

7831 W 95th St, Hickory Hills, IL 60457

# Shoppes at Hickory Hills Center



## OFFERING SUMMARY

Available SF:	1,000 SF
Lease Rate:	\$22.00SF/yr (NNN)
Year Built:	2005
Building Size:	13,120
Zoning:	Commercial
Market:	Chicago MSA
Submarket:	Southwest Suburbs

## PROPERTY OVERVIEW

1,000sf available. The property is located at the southwest corner of 95th & 78th Ct. in, Hickory Hills, IL. The site is in a major shopping and business district. The area is densely populated. Businesses in the immediate area include Hickory Palos Shopping Center, which is anchored by Jewel Food Store, Planet Fitness, Chase Bank, and many other businesses. Also in the immediate area are, Walgreens, McDonalds, Wendy's, Dunkin Donuts, Dollar Tree, Denny's, Starbucks, and many other regional and national businesses. The I-294 expressway with north and south bound entrances and exits is a block away. Offering immediate possession.

## PROPERTY HIGHLIGHTS

- Ample parking for staff and clients
- High visibility with heavy traffic counts
- Modern and professional interior finishes
- Adaptable layout for various professional uses
- Convenient access to major roadways
- Densely Populated Upscale Area

for more information

**Neil Haleem**

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Retail Property For Lease February 15, 2026

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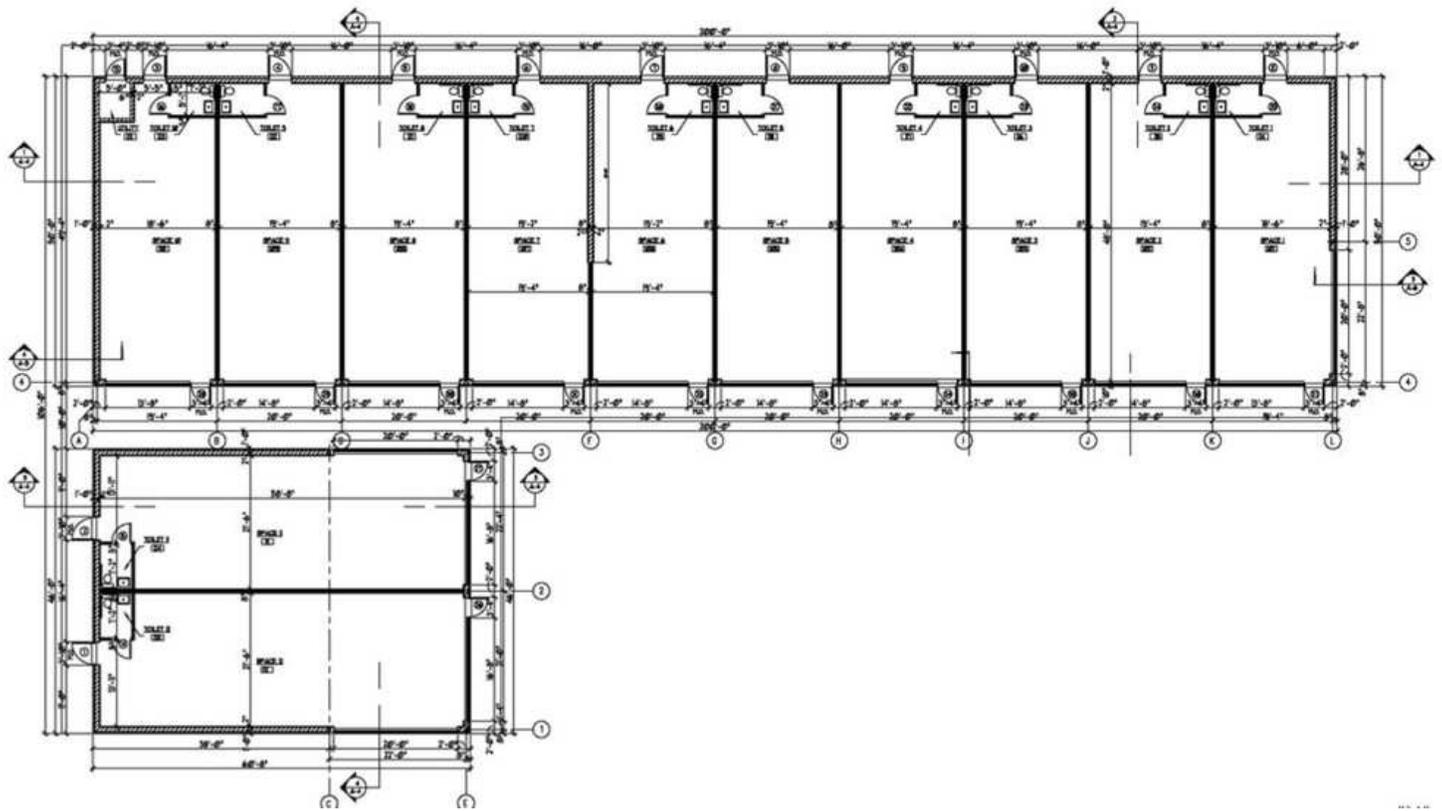
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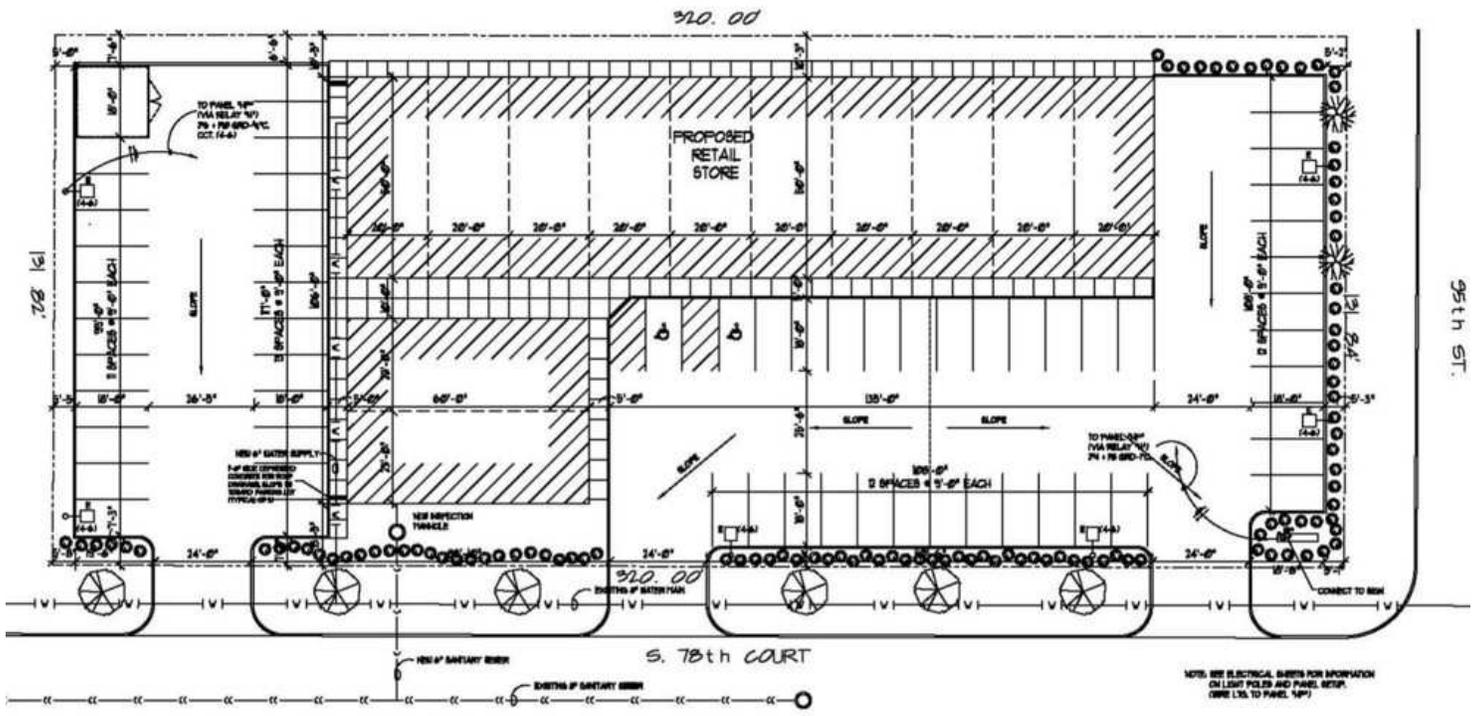
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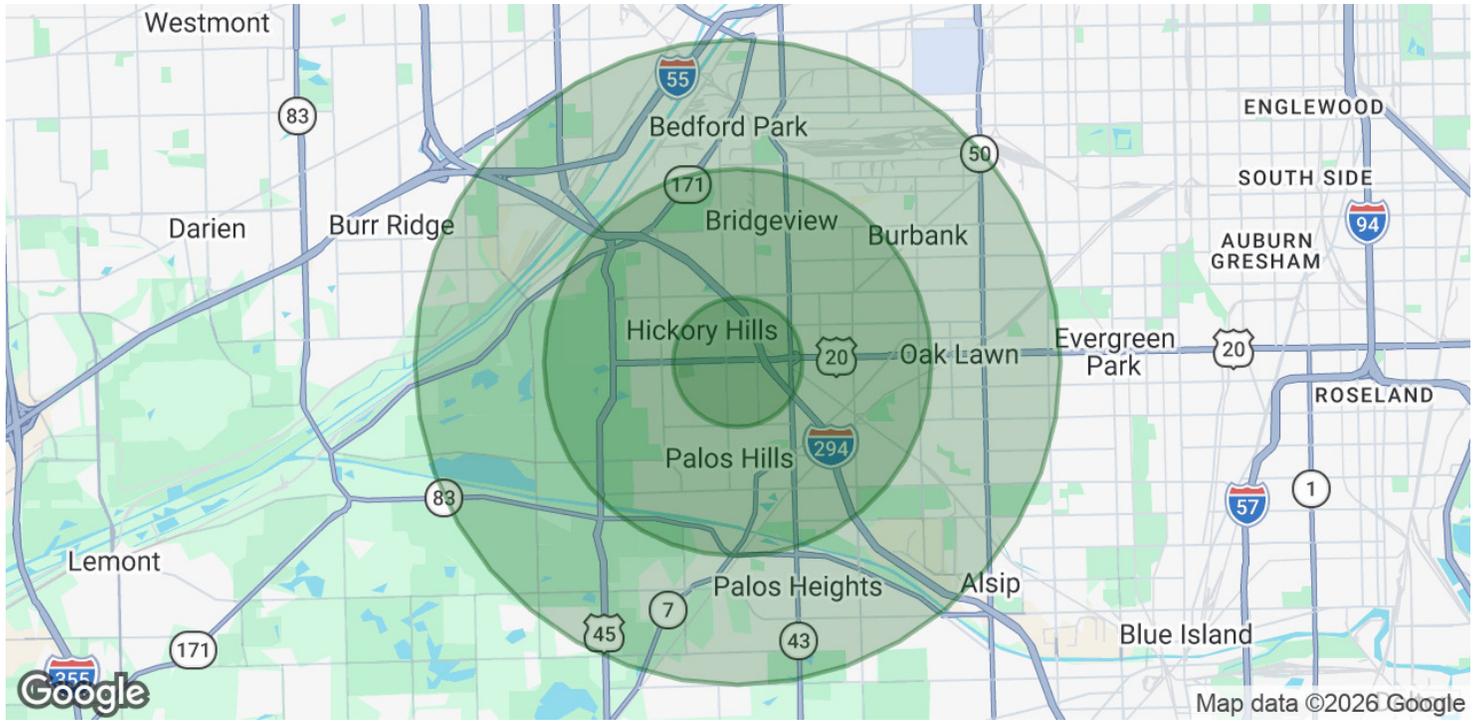
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	13,499	114,364	252,858
Average Age	36.4	38.1	38.9
Average Age (Male)	38.0	37.3	37.7
Average Age (Female)	36.1	39.4	40.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	5,356	43,540	93,695
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$58,572	\$64,808	\$70,597
Average House Value	\$192,953	\$238,397	\$265,621
<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Hispanic	8.0%	11.5%	16.7%
<b>RACE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>

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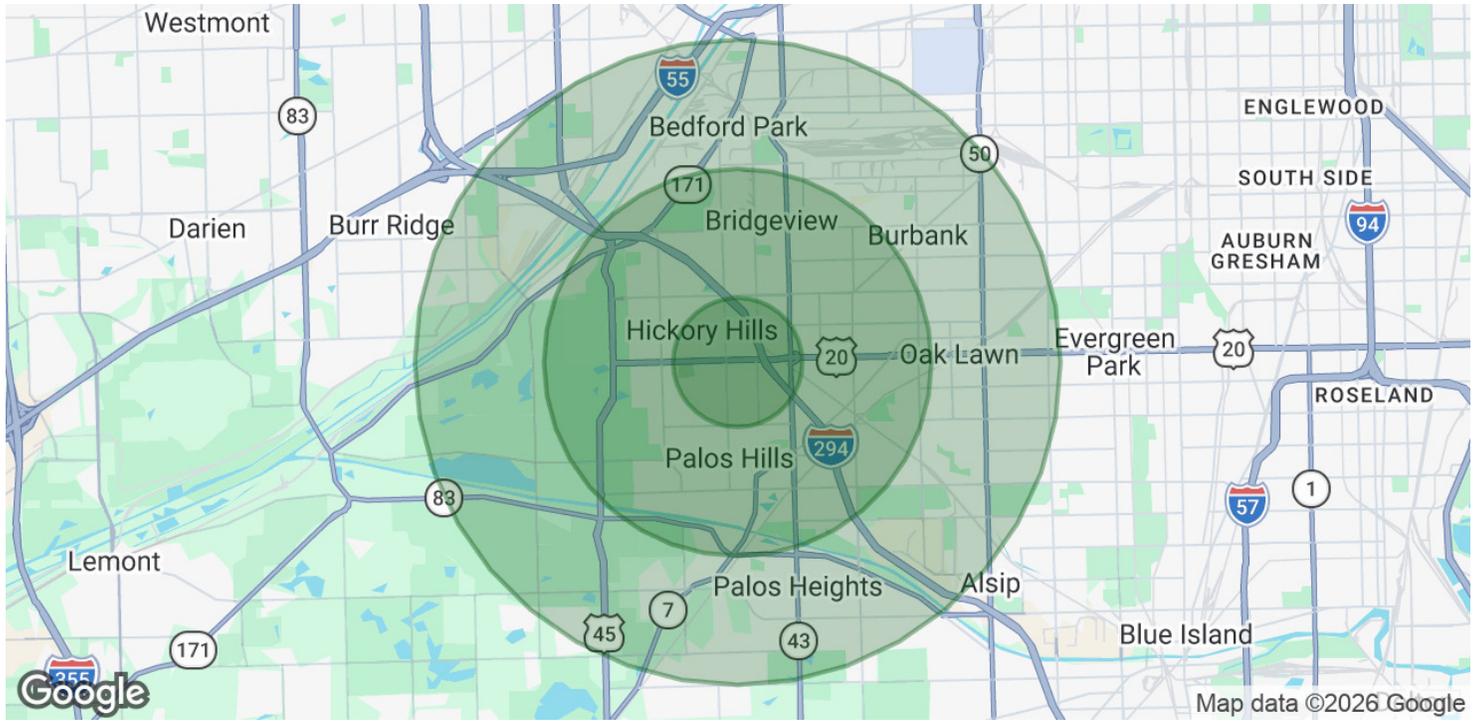
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Total Population - White	11,908	99,743	219,437
% White	88.2%	87.2%	86.8%
Total Population - Black	464	6,570	9,752
% Black	3.4%	5.7%	3.9%
Total Population - Asian	508	2,544	5,140
% Asian	3.8%	2.2%	2.0%
Total Population - Hawaiian	0	0	15
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	0	107	443
% American Indian	0.0%	0.1%	0.2%
Total Population - Other	282	3,722	14,500
% Other	2.1%	3.3%	5.7%

\* Demographic data derived from 2020 ACS - US Census

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