



5310 W 159th
Street

BAIRD & WARNER
COMMERCIAL REAL ESTATE

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5310 W 159th Street, Oak Forest, IL 60452

Vacant Land For Sale \$390,000 | 55,704 sq ft. | 1.27 ac
PIN: 28-16-303-063-0000

EXECUTIVE SUMMARY

Exceptional visibility and frontage along one of Oak Forest's busiest commercial corridors, surrounded by a dense mix of national retailers, restaurants, automotive services, medical offices, banks, and daily-needs businesses. This high-traffic stretch attracts constant consumer activity and offers unmatched exposure for any business seeking a flagship location.

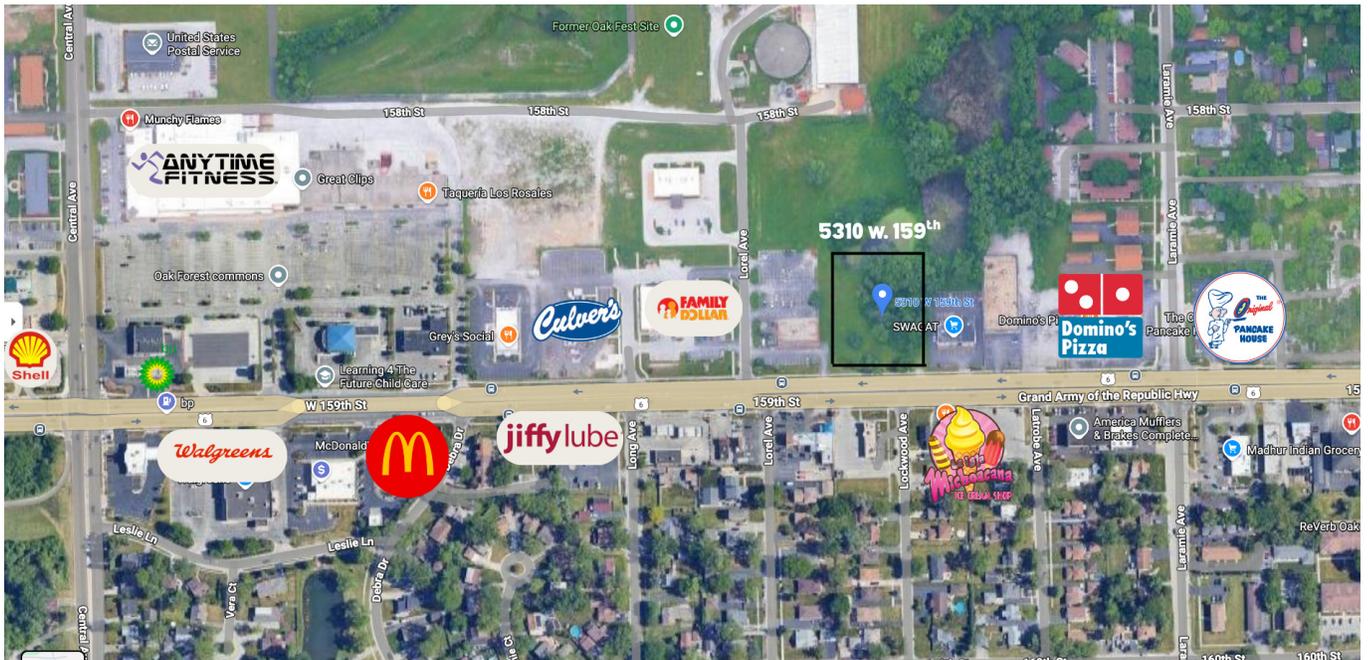
The property is ideal for: quick-service restaurants with drive-thru, medical or dental offices, urgent care, professional services, auto care, retail strip centers, bank branch, national franchise expansion, daycare/learning center, or mixed-use commercial development.

Located near Dunkin', KFC, Domino's, Culver's, McDonald's, Walgreens, Anytime Fitness, Family Dollar, multiple gas stations, medical offices, repair shops, salons, gaming arcades, and numerous restaurants. This strategic placement provides built-in traffic flow and strong synergy for nearly any commercial user.

The site offers excellent ingress/egress potential, strong demographic support, and high daily traffic counts. Perfect for developers, investors, franchise owners, or users seeking a high-visibility site in a proven commercial corridor.

Utilities nearby. Survey available. Let's make a deal.

Area map



This parcel is ideally located on busy 159th Street, offering a unique opportunity for a quick-service restaurant with a drive-thru. With limited nearby competition, it's a prime choice. As drivers approach from the expressway toward Oak Forest's mall—just 15 minutes away—or businesses in Oak Forest, they'll be looking for a quick meal that your establishment can provide. While a quick-service restaurant would do great here, it is not the only route an investor/owner can take. Possibilities here are endless.

Investment highlights

- Outstanding frontage along 159th St (34,467+ AADT, Oak Forest; 29)
- Dense consumer base with median household income of \$88,198
- Strong trade area anchored by grocery, QSR, fitness, and automotive
- Surrounded by national brands: McDonald's, Culver's, KFC, Walgreens, Jewel, Anytime Fitness, Family Dollar, O'Reilly Auto, Domino's, Dunkin', etc.
- Daytime population exceeding 5.26M within defined commuting patterns
- Located in the Suburban Periphery lifestyle cluster with high percentage of homeowners
- 5 minute drive west of i-57







Trade report

Median Household Income

\$88,198

Source: 2024/2029 Income (Esri)

Median Age

40.0

Source: 2024/2029 Age: 5 Year Increments (Esri)

Total Population

26,667

Source: 2024 Age: 1 Year Increments (Esri)

1st Dominant Segment

Home Improvement

Source: 2024 Tapestry Market Segmentation (Households)

Consumer Segmentation

LIFE MODE - What are the people like that live in this area?



Family Landscapes

Successful young families in their first homes

URBANIZATION - Where do people like this usually live?

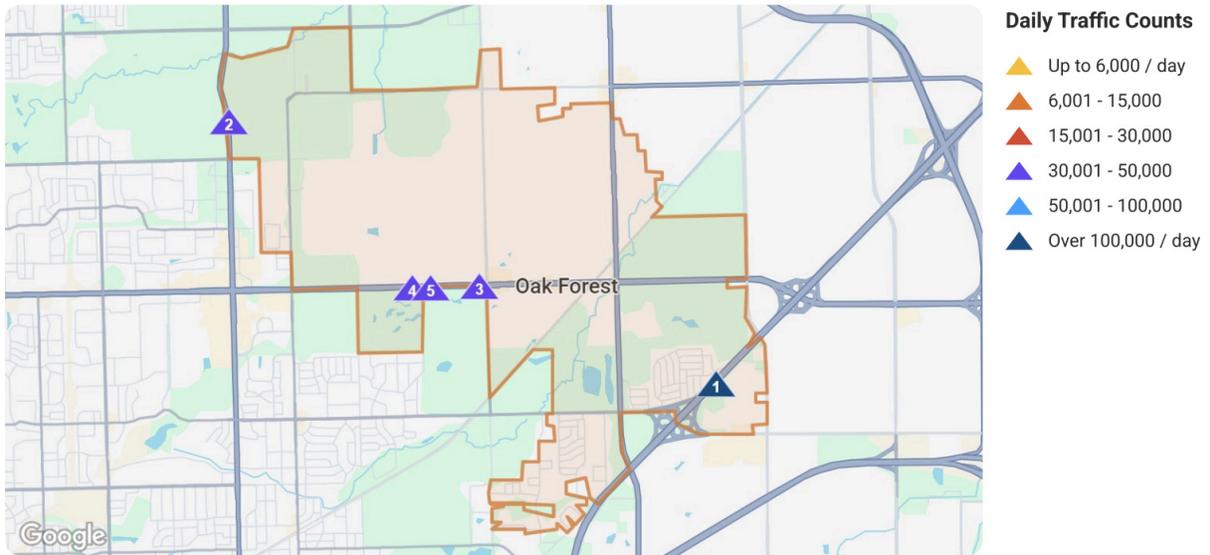


Suburban Periphery

The most populous and fastest-growing among Urbanization groups, Suburban Periphery includes one-third of the nation's population

Top Tapestry Segments	Home Improvement	Parks and Rec	Savvy Suburbanites	Bright Young Professionals	Comfortable Empty Nesters
% of Households	1,964 (19.0%)	1,852 (18.0%)	1,694 (16.4%)	1,143 (11.1%)	1,029 (10.0%)
Lifestyle Group	Family Landscapes	GenXurban	Affluent Estates	Middle Ground	GenXurban
Urbanization Group	Suburban Periphery	Suburban Periphery	Suburban Periphery	Urban Periphery	Suburban Periphery
Residence Type	Single Family	Single Family	Single Family	Single Family; Multi-Units	Single Family
Household Type	Married Couples	Married Couples	Married Couples	Married Couples	Married Couples
Average Household Size	2.79	2.46	2.78	2.37	2.48
Median Age	39.2	40.9	44.1	34.7	46.4
Diversity Index	76.9	64.1	49.7	76	47
Median Household Income	\$94,500	\$82,500	\$142,800	\$74,200	\$97,600
Median Net Worth	\$352,800	\$267,000	\$988,200	\$102,300	\$509,700
Median Home Value	\$350,800	\$327,400	\$513,900	\$337,700	\$323,300
Homeownership	79.7	71.4	90.7	45.9	87.4
Employment	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial
Education	Some College No Degree	High School Diploma	Bachelor's Degree	Some College No Degree	Bachelor's Degree
Preferred Activities	Spend heavily on eating out. Shop warehouse/club, home improvement stores.	Take advantage of local parks and recreational activities. Choose to vacation within the US.	They like to cook and prefer natural or organic products.. Pursue a number of sports, from skiing to golf.	Go to bars/clubs; attend concerts. Eat at fast food, family restaurants.	Play golf, ski and work out regularly. Home maintenance a priority among these homeowners.
Financial	Paying off student loans and home mortgages	Financially shrewd	Not afraid of debt	Own retirement savings and student loans	Portfolio includes stocks, CODs, mutual funds and real estate
Media	Enjoy working on home improvement projects	Watch Animal Planet, Discovery, History Channel	Well-connected and use technology to stay current	Get most of their information from the Internet	Listen to sports radio; watch sports on TV
Vehicle	Own minivan, SUV	Buy SUVs or trucks	Prefer late model, family-oriented vehicles:	Own newer cars	Own 1-2 vehicles

Traffic counts



Traffic Counts by Highest Traffic Count

1	2	3	4	5
107,939	39,115	34,467	33,867	33,867
2024 Est. daily traffic counts				
Cross: -	Cross: Harlem Ave	Cross: West 159th Street	Cross: US 6	Cross: US 6
Cross Dir: -	Cross Dir: Trail	Cross Dir: Peggy Ln	Cross Dir: Arroyo Dr	Cross Dir: Terrace Dr
Distance: -	Cross Dir: N	Cross Dir: W	Cross Dir: W	Cross Dir: E
	Distance: 0.09 miles	Distance: 0.08 miles	Distance: 0.05 miles	Distance: 0.01 miles
Historical counts				
Year ▲ Count Type				
2023 ▲ 106,800 AADT	2013 ▲ 40,500 AADT	2021 ▲ 34,000 AADT	2021 ▲ 34,000 AADT	2021 ▲ 34,000 AADT
2022 ▲ 105,400 AADT	2009 ▲ 31,900 AADT	2019 ▲ 35,600 AADT		
2021 ▲ 104,000 AADT	2007 ▲ 43,600 AADT			
2018 ▲ 118,600 AADT	2005 ▲ 43,100 AADT			
2009 ▲ 109,900 AADT				

AAADT - Annual Average Daily Traffic ADT - Average Daily Traffic AAWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

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