

## NEW CONSTRUCTION RETAIL SPACES 950-2,109 SF AVAILABLE



New construction ground level retail spaces with great exposure and visibility on Cicero Avenue. Ideal location for fitness, daycare or medical uses. Take advantage of the high traffic count. Onsite parking spaces are available. Loading zone proposed on South Cicero. This location is close to Highway 57 and Oak Forest Metra Station is only a 5-minute walk away.

<b>Space Available:</b>	950-2,109 SF
<b>Asking Rent:</b>	\$30 PSF - NNN
<b>Pass Throughs:</b>	\$7 PSF
<b>Traffic Volume:</b>	25,400 Vehicles per Day along Cicero
<b>Zoning:</b>	C3 - Commercial, Retail, Office, Business



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### EM8 PROPERTIES IN OAK FOREST 300+ NEW RESIDENTIAL DEVELOPMENTS



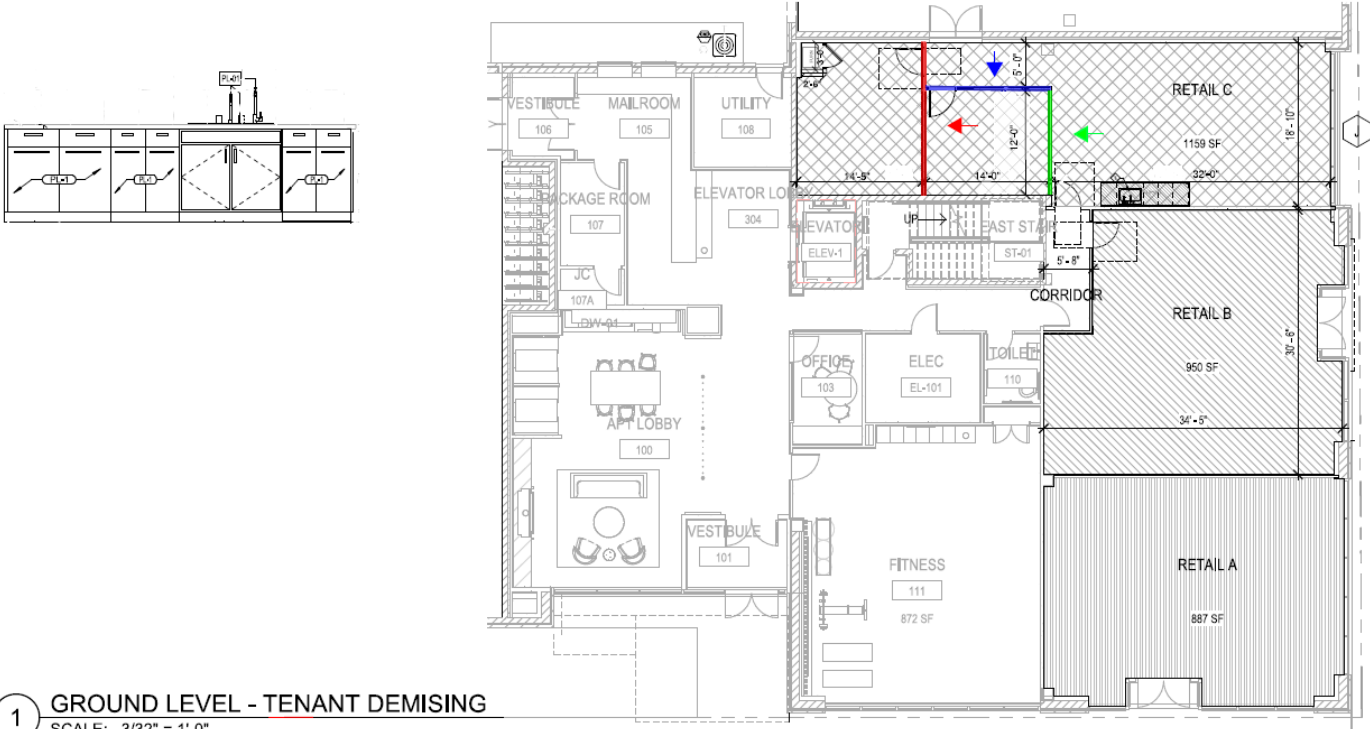
	Location	# of Units	Delivery
<b>A</b>	<b>Oak Forest I</b>	90 (75 Apartments, 15 Townhomes)	Townhomes—11/23 Apartments—4/24
<b>B</b>	<b>Gateway (Directly South of Metra)</b>	~150 Apartments	Q2 2025
<b>C</b>	<b>Oak Forest K (157th &amp; Lamon)</b>	70-85 Age Restricted Apartments	2026
<b>D</b>	<b>159th &amp; LeClaire</b>	65-85 Townhomes	2026



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## Floor Plan



1 GROUND LEVEL - TENANT DEMISING  
SCALE: 3/32" = 1'-0"



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