



HIGH PROFILE - FULLY EQUIPPED SALON SPACE

9204 S WESTERN AVE, EVERGREEN PARK, IL 60805

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OFFERING SUMMARY

Available SF: 1,200 SF

Lease Rate: Contact Broker

Year Built: 2013

Building Size: 5,851 SF

Zoning: C

PROPERTY OVERVIEW

Take advantage of this turnkey salon opportunity in a high-visibility retail center located directly in front of Meijer. This former salon features 8 styling booths, 3 shampoo bowls, in-unit washer and dryers, and is ready for immediate occupancy. Join co-tenant Toast It IZ Restaurant and benefit from excellent exposure along South Western Avenue, with over 29,300 vehicles passing by each day. Ideal for salon operators looking to step into a fully outfitted space in a thriving Evergreen Park location.

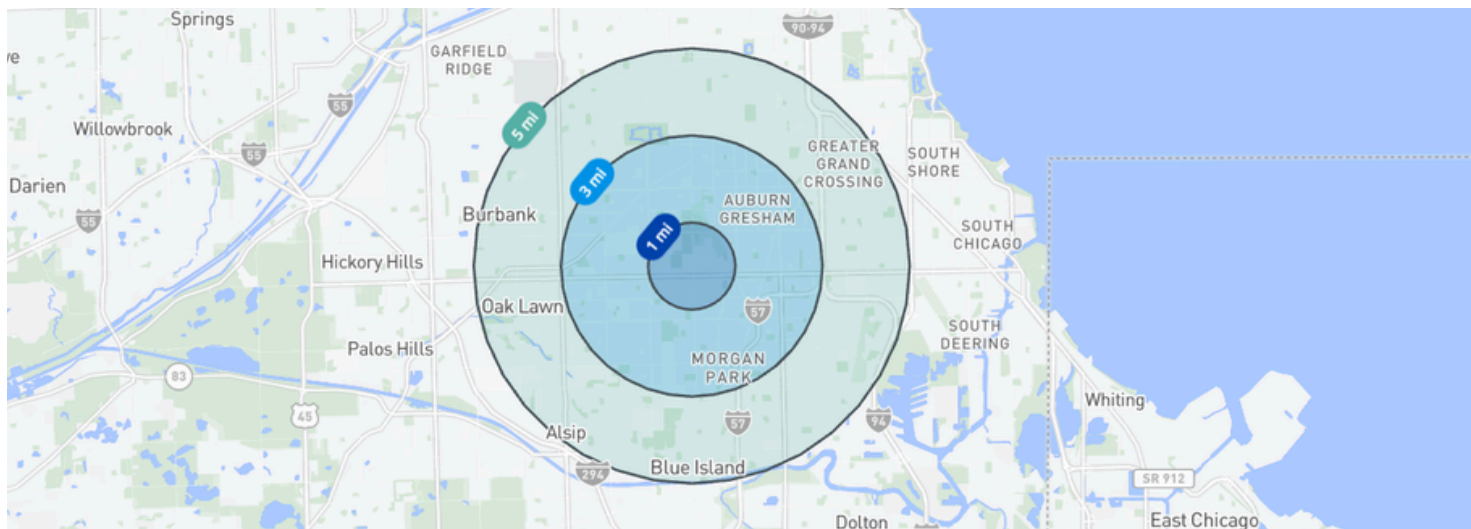
LOCATION OVERVIEW

Located on busy South Western Avenue, this fully built-out salon space sits in the heart of Evergreen Park's thriving retail corridor. Just minutes from major retailers like Walmart, Meijer, and Menards, and surrounded by dense residential neighborhoods, the site offers strong visibility and easy accessibility. With high daily traffic counts and close proximity to Chicago's city limits, this location is ideal for capturing both local and commuter clientele.

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1 mile



\$103,113

Median Household
Income



\$51,715

Per Capita
Income



\$525,715

Median Net
Worth



Median Age



16,662

Population



6,268

Households



\$82,296

Median Disposable
Income

3 miles



\$71,498

Median Household
Income



\$37,247

Per Capita
Income



\$210,749

Median Net
Worth



Median Age



219,209

Population



83,928

Households



\$56,749

Median Disposable
Income

5 miles



\$58,046

Median Household
Income



\$31,142

Per Capita
Income



\$115,874

Median Net
Worth



Median Age



604,429

Population



228,258

Households



\$48,238

Median Disposable
Income