

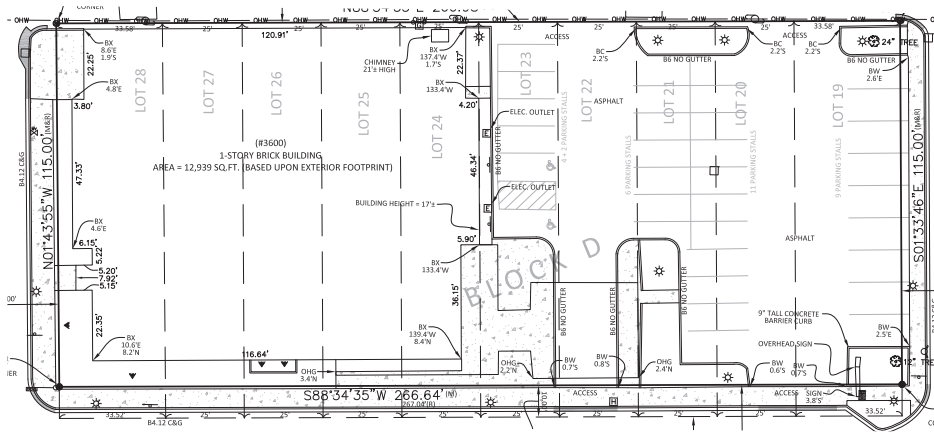
Available Ground Lease or Build-To-Suit

AXIS REALTY

3600 W 95th St., Evergreen Park

Next to Pete's Fresh Market - Excellent Drive-Thru Location

30,685 SF Redevelopment Site on Hard Signalized Corner



Highlights

- > Hard corner of 95th St. and Mallard Ave with traffic signal - excellent drive-thru site
- > Adjacent to Pete's Fresh Market
- > Two Existing Curb Cuts
- > High Traffic Counts: 42,119
- > Excellent Visibility and Access
- > Located near Xavier University
- > Former 12,900 SF Funeral Home



Demographics

| | 1 mile | 3 miles | 5 miles |
|-------------------|----------|----------|----------|
| Population | 12,576 | 196,306 | 466,210 |
| Average HH Income | \$60,546 | \$58,145 | \$47,799 |
| Households | 5,174 | 70,635 | 165,373 |

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