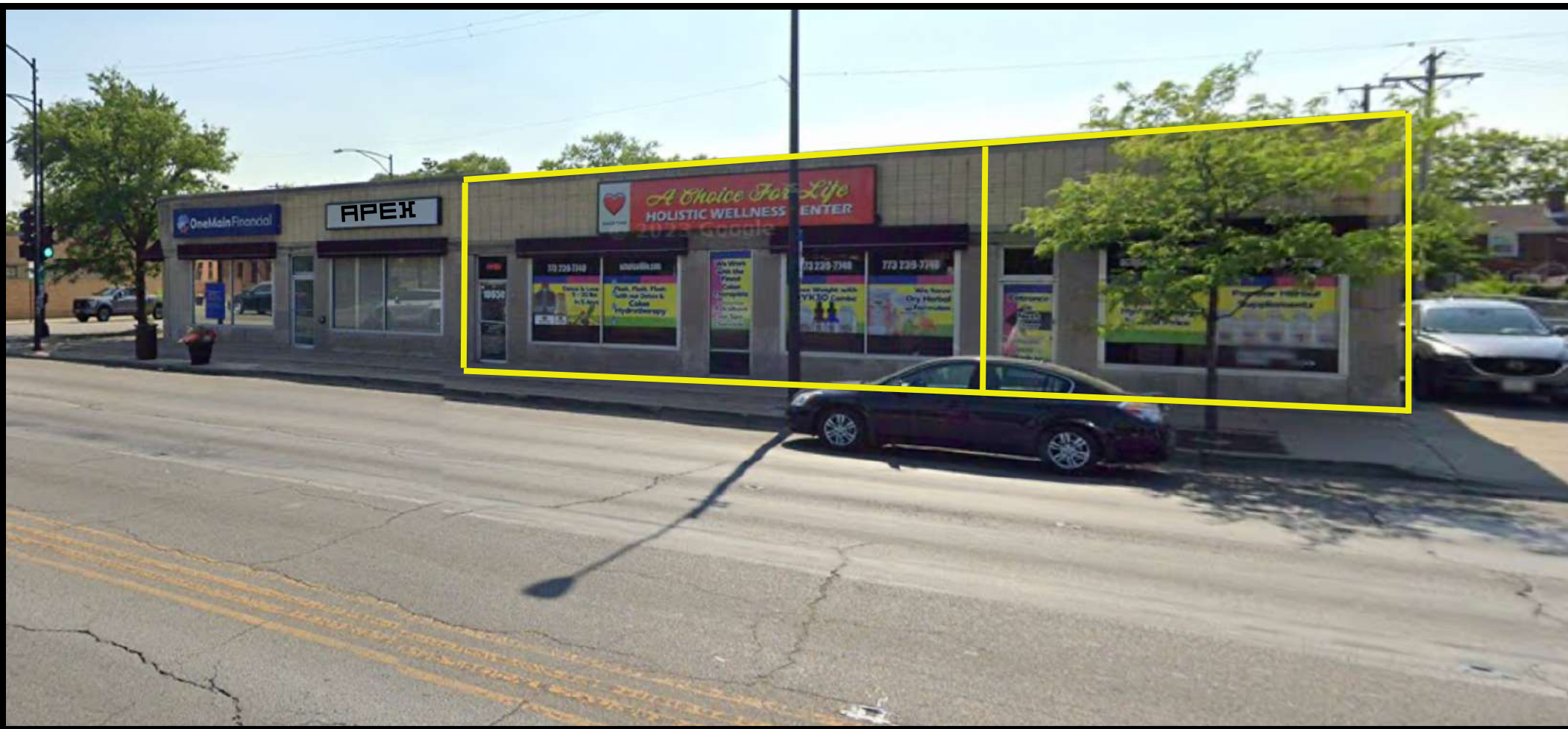




# FORMER QSR & OFFICE SPACE FOR LEASE

## 3,900 SF DIVISIBLE TO 1,300 SF

### 10648 S. Western Ave. | Chicago, IL 60643



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### 10648 S. Western Ave. | Chicago, IL 60643

1300-3900 SF of contiguous retail/office space available for lease in the heart of Chicago's Beverly Hills vibrant and diverse retail corridor on the hard-corner of 107th and Western. Currently one larger medical suite that can be easily divided to accommodate a variety of users including but not limited to medical, retail, therapy, fitness, or professional services. Current build consists of 2600 SF of modern medical suite improved with 8 offices (3 with sinks), a nurses station, locker room, 4 restrooms, and a large waiting and reception areas, professionally constructed in 2000, and a 1300 SF former quick service restaurant with 2 WICs, 2 ADA restrooms, hood, grease trap, and existing plumbing including triple basin sinks. Units boast large windows offering excellent exposure on busy Western Avenue. 25+ on-site parking stalls, plus street parking and 2 full access curb cuts make easy accessibility from the Western Ave. and 107th Street traffic signalized intersection. Positioned within a dominant retail corridor with high barrier to entry, excellent visibility, and strong demographics.

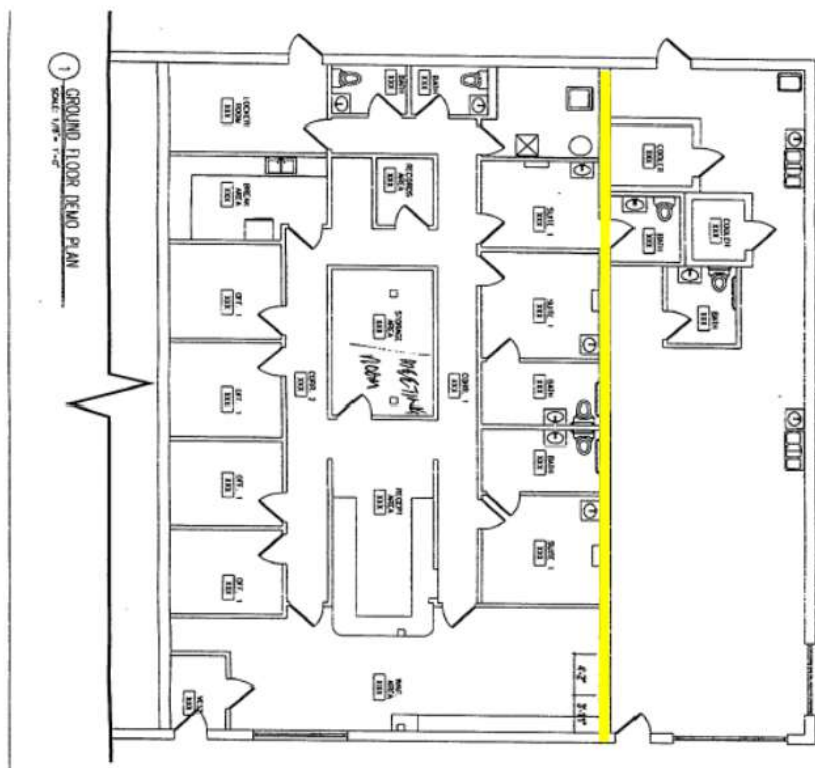


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10648-10652 S. Western



UNIT 10650-52

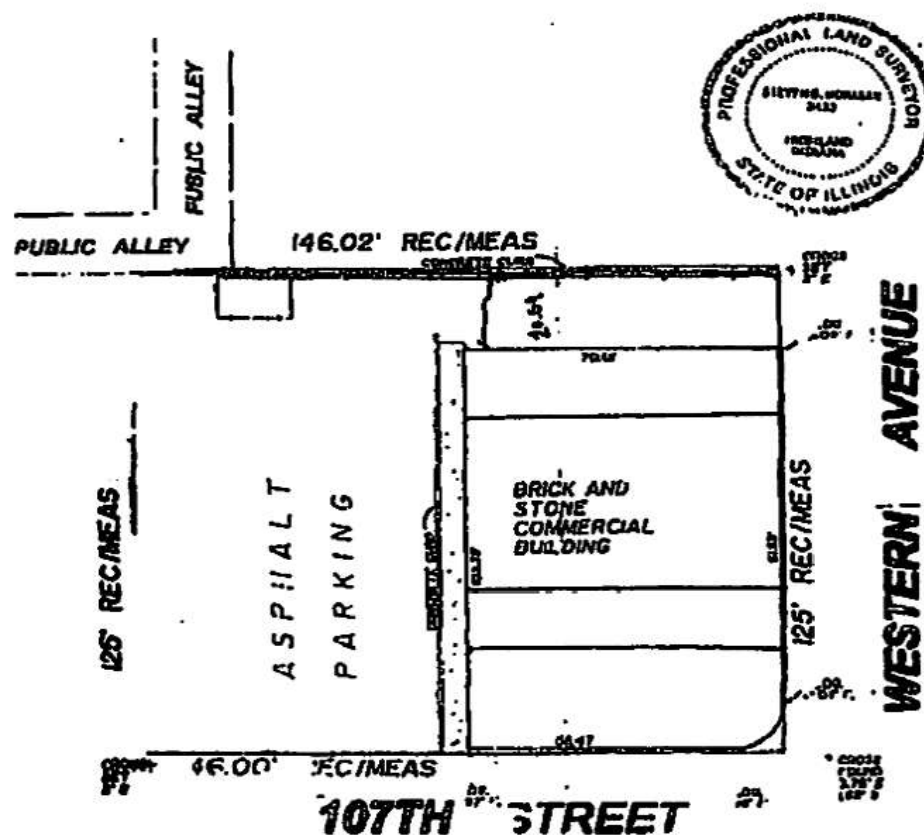
UNIT 10648

Medical suite offering:

- 3 medical offices (with sinks)
- 4 private offices (can be converted to medical offices)
- Large waiting & reception areas
- Nurse station with sink
- Locker room
- 5 Restrooms
- Additional rooms

Former QSR offering:

- Hood
- W.I.C.s
- 3 basin, prep & hand sinks
- And more



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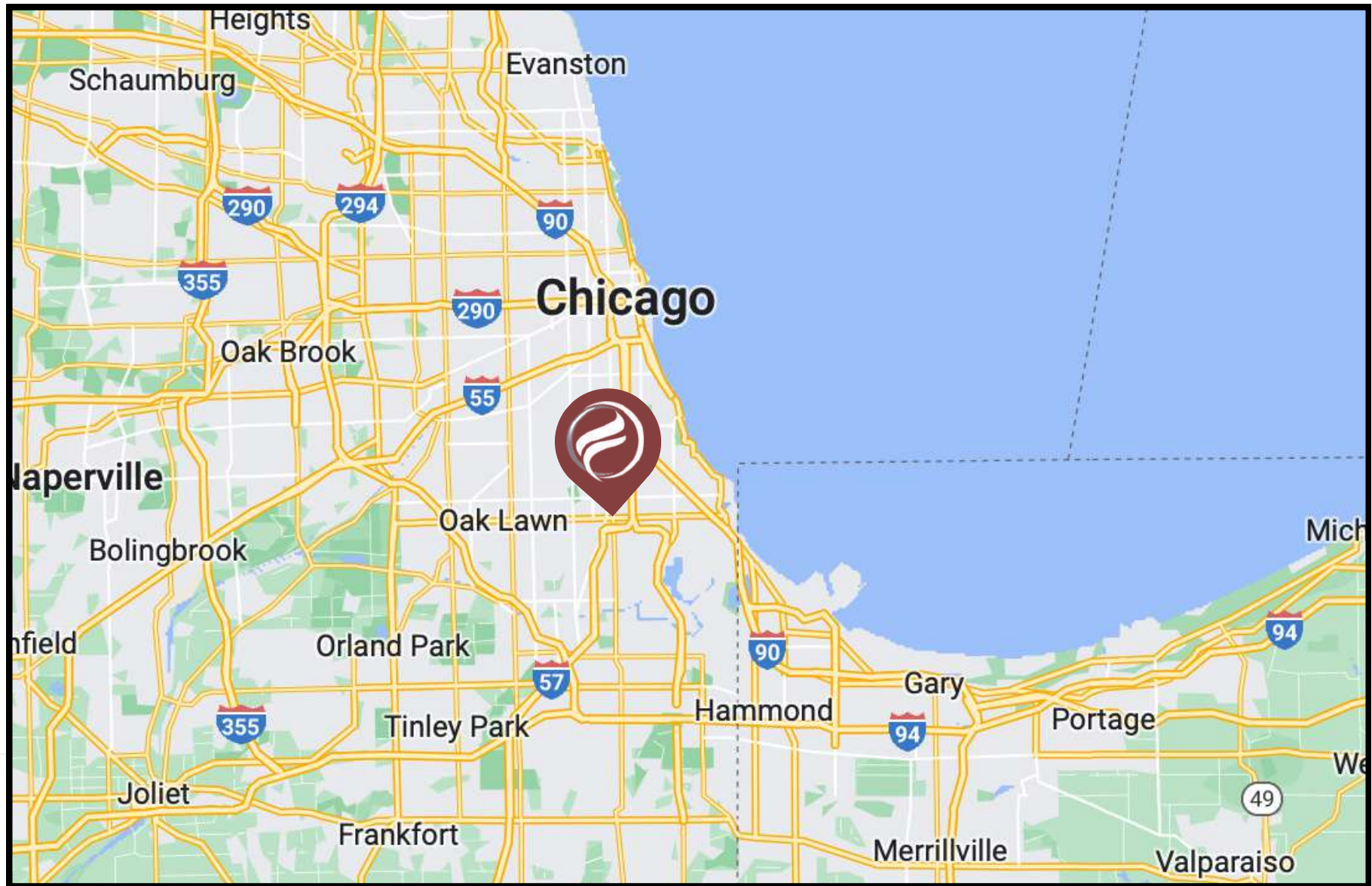
Beverly is located on Chicago's far Southside, and is probably best known for its many businesses along Western Avenue. With rich history in its buildings and homes, it often has a small town feel, in a bustling part of Chicago. Seasonally, Beverly has many things to offer, from parades to Farmer's Markets, to nightlife, to holiday lights. Beverly is also home to Metra's Rock Island District line, with five stops. There is also easy access to the CTA's Red Line in neighboring Roseland.

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The image shows an aerial view of a property with several callout boxes containing logos of potential tenants. The callouts are arranged as follows:

- Top Left:** NAPA, Joey's Red Hots, AMERICANOS, Lumas, OPEN OUTCRY BREWING, BEVERLY BAKERY & CAFE, Kennedy Park, County Food Fair STORE, TREADFIT BEVERLY, HORSE THIEF, DICOLA'S SEAFOOD, EST. 1933, 7 ELEVEN, MOD, Bath & Body Works, planet fitness, ALDI, ULTA BEAUTY, Pizza Hut, SKECHERS, Starbucks, MARIANO'S, SUBWAY, BR baskin robbins, FOX'S, CHASE, POTBELLY SANDWICH SHOP, petco, Canes, FELDCO DIRECT, BASKIN ROBBINS, CHIPOTLE MEXICAN GRILL, DUNKIN', verizon, DSU, Burlington, five BELOW, xfinity, DAVID'S BRIDAL, WHOLE FOODS MARKET, TJ-MAXX, DESIGNER SHOE WAREHOUSE.
- Bottom Left:** Beverly Arts Center (Imagine. Discover. Create.), 19th Ward Community Association, SUBMARINE, Home Run Inn, KEN'S RESTAURANT, Nicky's, HOLLOW, CORK & KERRY, Beverly Chicago, ST. CAJETAN, BEVERLY-CHICAGO, BEVERLY BAKERY & CAFE, Kennedy Park, County Food Fair STORE, TREADFIT BEVERLY, HORSE THIEF, DICOLA'S SEAFOOD, EST. 1933, 7 ELEVEN, MOD, Bath & Body Works, planet fitness, ALDI, ULTA BEAUTY, Pizza Hut, SKECHERS, Starbucks, MARIANO'S, SUBWAY, BR baskin robbins, FOX'S, CHASE, POTBELLY SANDWICH SHOP, petco, Canes, FELDCO DIRECT, BASKIN ROBBINS, CHIPOTLE MEXICAN GRILL, DUNKIN', verizon, DSU, Burlington, five BELOW, xfinity, DAVID'S BRIDAL, WHOLE FOODS MARKET, TJ-MAXX, DESIGNER SHOE WAREHOUSE.
- Bottom Center:** CVS pharmacy, PEPE'S Mexican Restaurants, BUONA THE ORIGINAL ITALIAN BEEF, FAIRPLAY NEIGHBORHOOD MARKET, FAMILY DOLLAR, Walgreens, Morgan Park Sports Center, CHARTER FITNESS, Advocate Health Care, Giordano's, H&R BLOCK, KFC, Wendy's, Shell, DUNKIN', ATI PHYSICAL THERAPY.
- Bottom Right:** BARRACCO'S, Firestone, Walmart, Lakeshore, bp, DOLLAR TREE, MENARDS, Michaels, citi, PET SMART, Sam's CLUB, ATHLETICO PHYSICAL THERAPY, Office DEPOT, SHOE CARNIVAL, LOUISIANA KITCHEN, Popeyes, McDonald's, meijer, O'Reilly, wellnow URGENT CARE, Ross DRESS FOR LESS, goodwill, RAINBOW CONE.

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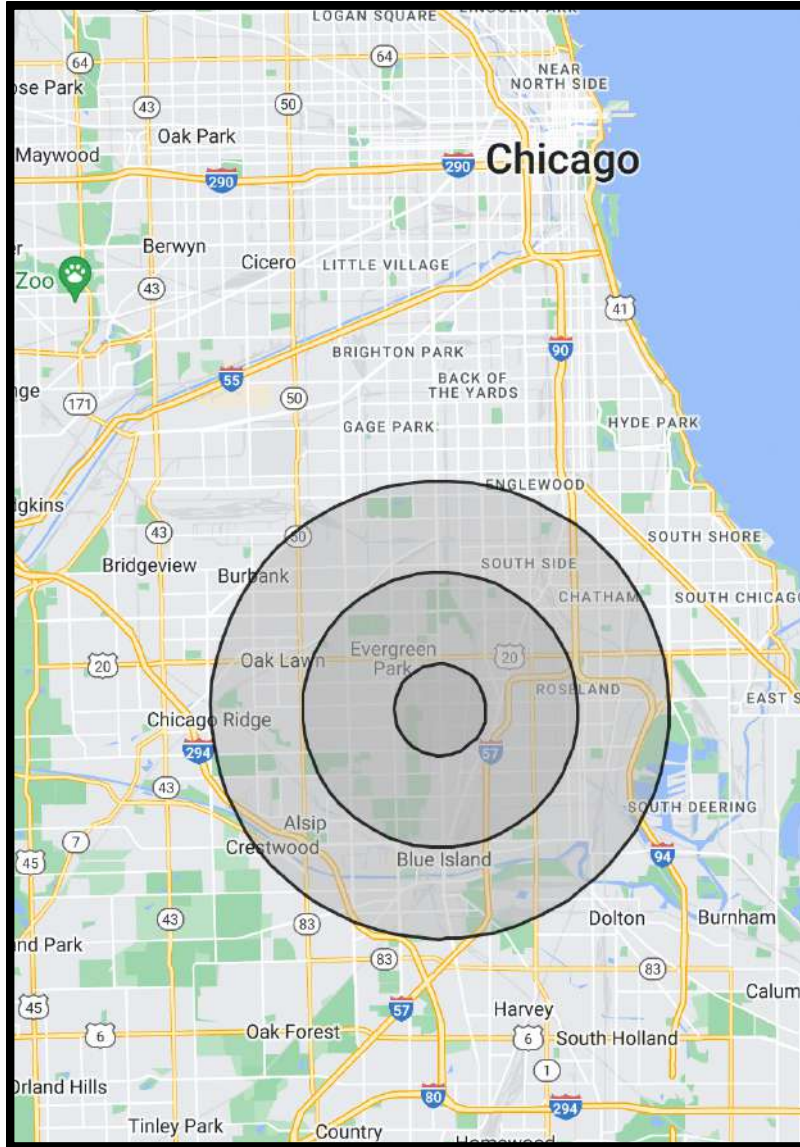


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## Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2021 AHI:	\$121,878	\$85,831	\$71,936
2021 Pop:	22,975	204,455	521,581
2021 HH's:	8,793	74,141	184,910

## Traffic Counts

103rd St: +/- 22,092 VPD

Western Ave: +/- 35,095 VPD

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