



**FIRST IN
REALTY**
— INCORPORATED —

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



[Click For Video](#)

**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.
- The +/- 4,700 SF divisible retail space is located within the Gateway Association, home to the Metra Rock Island District rail station with service to Downtown Chicago, serving over 1,000 daily transit commuters.
- Join Starbuck's, ATI Physical Therapy & First Savings Bank.
- New Construction visible from the hard corner.
- The Gateway Association will be home to a future estimated 150+ unit multi-family development.
- Ideal for retail, QSR, service-oriented provider, med-tail and more!

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SITE PHOTOS



**Planned 150 unit multi-family
development**

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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 rail 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

MARQUETTE BANK

Jewel Osco. **Shell**

O'Reilly AUTO PARTS **ANYTIME FITNESS**

Great Clips®
IT'S GONNA BE GREAT™

Culver's **FAMILY DOLLAR**

boost mobile **THE ORIGINAL PANCAKE HOUSE**

McDonald's

Walgreens **CNB BANK & TRUST, N.A.**

Jack Frost Ice Cream

BEGGARS PIZZA®

159th St. - +/- 33,322 VPD

Cicero Ave. - +/- 31,559 VPD

PROPERTY SITE

CITGO **jiffylube**

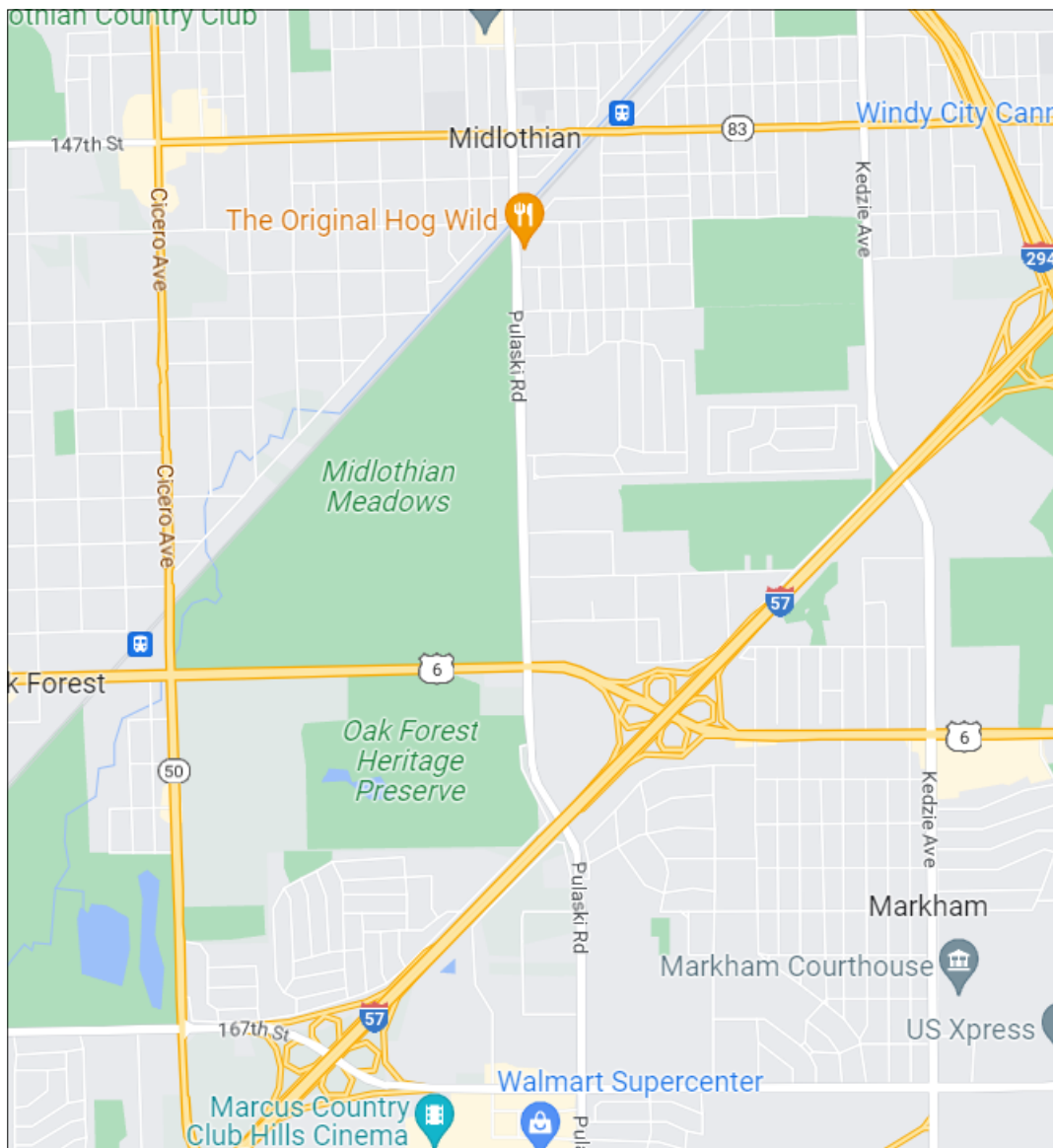
DUNKIN' DONUTS

Tracy's **Wishy McWishy**

Metra **Starbucks** **ATI PHYSICAL THERAPY** **FSB** **FIRST SAVINGS BANK OF HEGEWISCH**



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

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