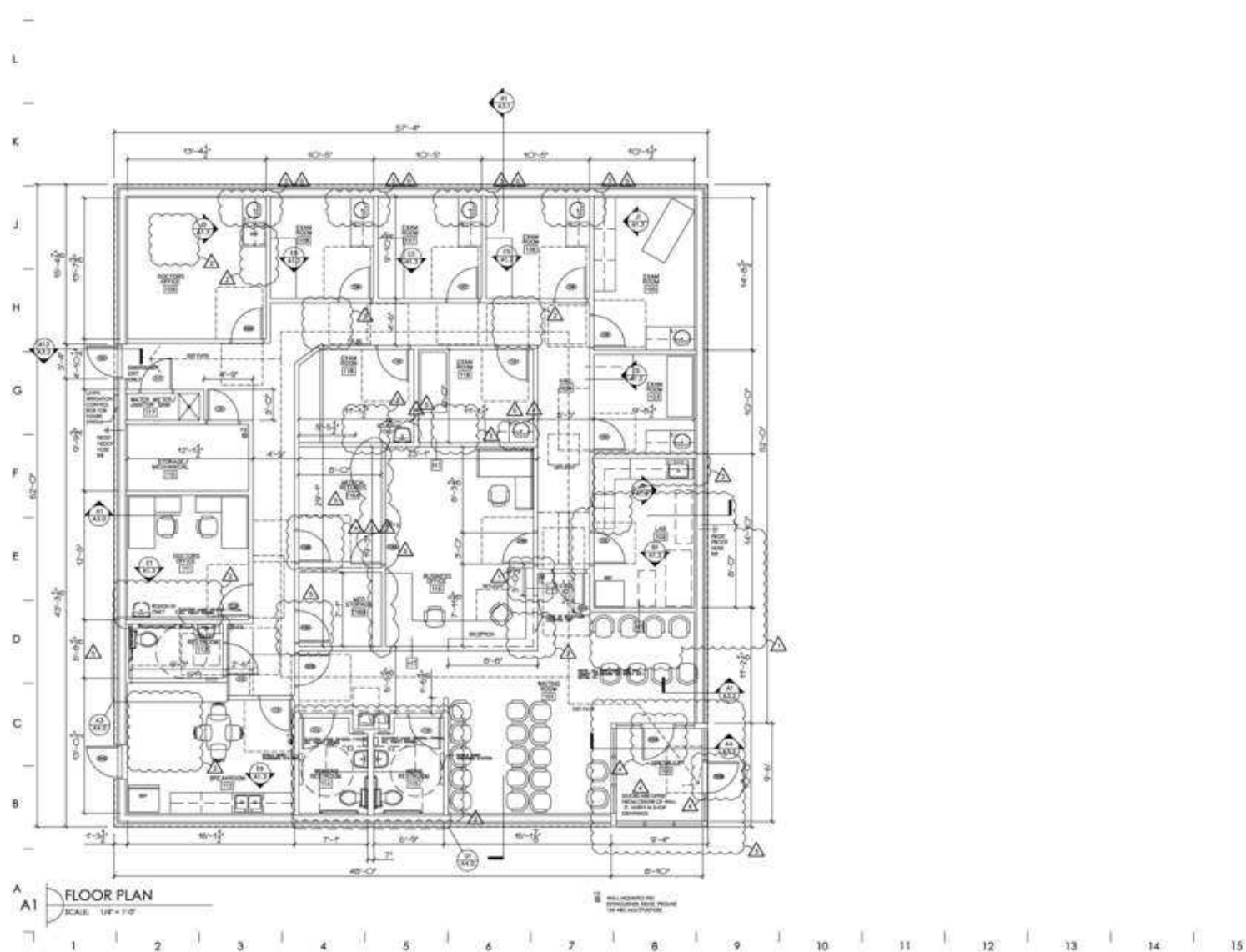
ADDITIONAL PHOTOS



# 3641 E 108th St Chicago, IL (Medtail)

Chicago, IL

## FLOOR PLANS



### MOHANA MEDICAL CENTER Dr. Bhargavi Neftem, Medical Director

3641 EAST 108TH STREET  
CHICAGO, ILLINOIS 60617  
VBA PROJECT # 5735

I hereby certify that these plans were prepared by me, or under my direct supervision and control, and to the best of my knowledge comply with all applicable City of Chicago and State of Illinois Building and zoning codes.

James Douglas Smith, AIA  
Illinois Licensed Architect  
Registration Number: 050-002344  
License Expires: 11 / 30 / 2008

General Revisions Owner's Request 09-08-2008	1
General Revisions Owner's Request 09-14-2008	2
General Revisions Owner's Request 09-18-2008	3
General Revisions Owner's Request 09-19-2008	4
General Revisions Owner's Request 09-25-2008 09-30-08	5

### FLOOR PLAN



1018  
Suite  
Highway  
Park Ridge  
Illinois  
60068

847.993.0000  
fax: 993.0251

architecture  
interior design  
real planning  
development consulting

©2008 VBA

09-28-2007 REVD FOR SHANGHAI JIA  
01-27-2008 REVD FOR SHANGHAI JIA  
02-11-2008 DESIGN REVIEW/OWNER REQUEST

A-1.0



3641 E 108th St Chicago, IL (Medtail)  
Chicago, IL

RETAILER MAP

