



**PRIME RETAIL / COMMERCIAL OPPORTUNITY FOR SALE**  
**3625 W 95TH ST, EVERGREEN PARK, IL 60805**  
**+/- 7,200 SF | BUSY 95<sup>TH</sup> STREET HARD CORNER**



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First In Realty, Inc. is proud to present an exceptional Retail / Commercial opportunity in the heart of Evergreen Park! Prominently positioned at a premier hard-corner location along bustling 95th Street, this free-standing building offers outstanding visibility, excellent access, and high daily traffic counts in one of the area's most active retail corridors.

#### Property Highlights:

- ±7,200 SF free-standing commercial retail building offering flexibility and functionality.
- Prime hard-corner location with excellent visibility and signage.
- Exposure along busy 95th Street with over 30,000 VPD.
- Current configuration includes:
  - ±4,400 SF of open showroom space
  - ±1,200 SF of warehouse/storage area with approxim12-foot ceilings
  - ±1,500 SF of office and staff workspace
- Adaptable floor plan suitable for a variety of uses including retail, contractor showroom, medical, restaurant or other service-oriented businesses.
- Convenient access and ample on-site parking for customers and employees.
- Surrounded by strong local and national retailers within a dense residential trade area, generating steady customer traffic.

This location presents a rare opportunity to establish or expand your business in a well-established, high-visibility Evergreen Park corridor. With flexible space, excellent exposure, and convenient parking, 3625 W 95th Street is perfectly positioned for long-term success.

Contact agents for more information or to schedule a private tour!

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## SITE PHOTOS



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## OPEN SHOWROOM SPACE



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## OPEN SHOWROOM SPACE



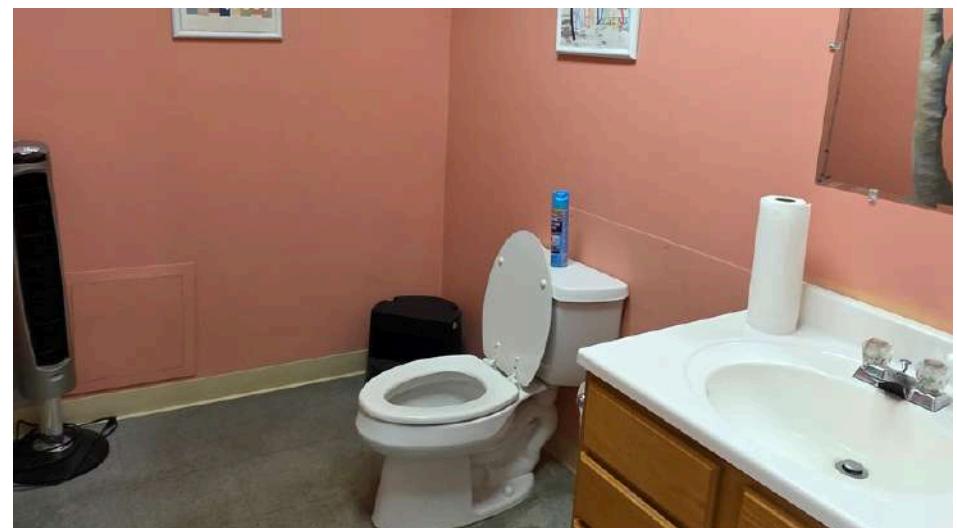
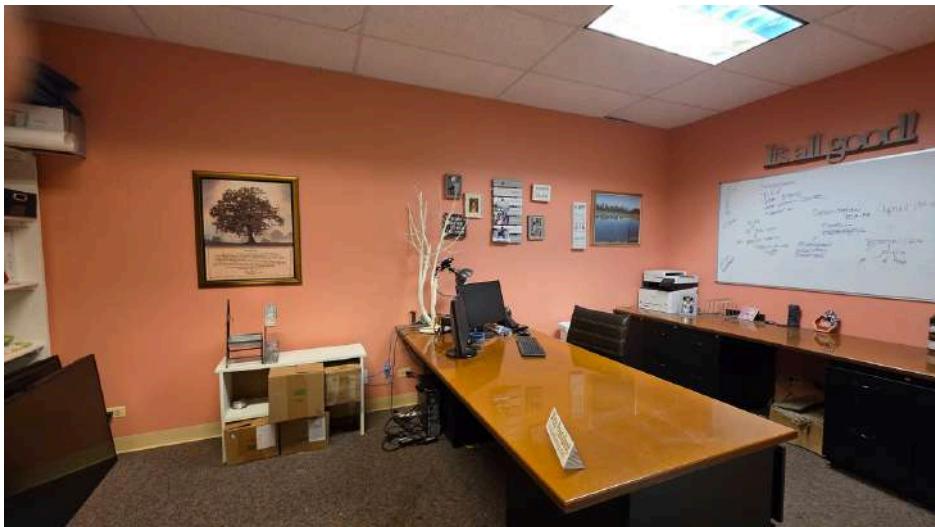
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## WAREHOUSE/STORAGE AREA



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## OFFICE AND STAFF WORKSPACE





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## AERIAL PHOTOS



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## BUILDING FEATURES

- Year Built: 1955
- Building Size: (GBA) +/- 7,192 SF
- Lot Size: +/- 10,640 SF (.24 acres)
- Lot Dimensions: 85 x 125
- Construction: One story masonry / brick
- Zoning: C: Commercial District
- PIN(s):
  - 24-11-107-001-0000
  - 24-11-107-002-0000
  - 24-11-107-003-0000
- Real Estate Tax - Tax Year 2024 (Payable 2024): \$34,978
- HVAC: Two gas forced furnaces
- AC: Two forced air condensers
- OHD: Approximately 10 FT - rear alley
- Parking: Eight tandem on-site stalls plus abundant street parking
- Positioning: Traffic signal hard corner



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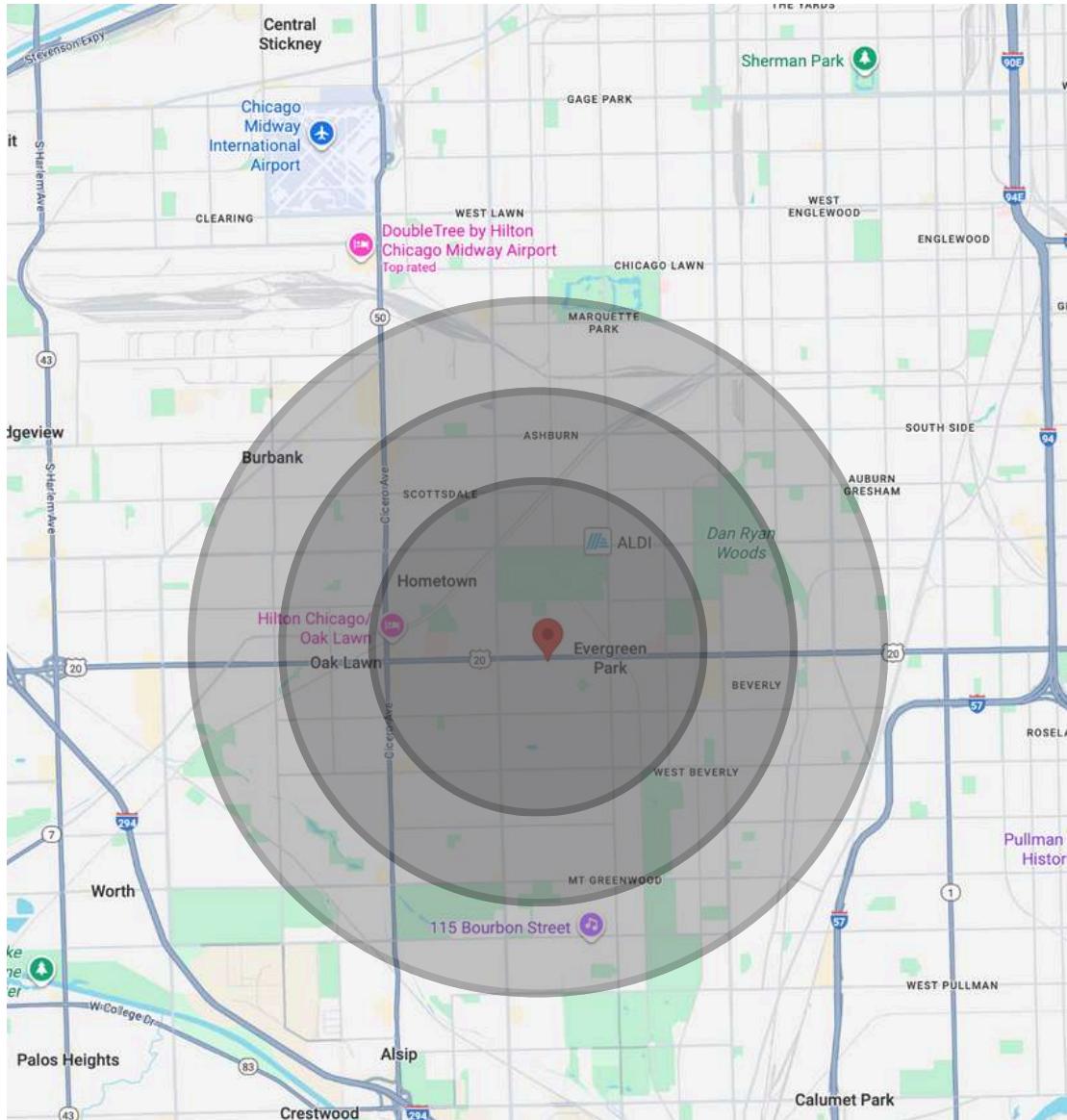
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**DEMOGRAPHICS**

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2024 AHI:	\$92,200	\$96,600	\$77,700
2024 POP:	19,400	196,200	532,200
2024 #HHs:	7,800	71,000	187,200

**Traffic Counts**

95th Street: +/- 33,500 VPD



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Website: [www.firstinrealty.com](http://www.firstinrealty.com)

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