

MEDICAL SUITE & QSR FOR LEASE 4,150 SF DIVISIBLE TO 1,450 SF

10648 S. WESTERN AVE. | CHICAGO, IL 60643



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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1450-4150 SF of contiguous retail/office space available for lease in the heart of Chicago's Beverly Hills vibrant and diverse retail corridor on the hard-corner of 107th and Western. Currently one larger medical suite that can be easily divided to accommodate a variety of users including but not limited to medical, retail, therapy, fitness, or professional services. Current build consists of 2700 SF of modern medical suite improved with 7 offices (5 with sinks), a nurses station, locker room, 4 restrooms, and large waiting and reception areas, professionally constructed in 2000, and a 1450 SF quick service restaurant with 2 WICs, 2 ADA restrooms, hood, grease trap, and existing plumbing including triple basin sinks. Units boast large windows offering excellent exposure on busy Western Avenue. 25+ on-site parking stalls, plus street parking and 2 full access curb cuts make easy accessibility from the Western Ave. and 107th Street traffic signalized intersection. Positioned within a dominant retail corridor with high barrier to entry, excellent visibility, and strong demographics.

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UPDATED FACADE RENDERINGS



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AERIAL PHOTOS



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2,700 SF MEDICAL SUITE



FEATURES

LARGE RECEPTION, WAITING AREA

GOOD MEDICAL FLOW

7 EXAM ROOMS, 4 RESTROOMS



1,450 SF QSR



FEATURES

TRIPLE BASIN SINK
HOOD & SANITARY SINK
WALK-IN COOLER & FREEZER

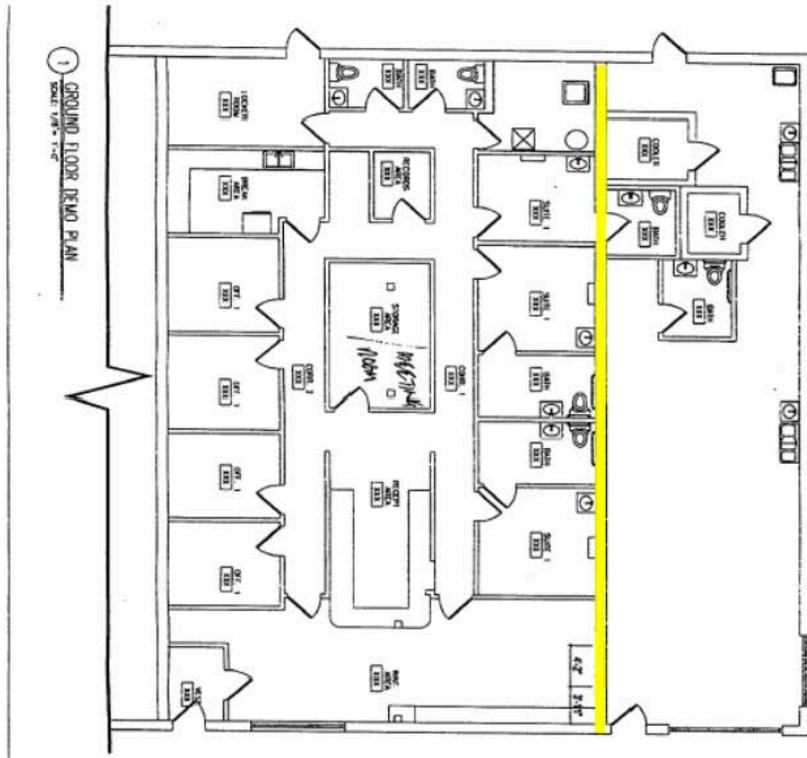




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10648-10652 S. Western



UNIT 10650-52

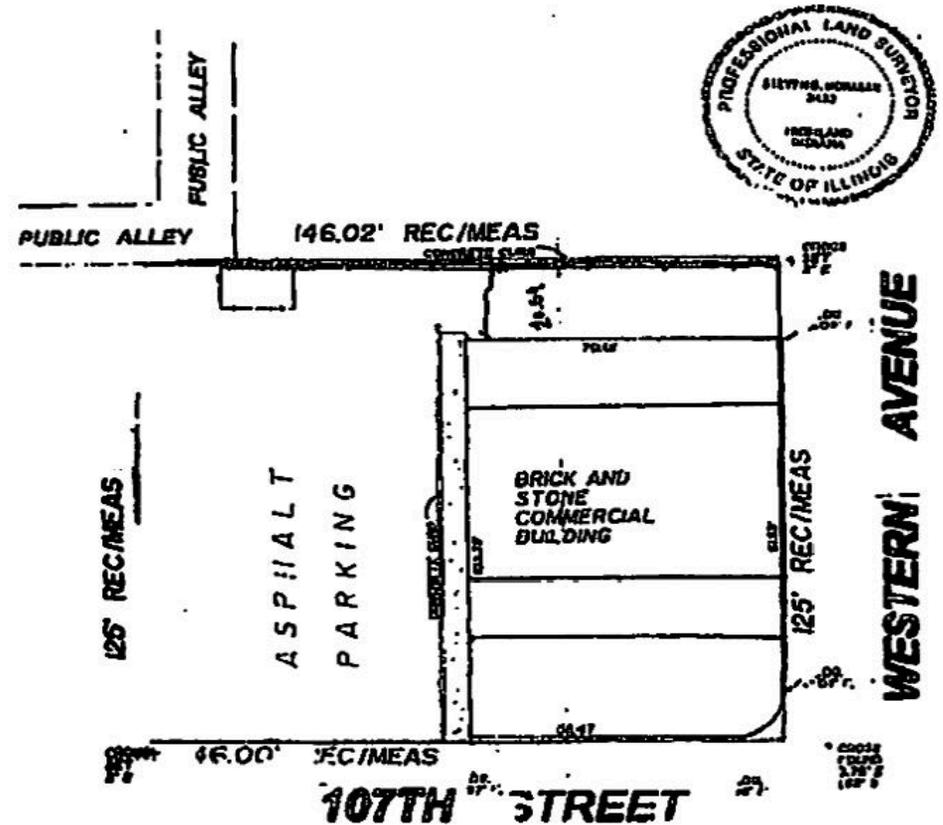
UNIT 10648

Medical suite offering:

- 3 medical offices (with sinks)
- 4 private offices (can be converted to medical offices)
- Large waiting & reception areas
- Nurse station with sink
- Locker room
- 5 Restrooms
- Additional rooms

Former QSR offering:

- Hood
- W.I.C.s
- 3 basin, prep & hand sinks
- And more



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Beverly is located on Chicago's far Southside, and is probably best known for its many businesses along Western Avenue. With rich history in its buildings and homes, it often has a small town feel, in a bustling part of Chicago. Seasonally, Beverly has many things to offer, from parades to Farmer's Markets, to nightlife, to holiday lights. Beverly is also home to Metra's Rock Island District line, with five stops. There is also easy access to the CTA's Red Line in neighboring Roseland.

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Dr. James T. Elias -
Chiropractor

SITE

WESTERN AVE: +/- 35,769 VPD

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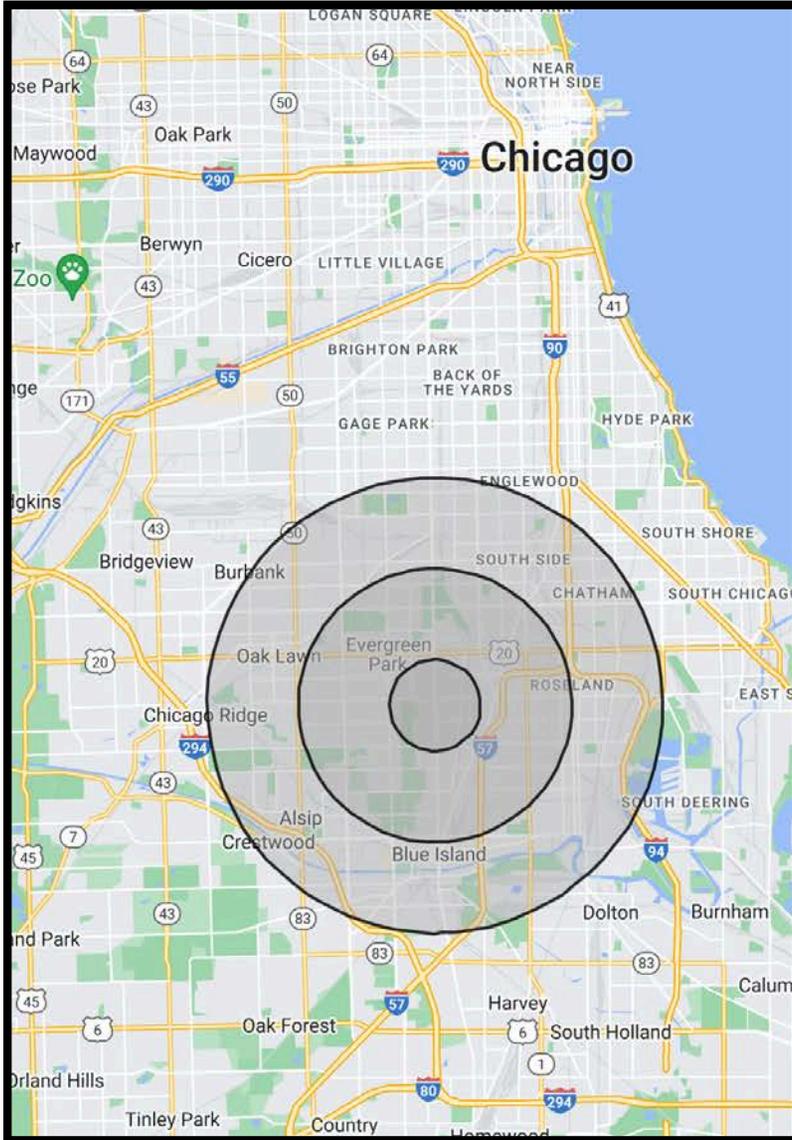
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DEMOGRAPHICS



	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2024 AHI: \$	117,670	89,199	76,585
2024 Pop:	21,275	185,582	467,046
2024 HH's:	8,283	70,162	174,366

Traffic Counts

103rd St: +/- 22,092 VPD

Western Ave: +/- 35,769 VPD

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