





for lease





11900 S MARSHFIELD AVE
 Calumet Park, IL 60827
 GAS STATION-STRIP ENDCAP & FORMER REPAIR SHOP

 **Offering Summary**
 AVAILABLE SF | 1,000-8,000 SF
 ASKING PRICE | \$25-\$27 SF/YR
 CAM & TAX | \$5.00

 **Traffic Count:**
 122,100 VPD (I-57)

 **Avg HH Income**
 \$91,914 (3 MILES)

 **Population**
 146,085 (3 MILES)

 **#Households**
 57,823 (3 MILES)

Seize this high traffic opportunity off I-57, which generates 122,100 vehicles per day. Two versatile units are available: an 8,000-square-foot automotive space and a 1,000-square-foot endcap with drive-thru. Both offer existing infrastructure, consistent exposure and flexible layouts suitable for a range of retail or service concepts.

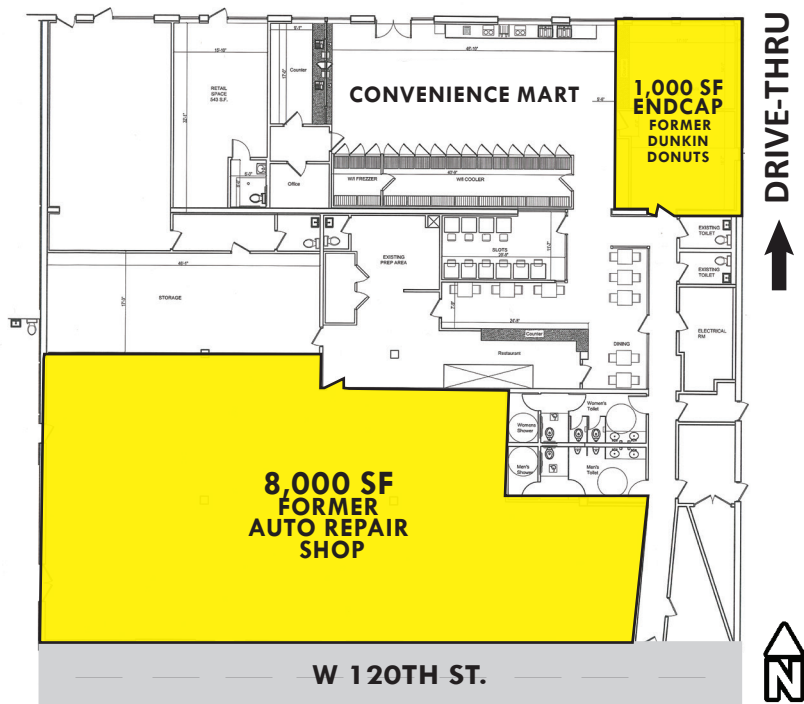
- **8,000 SF Automotive Repair Shop:** Ideal for auto repair, oil changes, or similar concepts, with ample shop space and exceptional visibility.
- **1,000 SF Endcap (Former Dunkin' Donuts):** Drive-thru in place and a partial restaurant buildout make it ideal for QSR, coffee, or other high-turnover concepts.

Nearby Tenants:



 **MATANKY REALTY GROUP**
 200 N LASALLE ST., ST 2350
 312-337-1001
 MATANKY.COM

TERRI COX
 312-337-1001
 TCOX@MATANKY.COM



#	Tenant
1	AVAILABLE (Dunkin Donuts)
2	Boost Mobile
3	Mini Mart Covience
4	Brando's Hair Gallery
5	Loya Insurance Company
6	Bubbles Car Wash
7	AVAILABLE (Repair Shop)



Information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, or withdrawal without notice.



MATANKY REALTY GROUP
 200 N LASALLE ST., ST 2350
 312-337-1001
 MATANKY.COM

TERRI COX
 312-337-1001
 TCOX@MATANKY.COM