



**FIRST IN
REALTY**
— INCORPORATED —

NWC 159th & Cicero | Oak Forest, IL
15848 S. Cicero Avenue Oak Forest, IL 60452
+/- 4,700 SF Divisible Retail Space



**TRANSIT ORIENTED DEVELOPMENT | NEW CONSTRUCTION
RETAIL SPACE AVAILABLE FOR LEASE**

2409 W. 104th St | Chicago, IL 60655 | (773) 779-3473 | www.firstinrealty.com

Information contained herein has been obtained by sources deemed reliable. First In Realty, Inc. has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.



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Property Overview

First In Realty, Inc. is pleased to offer for lease a new construction Metra Rail T.O.D retail development located at the busy intersection of 159th & Cicero in Oak Forest, Illinois with a combined daily traffic count over 60,000 VPD. Highlights include:

- **Prime Transit-Oriented Development (T.O.D.) Location** at the high-traffic intersection of **159th Street & Cicero Avenue** in Oak Forest, Illinois — over **60,000 vehicles per day**.
- **Brand-new construction** retail space totaling **±4,700 SF**, divisible for multiple tenant configurations.
- Situated within the **Gateway Association**, adjacent to the **Metra Rock Island District Station** with **1,000+ daily commuters** to Downtown Chicago.
- **Exceptional visibility** from the hard corner and direct access to both pedestrian and vehicular traffic.
- **Join leading national and regional co-tenants:** Starbucks, ATI Physical Therapy, and First Savings Bank.
- **Strong daytime and residential demographics** driven by nearby employment centers, schools, and established neighborhoods.
- **Future on-site growth potential** with an estimated **150+ unit multi-family development** planned within the Gateway community.
- **Ideal for retail, QSR, med-tail, and service-oriented users** seeking a premier, high-visibility location.
- **Ample parking** and easy ingress/egress designed for customer convenience.
- **Excellent branding and signage opportunities** at one of the south suburbs' most dynamic intersections.

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SITE PHOTOS



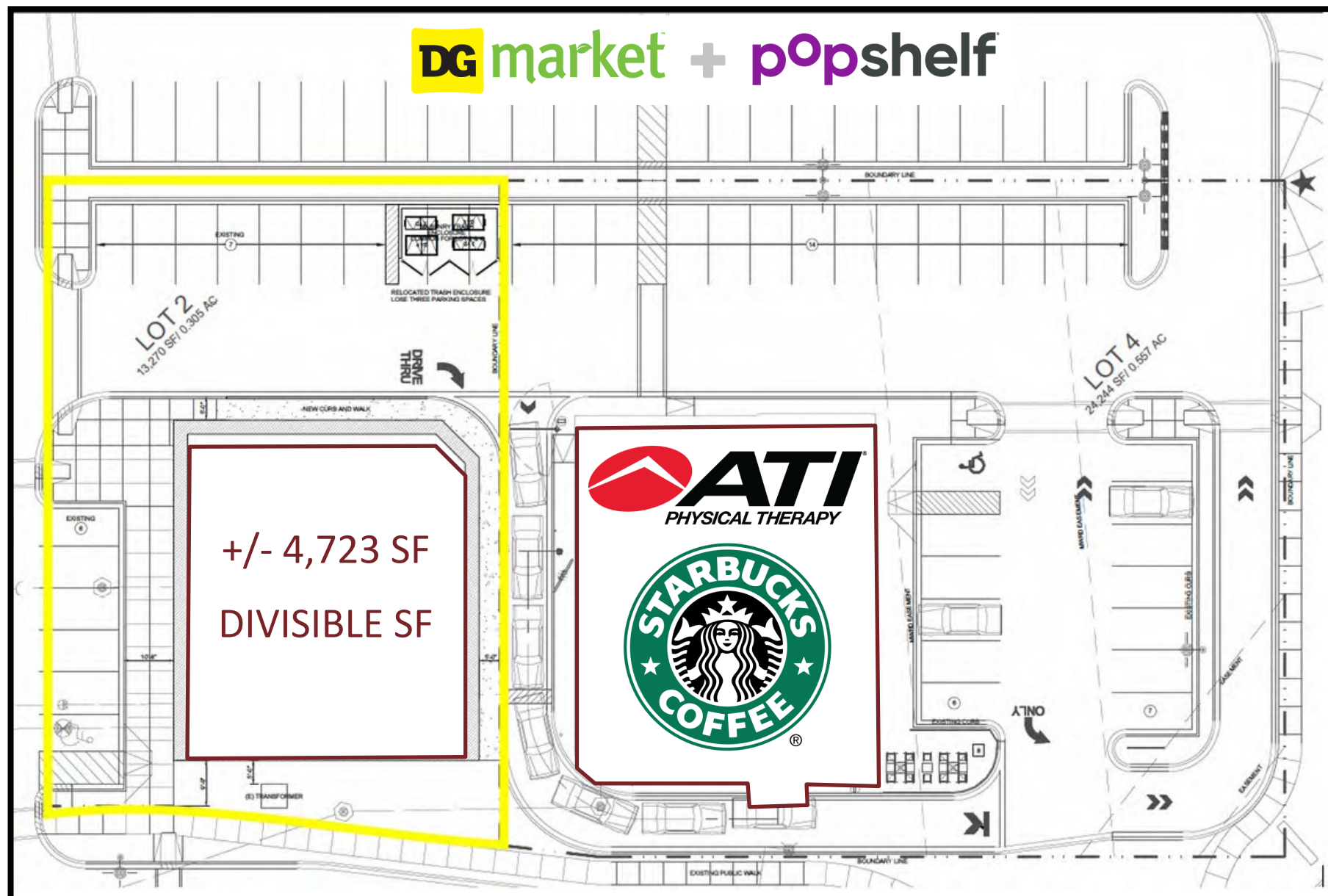
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SITE PLAN



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Oak Forest Overview

The City of Oak Forest is located just 24 miles from Downtown Chicago, easily accessible by major throughfares, expressways, and the convenient Metra Rock Island commuter train station. The City of Oak Forest is on the fast track to becoming one of the premier suburbs in southwest Cook County. Oak Forest is a family-oriented community with long-term residents and small-town charm. Nestled among picturesque 640 acres of forest preserves which offers something for everyone - from the nature enthusiast to the urban explorer, from the small business owner to the chief executive officer, from the lifelong resident to the new kid on the block.



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Metra Overview

Metra provides commuter retail service to and from Downtown Chicago with 242 stations over 11 routes totaling nearly 500 route miles & approximately 1,200 miles of track. The Rock Island District offers commuter rail service from Downtown Chicago to Joliet, Illinois. The Oak Forest Station has over 1,000 daily boarding commuters a day.



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REGIONAL MAP



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AERIAL CONCENTRATION



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DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
2023 AHI:	\$88,898	\$83,328	\$84,264
2023 Pop:	8,515	80,114	217,571
2023 HH's:	3,160	28,835	79,558

Traffic Counts

Cicero Ave @ 157th: +/- 33,127 VPD
159th St. @ LeClaire: +/- 33,322 VPD

Exclusively Listed By:



DESIGNATED MANAGING BROKER

MARK MIELNICKI

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773.297.7718

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