

10237-10259 S. Western Avenue | Chicago, IL

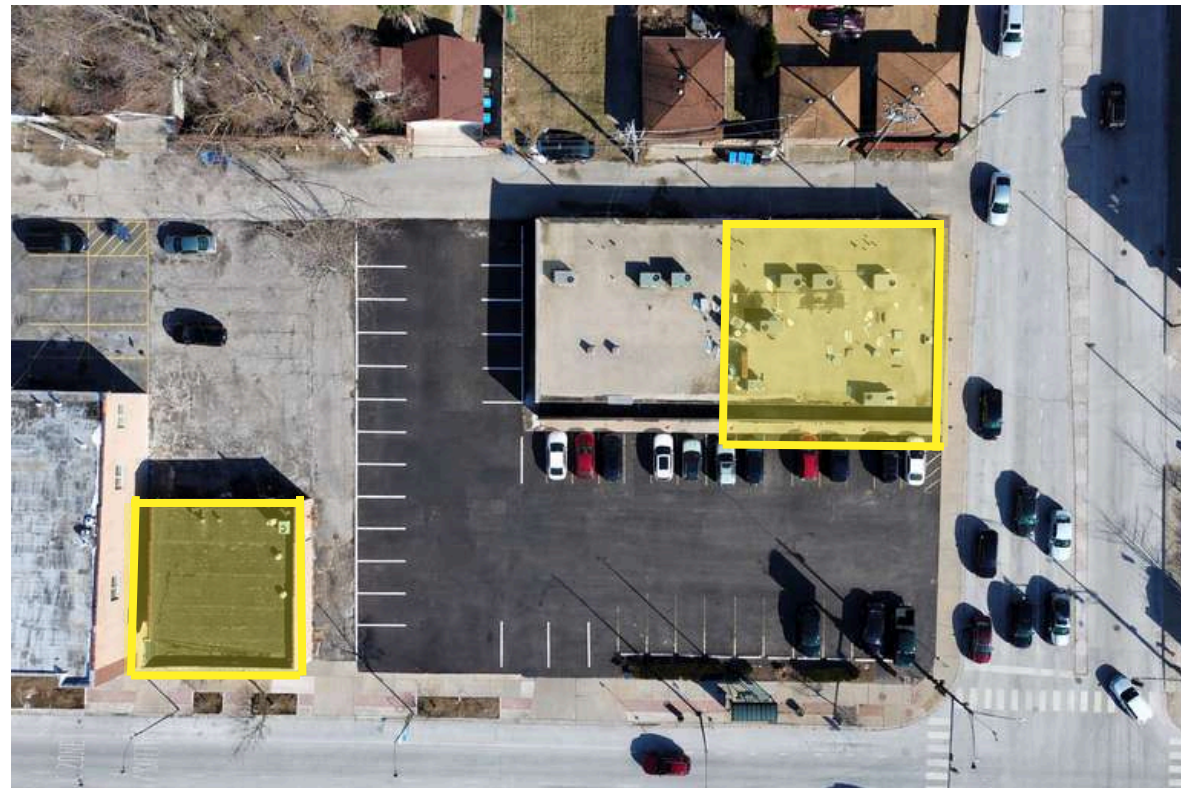


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Located at the Northeast Corner of 103rd & Western Avenue, this highly visible retail center serves the established Beverly / Morgan Park residential community. Surrounded by established residential neighborhoods, strong household incomes and steady vehicular traffic along Western Avenue, this location is ideal for service retail, boutique fitness, medical and food and beverage seeking a prominent Beverly address.

The property features:

- ±1,500 SF End Cap with strong frontage
- ±1,200 SF inline units
- Up to ±3,900 SF Contiguous for larger users
- Opportunity to assemble additional units up to ±7,200 SF
- 2,300 SF freestanding former medical building
- Signalized Hard Corner
- High visibility from both 103rd and Western
- Dedicated on-site parking
- Pylon signage
- Strong demographics in an established South Side community



**Parking area shown is a rendering depicting future proposed parking lot improvements

SITE PHOTOS



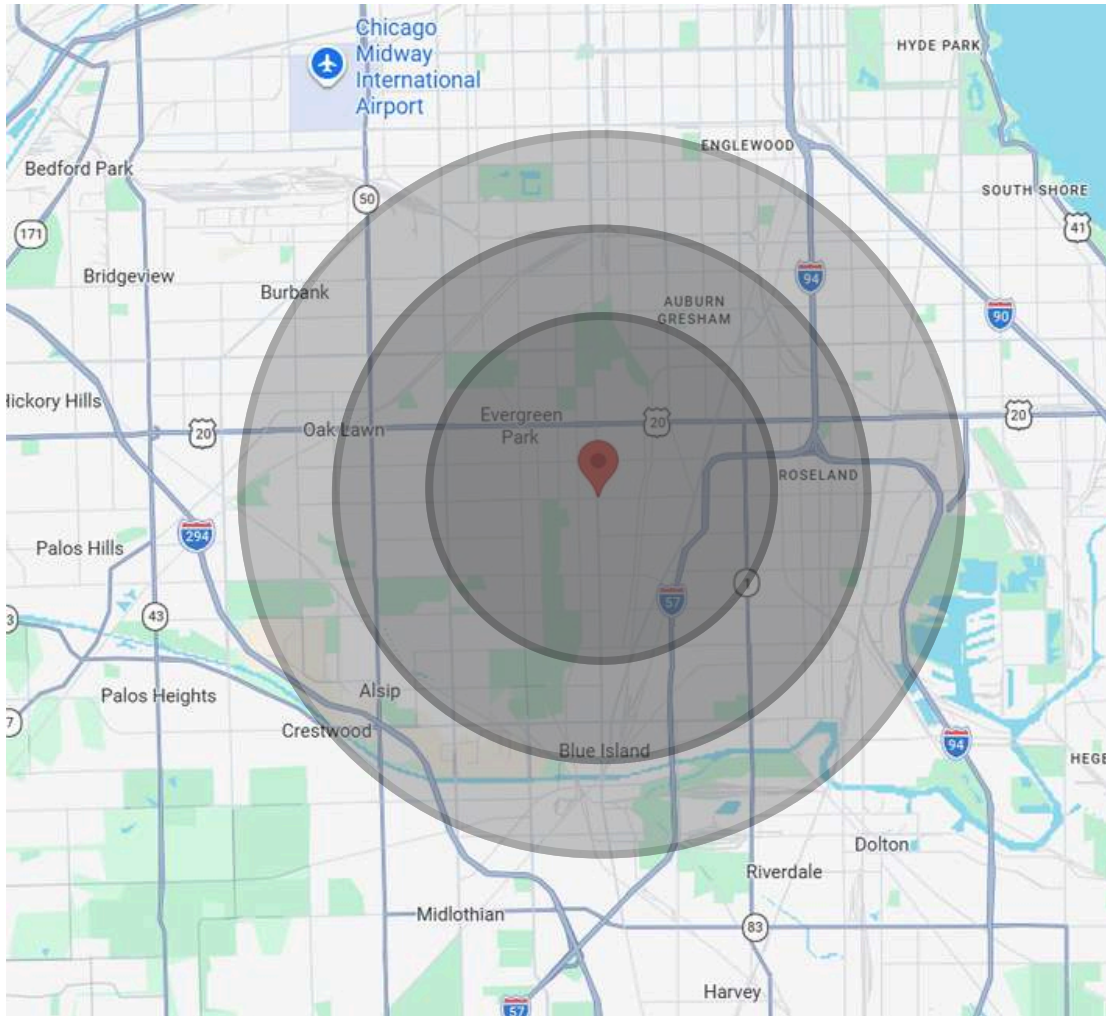
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Beverly, located on Chicago's far South Side, is best known for its vibrant stretch of businesses along Western Avenue. With historic homes, charming architecture, and tree-lined streets, the neighborhood often feels like a small town within the city. Throughout the year, Beverly offers a lively community atmosphere with parades, farmers markets, local nightlife, and festive holiday light displays. The neighborhood is also conveniently served by Metra's Rock Island District line, with five stations providing easy access to downtown Chicago.



	<u>DEMOGRAPHICS</u>		
	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2024 AHI:	\$128,188	\$87,853	\$74,805
2024 POP:	20,759	196,158	489,697
2024 #HHs:	7,947	76,271	192,464
	<u>Traffic Counts</u>		
	Western Ave: +/- 29,116 VPD		
	103rd Street: +/- 27,079 VPD		



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