

# 12052 S CICERO AVENUE, ALSIP, IL 60803



For more information, please contact:

**MYLES RAPCHAK**  
Principal/Vice President  
219.864.0200  
mrapchak@latitudeco.com

**BRETT MCDERMOTT, CCIM**  
Co-Founder/Senior Vice President  
219.864.0200  
bmcdermott@latitudeco.com

**JOHN O'MALLEY**  
Associate Broker  
219.864.0200  
jomalley@latitudeco.com

  
**LATITUDE**  
COMMERCIAL  
REAL ESTATE SERVICES  
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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Available SF:** 1,271 SF

**Lease Rate:** \$33.00/MG

**Lot Size:** 1.19 Acres

**Year Built:** 2008

**Building Size:** 8151 SF

### PROPERTY HIGHLIGHTS

- 1,271 SF, 2nd generation restaurant
- Heavy traffic location with 53k VPD
- Located on Home Depot outlot
- High-demand retail corridor
- Surrounded by established tenants
- Monument signage available
- Ideal for QSR User or casual dining concept



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## PROPERTY DESCRIPTION



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Prime 1,271 SF second-generation restaurant space available on bustling Cicero Avenue, boasting approximately 53,000 vehicles per day (VPD). Located in a thriving retail corridor, this space is surrounded by notable neighboring tenants including Jimmy John's, Stellas, and ATI Physical Therapy, offering high visibility and foot traffic. Ideal for a quick service or casual dining concept looking to capitalize on the area's strong retail presence and consistent flow of potential customers.

## LOCATION DESCRIPTION

Conveniently located in the thriving community of Alsip, the area surrounding the property offers an array of amenities and attractions for prospective Office/Office Building tenants. With easy access to major highways, including Interstate 294 and Interstate 57, commuting is a breeze. Nearby, tenants can enjoy a variety of dining options, shopping centers, and recreational facilities, providing ample opportunities for work-life balance. Additionally, Alsip is home to several parks and green spaces, offering a tranquil escape from the hustle and bustle of city life. The property's prime location in Alsip ensures that tenants will have access to a vibrant and dynamic community.

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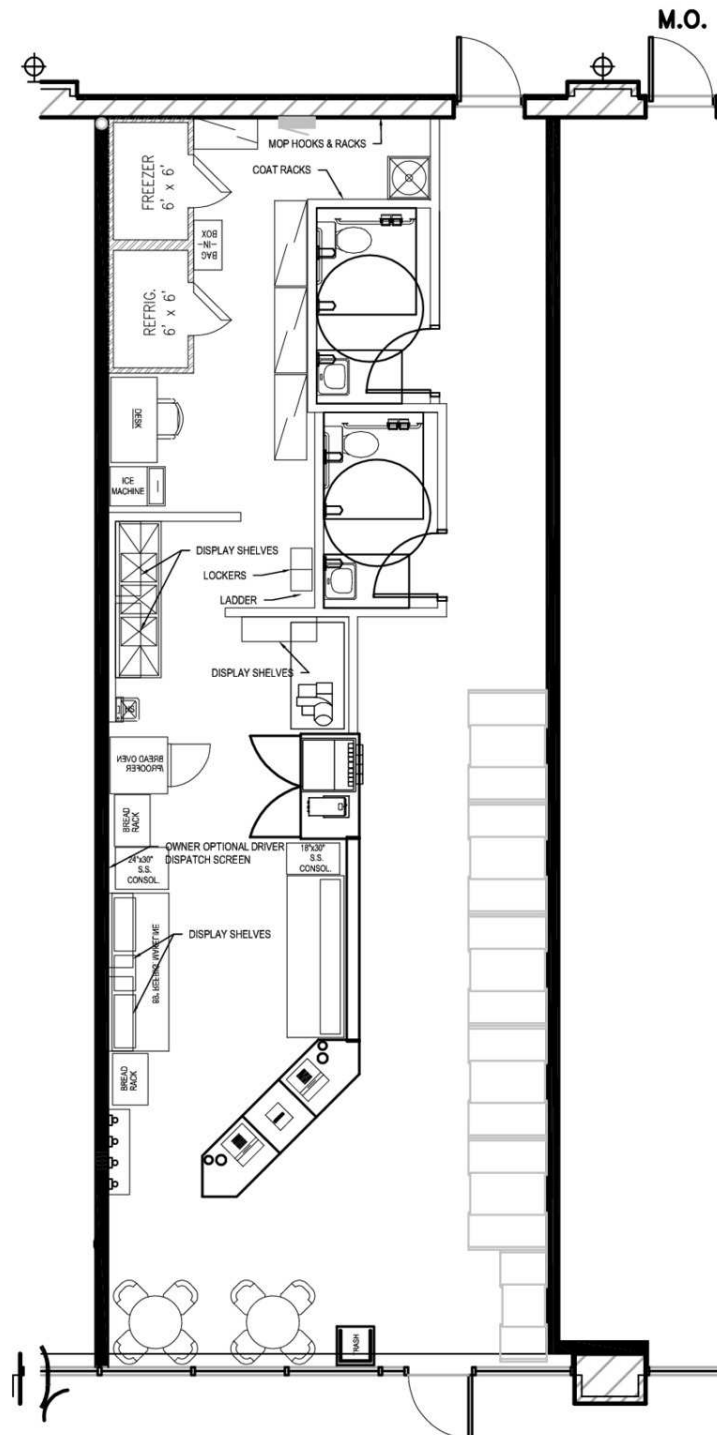
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## FLOOR PLANS



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## RETAILER MAP



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mrpachak@latitudeco.com

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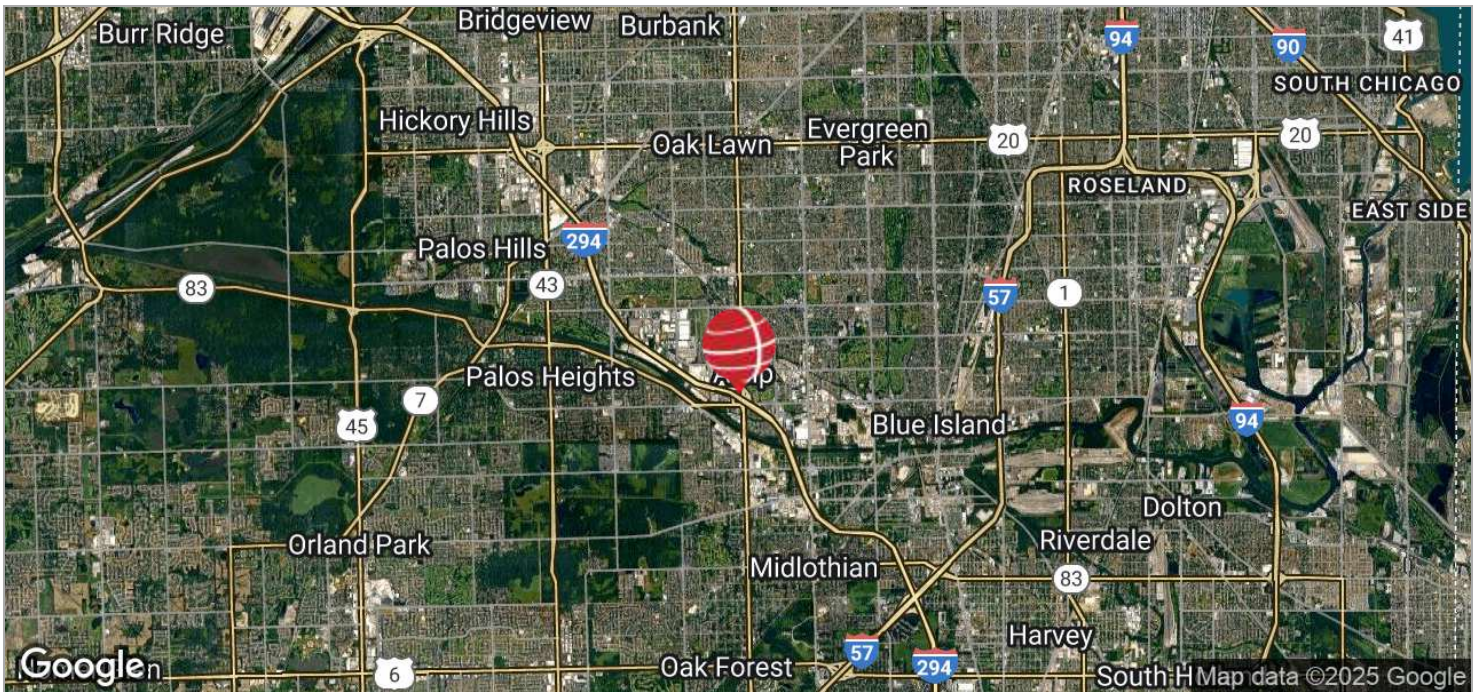
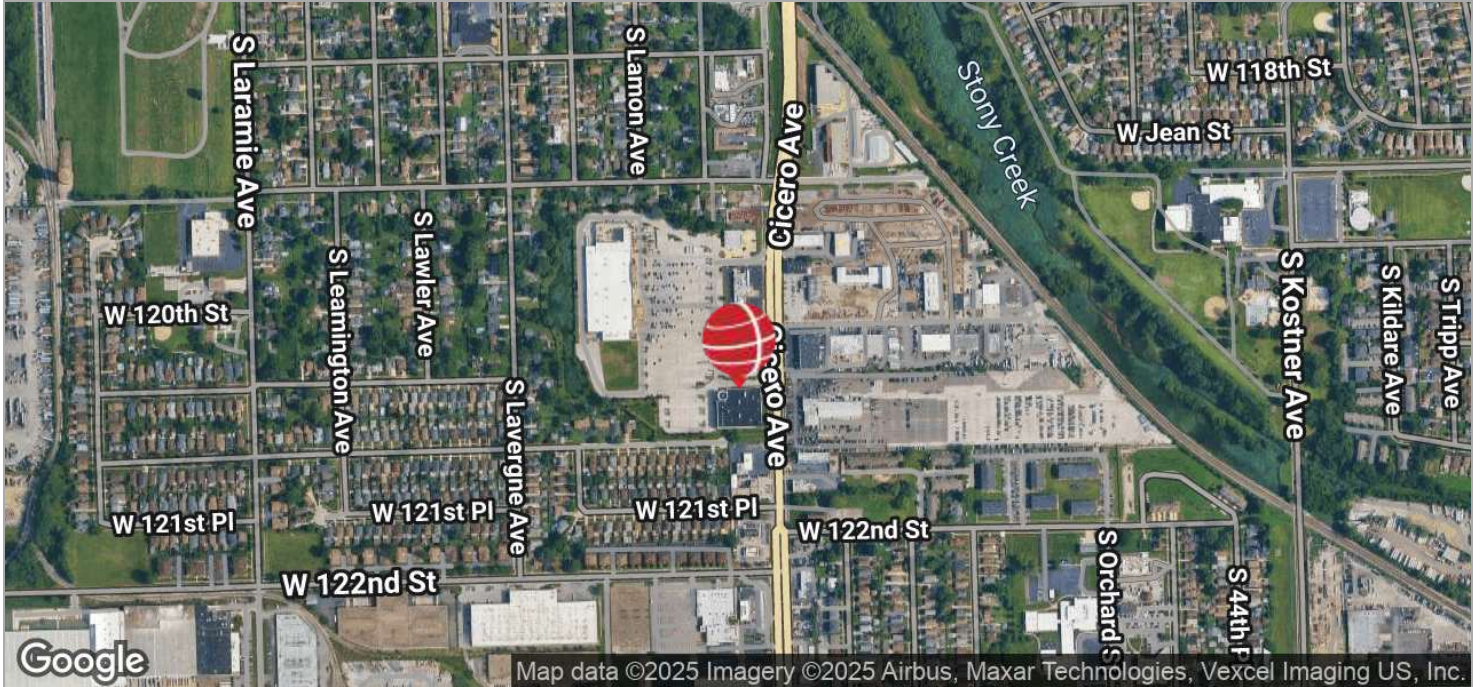


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## LOCATION MAPS



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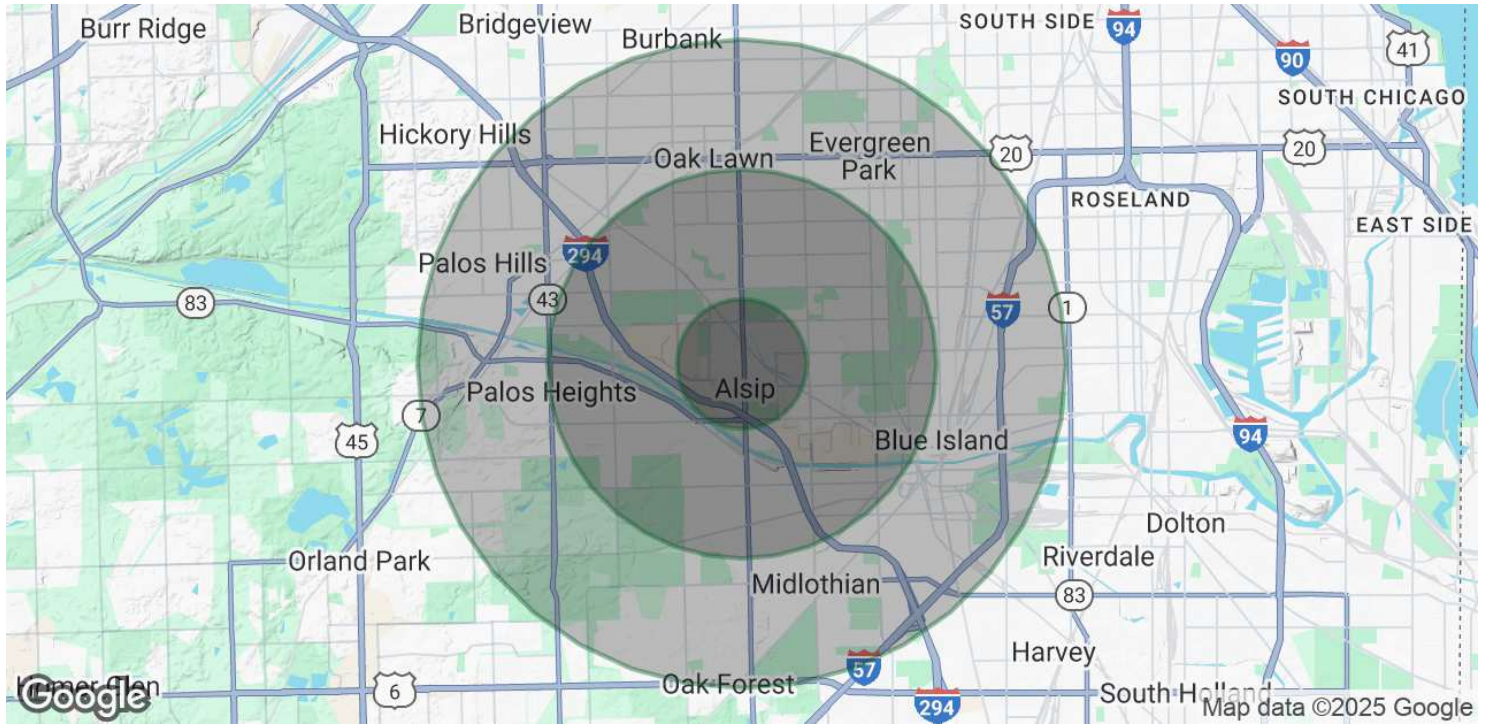


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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,608	116,071	340,629
Average Age	41	42	42
Average Age (Male)	40	40	40
Average Age (Female)	42	43	43

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,687	46,397	129,464
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$96,055	\$106,428	\$101,869
Average House Value	\$216,404	\$270,657	\$273,364

Demographics data derived from AlphaMap

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# LATITUDE

C O M M E R C I A L  
R E T A I L G R O U P



## About Us:

- Latitude Commercial's Retail Services division leads the market in retail tenant services, specializing in site selection, disposition, and market positioning. Our expert team collaborates with your real estate department to create strategic plans aligned with your store development goals.
- We offer comprehensive Landlord Representation services, including market analysis, target market identification, and strategic property marketing to maximize property value and exposure to the market. Our skilled negotiators ensure favorable deals for property owners.
- As your trusted Tenant Representative, we guide you through defining requirements, property tours, proposal management, and lease/purchase agreement negotiation. We streamline the transition to a new location aligned with your business needs, ensuring a prosperous future.
- Trust Latitude Commercial for expert guidance in navigating market evaluation and lease negotiations, making strategically sound real estate decisions for retail properties.

## Tenants we've worked with:







bmcdermott@latitudeco.com  
O: (219) 864-0200  
C: (219) 545-4328  
F: (219) 864-4144

## BRETT MCDERMOTT

### Co-Founder / Senior Vice President

Brett McDermott is the Co-Founder / Senior Vice President at Latitude Commercial Real Estate. Brett specifically focuses on tenant and landlord representation as well as Investments. His services include tenant re-location, site search analysis, consulting and investment analysis specifically focusing on retail.

Brett has worked with many local developers and retailers that include: Buffalo Wild Wings, Kiddie Academy, CVS Pharmacy, Walgreens, F45 Fitness, Planet Fitness, Dunkin Donuts, Jimmy Johns, McAlister's Deli, Athletico, Culver's, Arby's, Taco Bell, Wingstop, Smoothie King, BMO Harris, Albanese Confectionery, Heartland Dental, Allstate Insurance, Outback Steakhouse, Edward Jones and many more local and national prominent developers and clients.

Brett is currently involved with the ICSC (International Council of Shopping Centers).



mrapchak@latitudeco.com  
O: (219) 864-0200  
C: (219) 308-3553  
F: (219) 864-4144

## MYLES RAPCHAK

### Vice President / Prinpal

Myles is the Vice President/Principal of Latitude Commercial. Specifically, Myles works with owners, developers and tenants in Northwest Indiana & Chicagoland providing services such as corporate relocation, site search analysis, acquisition, disposition, leasing, and real estate consulting services. Myles is currently seeking his Certified Commercial Investment Member (CCIM) designation. He is also involved with the ICSC (International Council of Shopping Centers).

Myles currently represents Buddy Bells, LLC who is one of the largest Taco Bell franchisees in IL and Birdie Bells, LLC who are quickly expanding Wing stops. He also represents Parth35, LLC who is a quickly growing Smoothie King Franchisee. Myles has also worked with Sundance, Inc, one of the largest Taco Bell franchisees in the United States, TeamLyders, LLC, one of the fastest growing Arby's franchisees in Chicagoland, Kite Realty Group (NYSE: KRG), Dunkin' Donuts franchisee, Peoples Bank, American Community Bank, Super Products, LLC, Holladay Properties and many other prominent area developers and clients.



jomalley@latitudeco.com  
O: (219) 864-0200  
C: (765) 418-3900  
F: (219) 864-4144

## JOHN O'MALLEY

### Associate Broker

John O'Malley is an Associate Broker with Latitude Commercial. John specializes in the Investment and Industrial sector for Latitude Commercial.

John has been with Latitude since 2020. Prior to Latitude, John worked with a developer in the land acquisition and development of Student Housing at Purdue University. John is a licensed Indiana Real Estate Broker and is currently working towards obtaining the CCIM designation.

John was raised in West Lafayette, Indiana. After moving to Indianapolis for college, John worked for Indiana Grand Casino in Finance while obtaining his Indiana Real Estate Brokers license.