

+/- 2,300 SF Available For Sale
5005 W 95th Street | Oak Lawn, IL
Prime 95th Street Retail Corridor



5005 W 95th St | Oak Lawn, IL 60453

HIGHLIGHTS

FLEXIBLE SPACE

+/- 2,300 SF retail/office ideal for owner use or investor divisible into two +/- 1,100 SF retail units, including a +/- 600 SF garage that can be repurposed to extra parking, outdoor patio/dining, additional storage etc. Solid brick masonry construction within a sprinklered building for safety and lower insurance costs.

RETAIL CORRIDOR LOCATION

In the heart of Oak Lawn's bustling 95th Street corridor, surrounded by restaurants, coffee shops, and retail, with heavy traffic counts (95th St: 34,471 VPD; Cicero Ave: 40,101 VPD).

MOVE-IN-READY INFRASTRUCTURE

Two 200-amp electrical panels, two RTUs, and separately metered electric, gas, and water — ideal for demising into two independent tenant spaces.

DENSE MEDICAL AREA

Advocate Christ Medical Center in Oak Lawn handles more than 105,000 ER visits, 335,000 outpatient visits, and 40,500 admissions a year across its 788 beds — averaging roughly 280+ ER visits daily, backed by one of Illinois's busiest Level I trauma centers.

STEPS FROM METRA RAIL

One block from the Oak Lawn Patriot Station on Metra's Southwest Service Line — the 31st-busiest of Metra's 236 non-downtown stations, averaging roughly 1,200 weekday boardings.

PRIME REDEVELOPMENT

Ideal for investors or owner-users for restaurant, retail, professional office use, fitness, and much more with 45 Village-owned parking stalls adjacent to the property

SITE PHOTOS



Busy 95th St retail Corridor

Village Owned Parking Lot



SITE PHOTOS



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Neighborhood Overview

Oak Lawn, Illinois

Oak Lawn is a well-established, family-oriented suburb located approximately 12 miles southwest of downtown Chicago. The village sits at the crossroads of major regional corridors — 95th Street (IL Route 12/20), Southwest Highway, and Cicero Avenue — and benefits from direct access to Interstate 294 (Tri-State Tollway) and Interstate 55 (Stevenson Expressway). Home to Advocate Christ Medical Center, one of the largest Level I trauma centers in Illinois, Oak Lawn anchors the southwest suburbs as a healthcare, retail, and service destination. The community offers a dense, established rooftop base, a stable year-round consumer workforce, and one of the Chicago area's most active retail corridors along 95th Street.



Economy

- Established southwest-suburban commercial corridor anchored by 95th Street retail
- Advocate Christ Medical Center is the village's largest employer, driving consistent healthcare sector activity
- Top employment sectors: healthcare & social assistance, retail trade, and educational services
- 94.6% employment rate with a local workforce of 27,454 residents
- Median household income of \$83,911 (2024); average household income of \$109,917

Access & Transit

- Over 50,000 VPD on 95th Street — one of the southwest suburbs' busiest commercial arterials
- 44,300 VPD along the 95th Street corridor near key retail nodes
- Direct access to I-294 (Tri-State Tollway) and I-55 (Stevenson Expressway)
- Metra SouthWest Service line with direct service to downtown Chicago
- Served by multiple Pace bus routes along 95th Street and Southwest Highway
- Approximately 12 miles southwest of downtown Chicago

Community & Amenities

- Dense national retail: Mariano's, Walgreens, Chase, Starbucks, Panera Bread, Chipotle, TJ Maxx, HomeGoods, Cooper's Hawk, Sport Clips, Great Clips, Massage Envy, and more
- Chicago Ridge Regional Mall approximately 1/2 mile from major retail nodes
- Public parks, schools, and municipal services throughout the village
- Active neighborhood dining and retail scene along 95th Street and Southwest Highway
- Population of 56,861 within village limits; dense surrounding rooftop base

Average Household Income

\$105,659

1 MILE

\$103,717

3 MILE

\$96,464

5 MILE

Population

20,683

1 MILE

182,205

3 MILE

474,549

5 MILE

95th St

34,471 VPD

Households

7,785

1 MILE

64,471

3 MILE

168,590

5 MILE

Cicero Ave

40,101 VPD



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