



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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ONE

Agricultural Barn with
2 horses, 1 mini horse, 2 goats,
2 cats, & too many chickens to count.



10

Public and Private Schools within walking distance to residents

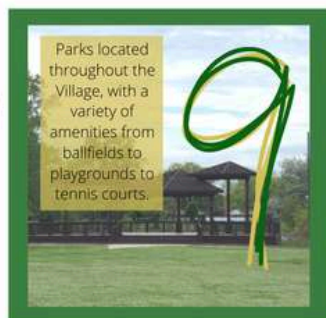


Walkability
Score
64



Miles to
Loop

14



TWO hospitals
located close by with one
Level 1 Trauma Center



3 Miles to
Loop



VILLAGE HALL
9418 S. KEDZIE AVE.
www.evergreenpark-ill.com
708-422-1551

AGRICULTURAL BARN | DRIVING RANGE
DISC GOLF | DOG PARK
SEXTON PARK | 91ST AND CALIFORNIA

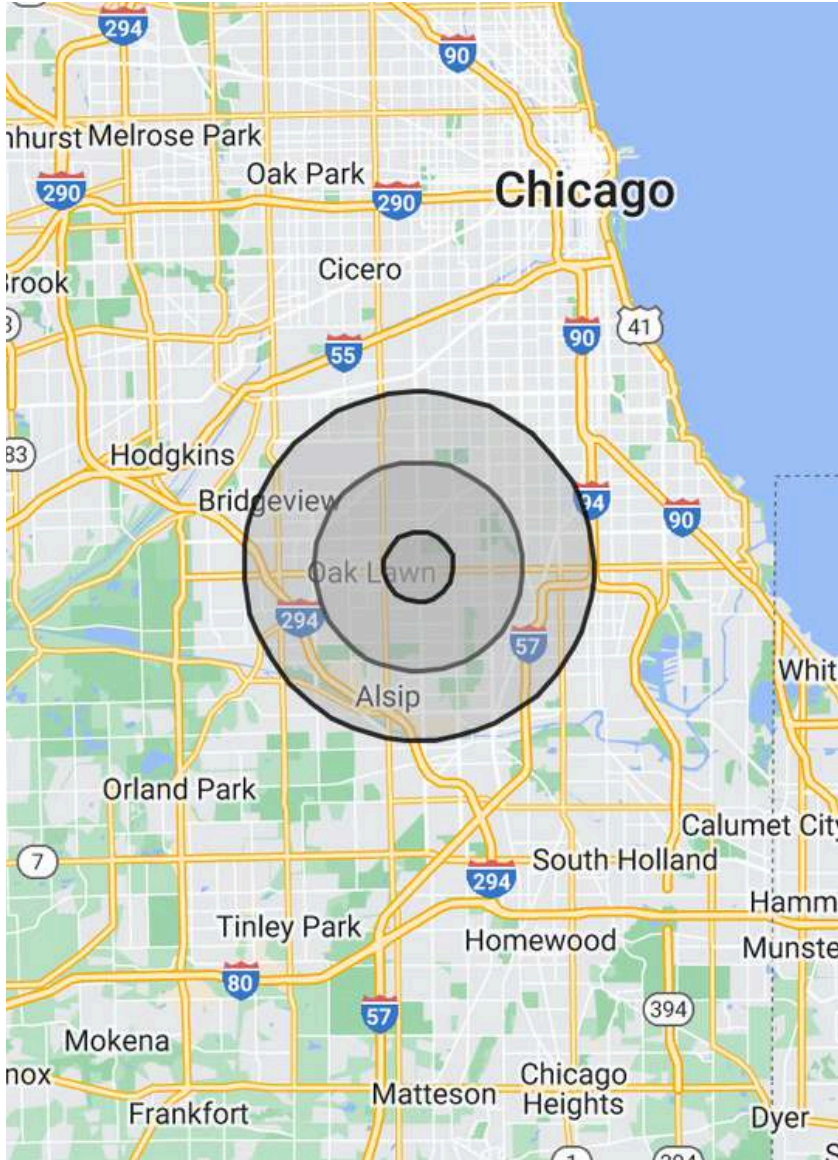
ICE RINK
YUKICH FIELD
8900 S. KEDZIE AVE

COMMUNITY CENTER
3450 W. 97TH ST.
708-229-3373

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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Website: www.firstinrealty.com

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