



# RETAIL FLEX SPACE FOR LEASE

## +/- 3,800 SF AVAILABLE

**10224 S Kedzie Ave. | Evergreen Park, IL 60805**



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First In Realty, Inc. is pleased to announce a retail flex space for lease just north of 103rd and Kedzie in Evergreen Park, IL.

Ideal for businesses seeking space in Evergreen Park. Excellent positioning on Kedzie Avenue ideal for fitness, flex space, retail, and healthcare near the NWQ of 103rd and Kedzie in close proximity to popular Evergreen Park and Mount Greenwood retail markets.

### 1. Location:

- Hot Evergreen Park and Mount Greenwood retail markets located at the same intersection of dominant big box retail like Ace Hardware, Jewel, Shell, Circle K and more.
- Retail synergy includes Durbins, Subway, 7-Eleven, McDonald's, Donut Dudes, Pops and Popeyes.

### 2. Building Features:

- **Parking:** Adequate parking with 21 parking stalls.
- **Visibility:** A location with good street visibility near the corner of two heavily traveled intersections.
- **Traffic Counts:** High traffic counts with over 38,000 VPD traveling through the intersection of 103rd and Kedzie.

### 3. Size and Layout:

- Ideal for fitness, flex space, retail, and healthcare.
- Unit can be modified to fit tenants' needs.

### 4. Pricing:

- Competitive pricing for good visibility retail flex space.
- Call Agent for Details!



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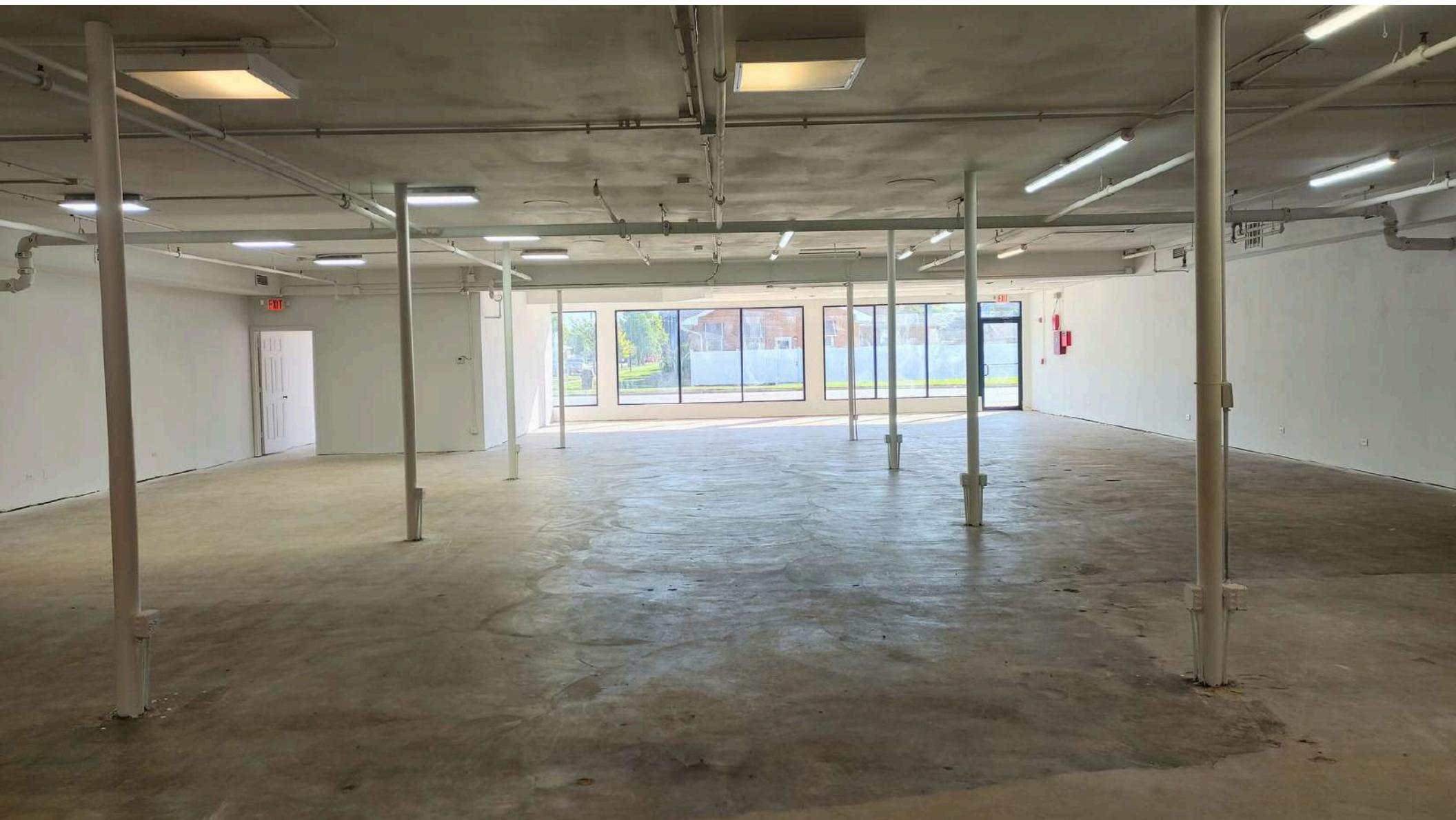


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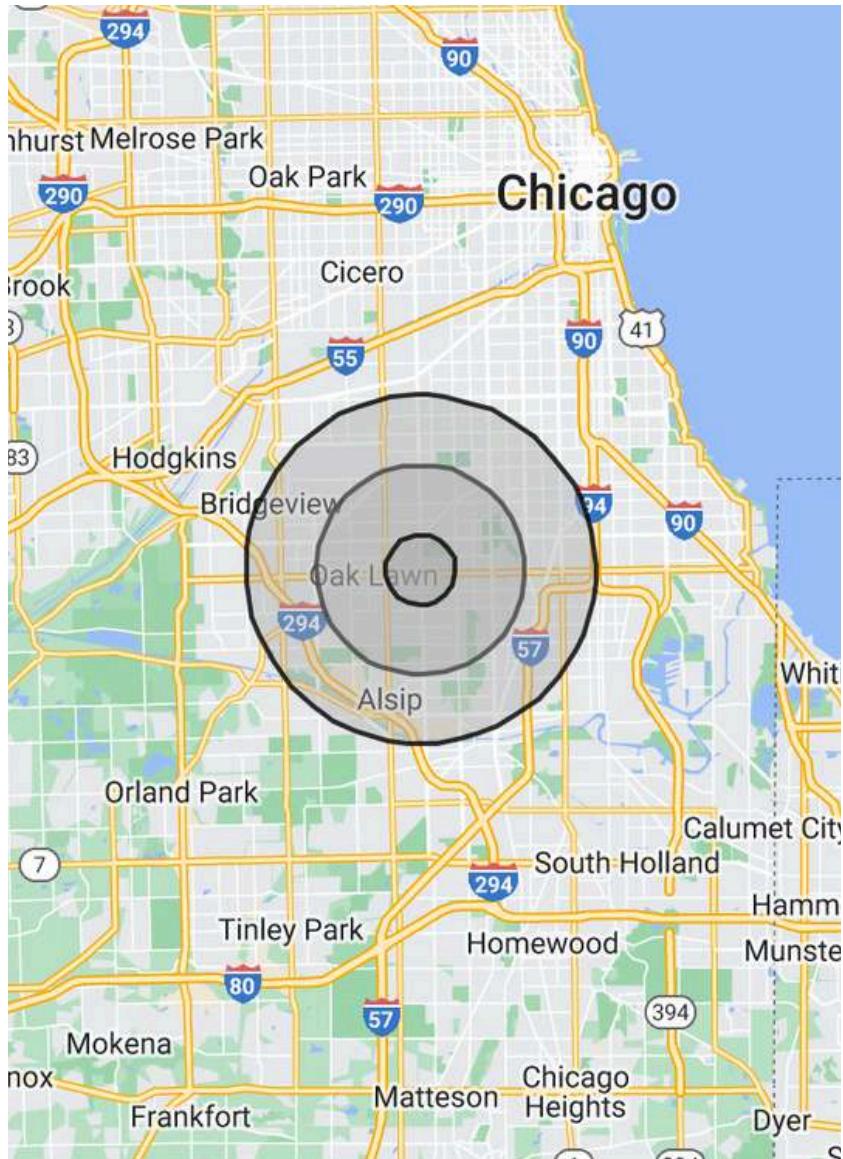
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Evergreen Park is a community-focused village on Chicago's southwest side. The village of approximately 20,000 people boasts 10 public/private schools, 9 parks, 2 nearby hospitals, an 18-hole disc golf course, and an ice rink; with a 64 walkability 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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## DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2023 AHI:	\$117,023	\$95,107	\$77,963
2024 POP:	23,175	185,471	503,613
2023 #HHs:	8,121	69,613	182,860

## Traffic Counts

Kenzie @ 102nd: +/- 17,800 VPD

103rd @ Kedzie: +/- 21,100 VPD



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