

4650 SOUTHWEST HWY OAK LAWN



PROPERTY OVERVIEW

BUILDING SPECIFICATIONS:

ADDRESS: 4650 Southwest Hwy, Oak Lawn

PROPERTY TYPE: Freestanding medical office

BUILDING SIZE: 7,541 SF

LIST PRICE: \$1,600,000

PROPERTY DESCRIPTION:

Positioned within one of the Southland's most established healthcare corridors, this medical property offers an exceptional opportunity for providers seeking proximity to a major regional hospital system. Located just minutes from Advocate Christ Medical Center and Advocate Christ Children's Hospital, the property benefits from strong referral patterns and a dense concentration of surrounding medical specialties, creating a highly synergistic environment for patient care.

The building enjoys outstanding accessibility just off the intersection of Southwest Highway and Cicero Avenue, providing convenient regional access and strong daily traffic counts. Patients and staff benefit from ample surface parking and multiple points of ingress and egress, allowing for efficient circulation and easy arrival from multiple directions. Prominent building signage opportunities enhance visibility within this busy medical corridor, while the inclusion of an existing surgical suite supports a wide range of outpatient medical and specialty uses. The combination of strategic hospital proximity, strong surrounding medical tenancy, and convenient patient access positions this property as a highly functional and visible destination for healthcare providers serving the greater Oak Lawn market.



PROPERTY HIGHLIGHTS:

- Premier location just 0.25 miles from Advocate Christ Medical Center and Advocate Christ Children's Hospital
- Situated within a dense medical corridor
- Ample surface parking
- Existing surgical suite
- Priced well below replacement cost

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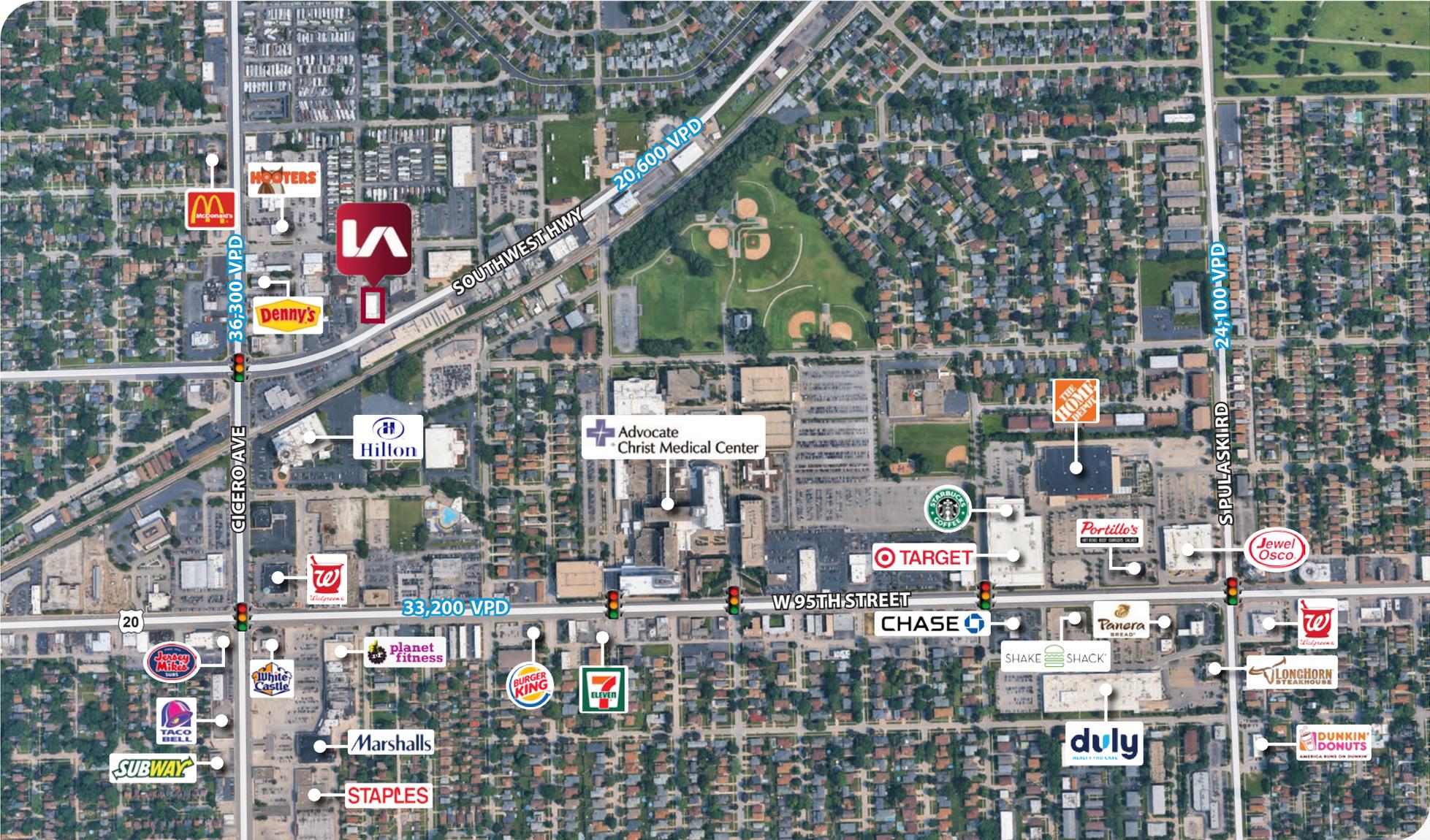
PROPERTY PHOTOS



PROPERTY PHOTOS



RETAILER AERIAL



LOCATION OVERVIEW

Positioned along one of Oak Lawn's primary commercial corridors, 4650 Southwest Highway presents a rare opportunity to lease a fully improved medical facility in a dominant trade area. This freestanding asset offers exceptional visibility, convenient access, and strong daily traffic counts, making it ideal for medical users seeking both operational efficiency and brand presence.

Located within a strong retail and medical corridor in Oak Lawn, the property benefits from established neighboring businesses, dense residential rooftops, and consistent traffic patterns. The standalone configuration provides operational independence, enhanced signage control, and a professional healthcare setting that supports long term growth.

OAK LAWN

Oak Lawn is a well-established suburban community in Cook County located approximately 15 miles southwest of Chicago, with a population of roughly 57,000 residents. The village is known for its stable residential neighborhoods, strong municipal services, and a convenient commercial corridor featuring a mix of national retailers, locally owned dining, and professional services. Oak Lawn benefits from excellent regional connectivity, including access to the Metra SouthWest Service commuter rail line, which provides direct access to downtown Chicago and surrounding southwest suburban communities. The area is also served by major roadways such as 95th Street and Cicero Avenue, supporting strong local and regional traffic patterns. Community amenities such as Centennial Park and the highly regarded Advocate Christ Medical Center further enhance the area's appeal, contributing to consistent demand for healthcare, retail, and service-oriented uses and supporting the community's long-term stability and investment attractiveness.



