



RETAIL FLEX SPACE FOR LEASE +/- 3,500 SF - 7,000 SF AVAILABLE

10224 S Kedzie Ave. | Evergreen Park, IL 60805



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First In Realty, Inc. is pleased to announce a retail flex space for lease just north of 103rd and Kedzie in Evergreen Park, IL.

Ideal for businesses seeking space in Evergreen Park. Excellent positioning on Kedzie Avenue ideal for fitness, flex space, retail, and healthcare near the NWQ of 103rd and Kedzie in close proximity to popular Evergreen Park and Mount Greenwood retail markets.

1. Location:

- Hot Evergreen Park and Mount Greenwood retail markets located at the same intersection of dominant big box retail like Ace Hardware, Jewel, Shell, Circle K and more.
- Retail synergy includes Durbins, Subway, 7-Eleven, McDonald's, Donut Dudes, Pops and Popeyes.

2. Building Features:

- **Parking:** Adequate parking with 21 parking stalls.
- **Visibility:** A location with good street visibility near the corner of two heavily traveled intersections.
- **Traffic Counts:** High traffic counts with over 38,000 VPD traveling through the intersection of 103rd and Kedzie.

3. Size and Layout:

- Ideal for fitness, flex space, retail, and healthcare.
- Unit can be modified to fit tenants' needs.

4. Pricing:

- Competitive pricing for good visibility retail flex space.
- Call Agent for Details!

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Enjoy a variety of **Free Concerts** throughout the summer.

ONE

Agricultural Barn with **2 horses, 1 mini horse, 2 goats, 2 cats,** & too many chickens to count.



10

Public and Private Schools within walking distance to residents



DRIVING RANGE
Open Year-Round
**Weather Dependent*

Walkability Score

64

18 Hole Disc Golf Course



Miles to Loop

14

9

Parks located throughout the Village, with a variety of amenities from ballfields to playgrounds to tennis courts.



A **MULTITUDE** of retail and dining options among **3** commercial districts

TWO hospitals located close by with one **Level 1 Trauma Center**



3 Yards

Happy Bark Dog Park



1

DANIEL V. CAPUANO ICE RINK



Evergreen Park is a community-focused village on Chicago's southwest side. The village of approximately 20,000 people boasts 10 public/private schools, 9 parks, 2 nearby hospitals, an 18-hole disc golf course, and an ice rink; with a 64 walkability score. Evergreen Park is also home to a multitude of retail and dining options among their 3 commercial districts. Top retailers include Walmart, Sam's Club, Whole Foods, Petes Fresh Market, Macy's Market, and so many more!



VILLAGE HALL
9418 S. KEDZIE AVE.
www.evergreenpark-ill.com
708-422-1551

AGRICULTURAL BARN | DRIVING RANGE
DISC GOLF | DOG PARK
SEXTON PARK | 91ST AND CALIFORNIA

ICE RINK
YUKICH FIELD
8900 S. KEDZIE AVE

COMMUNITY CENTER
3450 W. 97TH ST.
708-229-3373



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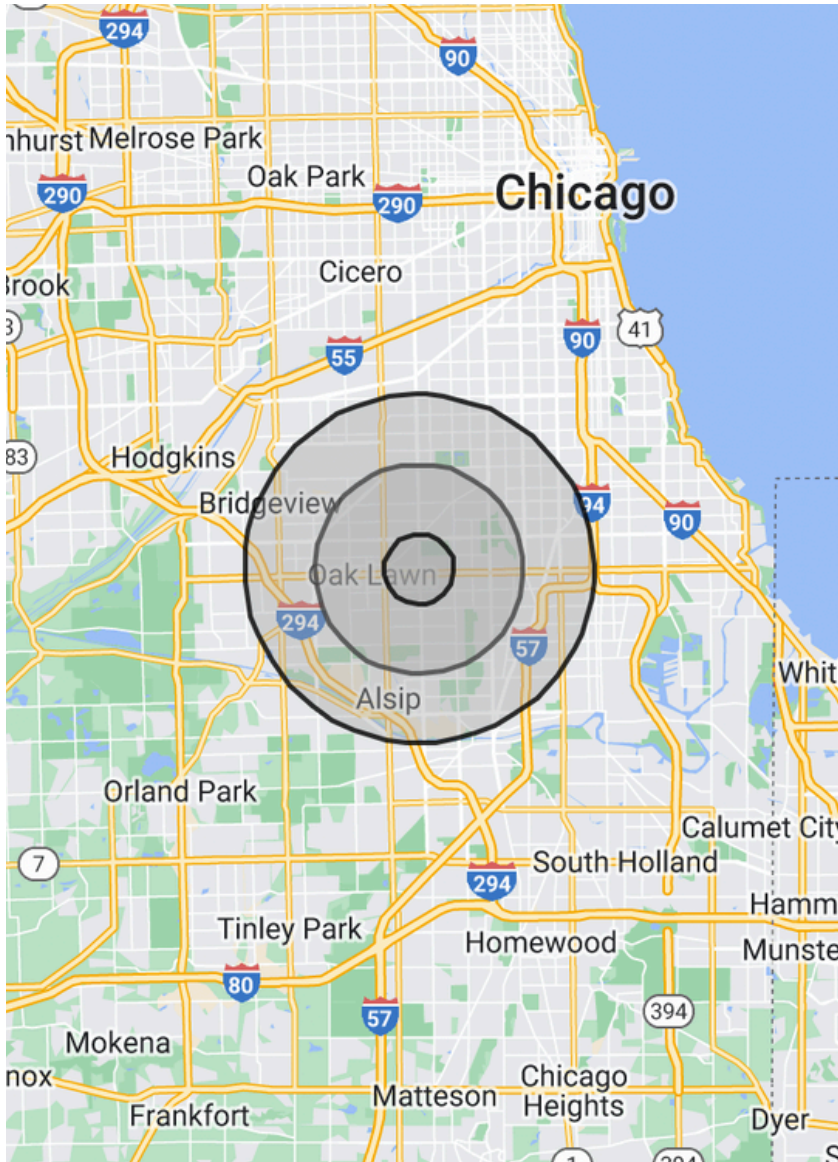
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DEMOGRAPHICS

| | <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> |
|------------|---------------|---------------|---------------|
| 2023 AHI: | \$117,023 | \$95,107 | \$77,963 |
| 2024 POP: | 23,175 | 185,471 | 503,613 |
| 2023 #HHs: | 8,121 | 69,613 | 182,860 |

Traffic Counts

Kenzie @ 102nd: +/- 17,800 VPD

103rd @ Kedzie: +/- 21,100 VPD

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



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Website: www.firstinrealty.com

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