

# FOR SALE | 4,073 SQ. FT. EVERGREEN PARK OFFICE BUILDING

9122 S. Kedzie Ave, Evergreen Park, IL 60805

CRER



**Tuyen Nguyen, CCIM**

Director

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CRER (Chicago Real Estate Resources, Inc.)

800 W. Diversey Pky, Chicago IL 60614

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The logo for CRER (Chicago Real Estate Resources, Inc.) is located in the top right corner. It consists of the letters "CRER" in a white, sans-serif font, positioned above a short horizontal white line, all contained within an orange square.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.



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## PROPERTY DETAILS

### PROPERTY ADDRESS :

**9122 S. Kedzie Ave, Evergreen Park, IL 60805**

### PROPERTY TYPE :

**Office / Medical / Retail / Banking**

### YEAR BUILT :

**1962**

### ZONING :

**C**

### PRICE:

**\$574,000**

### PRICE / SQ. FT.:

**\$140**

### BUILDING SIZE :

**4,073 Sq. Ft.**

### TENANCY :

**Single**

### PARKING :

**14 Spaces (3.4 Spaces per 1,000 Sq/ Ft. Leased)**

## PROPERTY DESCRIPTION

CRER is pleased to present a prime 10,000 sq ft commercial property in Evergreen Park, IL. Featuring a well-maintained 4,120 sq ft office building on coveted C zoning, this site is ideal for office or retail use. With 14 parking spaces for easy access, it's close to major transportation routes and public amenities, enhancing its appeal to businesses in the thriving community.

The flexible layout offers potential for a training facility, making this property a versatile investment opportunity. Bolstered by the area's robust economy and supportive infrastructure, it stands as an attractive proposition for long-term success.



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## PROPERTY PHOTOS





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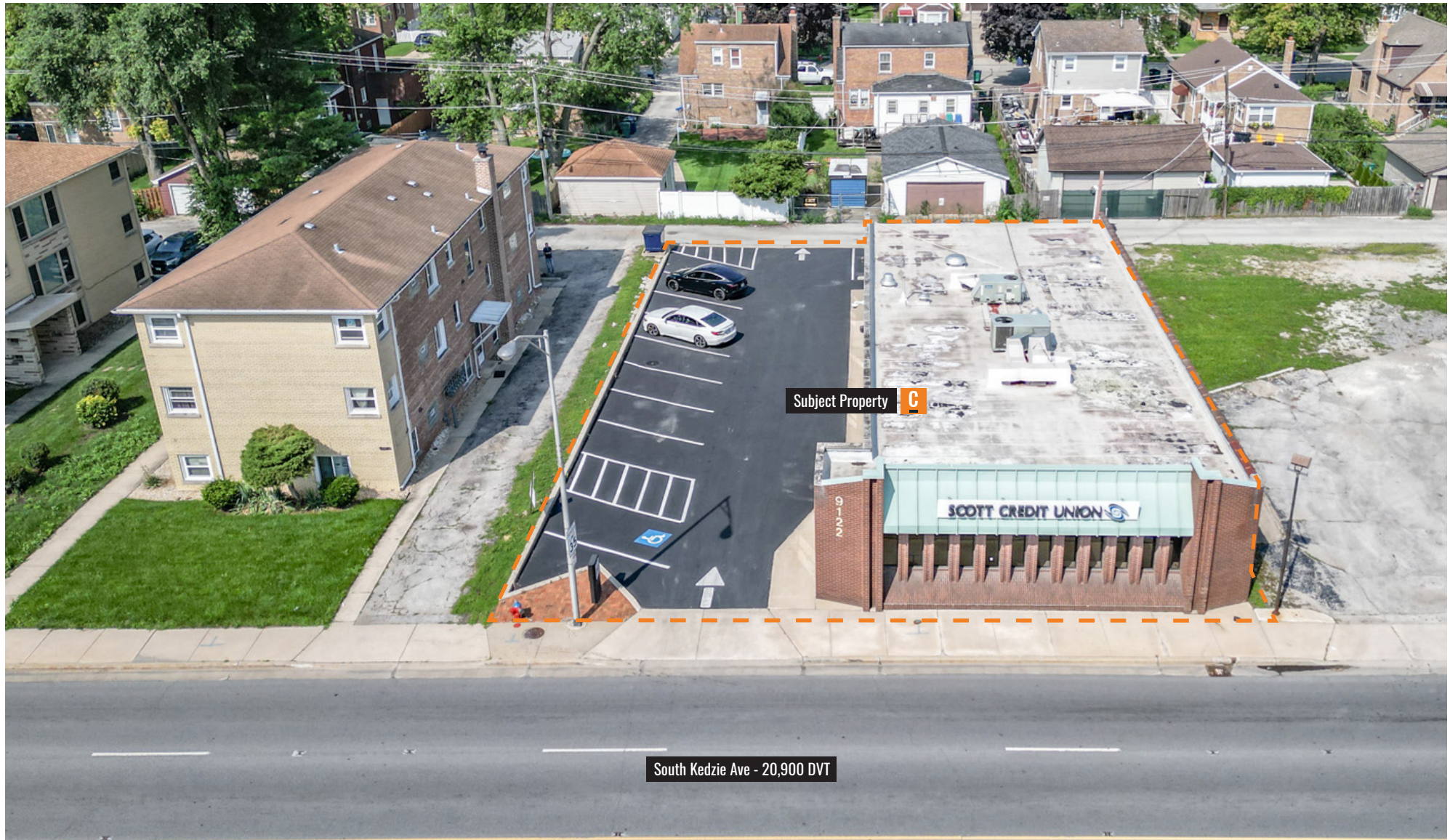


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## PROPERTY AERIALS





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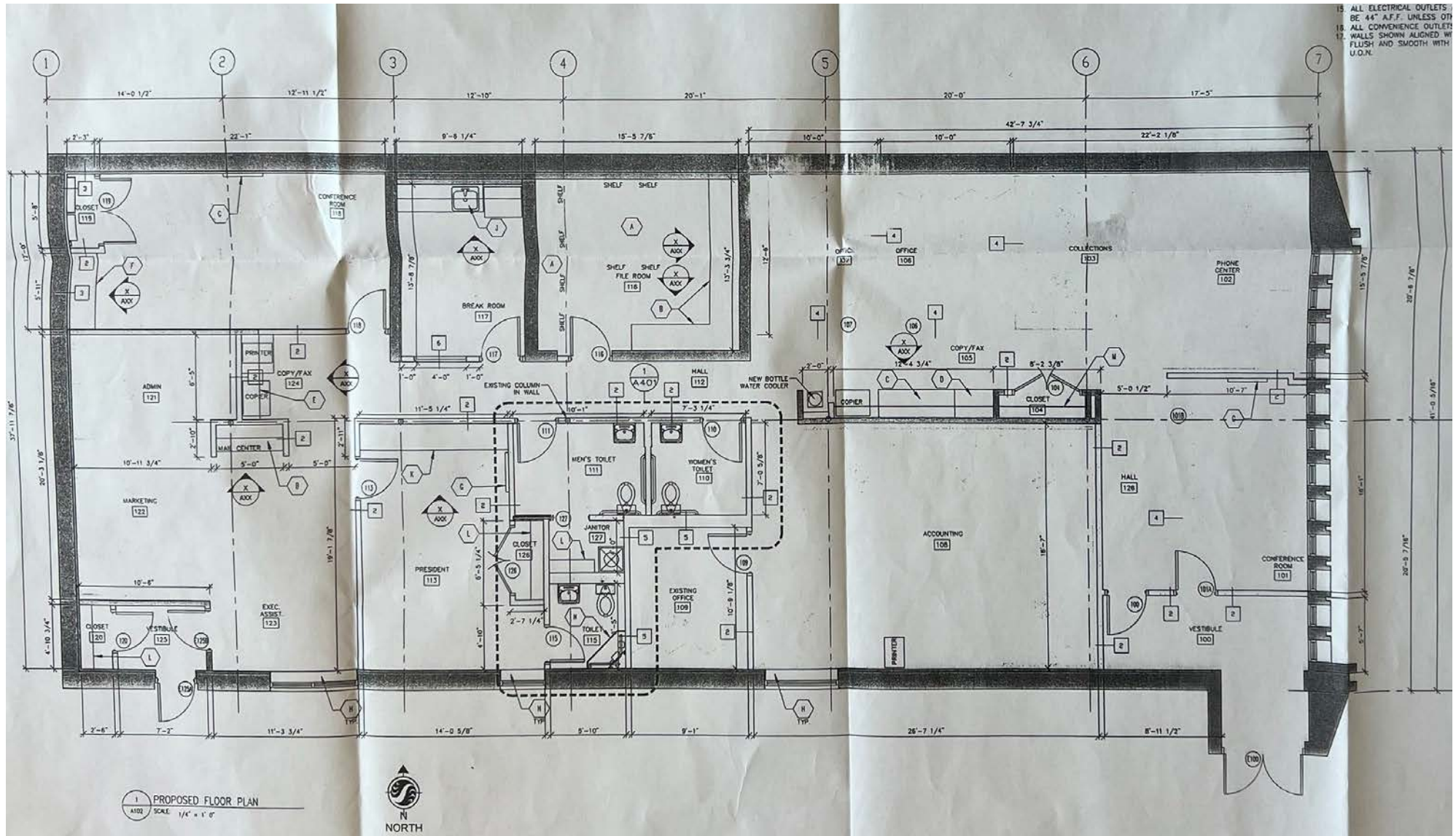


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## FLOORPLAN





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## TRANSPORTATION



### TRANSIT / SUBWAY



95th/Dan Ryan Terminal Transit Stop

10 min drive

5.5 mi



87th Street Station

10 min drive

5.5 mi



Ashland & 63rd Street Station

10 min drive

5.2 mi



79th Street Station

12 min drive

6.2 mi



Midway Terminal Transit Stop

12 min drive

6.3 mi



### COMMUTER RAIL



Ashburn Station Commuter Rail (SouthWest Service)

3 min drive

1.6 mi



Wrightwood Station Commuter Rail (SouthWest Service)

4 min drive

1.8 mi



Beverly-91st Street Station Commuter Rail (Rock Island District Line)

7 min drive

2.7 mi



95th Street Station Commuter Rail (Rock Island District Line)

4 min drive

2.3 mi



99th Street Station Commuter Rail (Rock Island District Line)

6 min drive

3.0 mi



### AIRPORT



Chicago O'Hare International Airport

45 min drive

31.8 mi



Chicago Midway International Airport

13 min drive

7.3 mi

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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Total Population	18,070	229,133	597,797
2028 Population	18,127	227,707	591,403
Pop Growth 2023-2028	+ 0.32%	(0.62%)	(1.07%)
Average Age	36	38	38
2023 Total Households	5,009	69,128	188,061
HH Growth 2023-2028	(0.18%)	(1.03%)	(1.42%)
Median Household Inc	\$72,489	\$60,198	\$56,245
Avg Household Size	3.50	3.20	3.00
2023 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$187,561	\$197,209	\$205,226
Median Year Built	1957	1956	1955



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## ABOUT CRER

### Company Achievements

**96%** Satisfaction rate among our clients

**16 Years**- Average CRER broker experience

**30%** of CRER brokers are CCIM designees

**\$2.5** Billion sold by CRER brokers

**75%** of CRER listings sell within 90 days

**19** Years of continuous company growth

### Company Introduction

CERE (Chicago Real Estate Resources, Inc.) is a full-service, boutique commercial real estate firm devoted to providing exceptional service for your every real estate need.

From new regulations to emerging technologies, the commercial real estate market is constantly changing. It's our job to simplify that complexity and empower you with clear information so you can make the best decisions for your own portfolio. Founded in 2004 by Chicago real estate veteran Eric Janssen, Chicago Real Estate Resources specializes in a multitude of services including investment real estate sales and leasing, tenant representation, property management and receivership services.

### Partnerships

CRER is partnered with TCN Worldwide, a consortium of independent commercial real estate firms serving more than 200 markets worldwide. The national platform provides the opportunity for our brokers to directly market our assignments to a much larger audience which is very beneficial to our clients.



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## ABOUT CRER

### Areas of Expertise

CRER brokers offer a breadth of knowledge and expertise encompassing all asset classes and marketplaces throughout the Chicago metro area. CRER provides professional expertise in the following areas of commercial real estate:

#### Sales

Our extensive database of investors, knowledge of the market and listing syndication with CoStar, LoopNet and the MLS, ensures maximum market exposure for all of our listings.

#### Aquisitions

With access to all on-market listings as well as many off-market and REO opportunities, our commercial brokers will find the opportunity you are looking for.

#### Leasing

Our experienced brokers work with building owners to properly market and attract quality tenants to maximize occupancy as well as negotiate leases at maximize a property's profit potential.

#### Valuation

With a team of experienced commercial brokers knowledgeable on the day-today market conditions, CRER is wellequipped to handle valuations of all property types.





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### Sales by Sector

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### Leases by Sector

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## ABOUT NATE GAUTSCHE



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Tuyen Nguyen is a highly experienced commercial real estate broker with over 20 years of industry expertise. Throughout her career, Tuyen has established a reputation for providing exceptional service and creative solutions to her client's real estate needs. She specializes in the sales and leasing of retail, office, industrial, and multifamily properties, as well as consulting start-up businesses.

Tuyen is also an expert in the sales and leasing of businesses in sectors such as nail salons, restaurants, franchised tea/coffee shops, and daycare centers. With a strong entrepreneurial mindset and a deep understanding of the challenges and opportunities involved in owning and operating her own businesses, Tuyen is a trusted advisor who takes a service-oriented approach to help her clients achieve their real estate goals.

Tuyen is a trusted advisor who believes every client can achieve their real estate goals with the right support and resources. With a B.S. in Computer Information Technology, she leverages her analytical and technical skills to develop marketing strategies and manage portfolios. As a North Side Chicago native and fluent Vietnamese speaker, Tuyen possesses diverse knowledge of the local real estate market and is extensively involved with the Asian-American community.

She served as President of the Asian Real Estate Association of America from 2019-2020 and has also served on several boards including AREAA's National Commercial Board, CAR Global Council, and CAR Commercial Forum. Tuyen was also named a top producer by the Chicago Association of Realtors' 2022 Commercial Forum.



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