



**+/- 800 SF | IN-LINE RETAIL
FOR LEASE**

10941 S Western Ave, Chicago, IL 60643



**FIRST IN
REALTY**
— INCORPORATED —



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Highlights:

- +/- 800 SF In-Line Position
- Positioned on busy Western Avenue in Chicago's Beverly Hills | Morgan Park community
- Excellent Visibility
- Easy Access to on-site parking & street parking
- Pylon Signage
- Strong Demographics with Average HH incomes above \$110,000 annually



2409 W. 104th Street | Chicago, Illinois 60655 | (773) 779-FIRE (3473) | www.firstinrealtyexec.com

Information contained herein has been obtained by sources deemed reliable. First In Realty Executives, 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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Exterior Photos:



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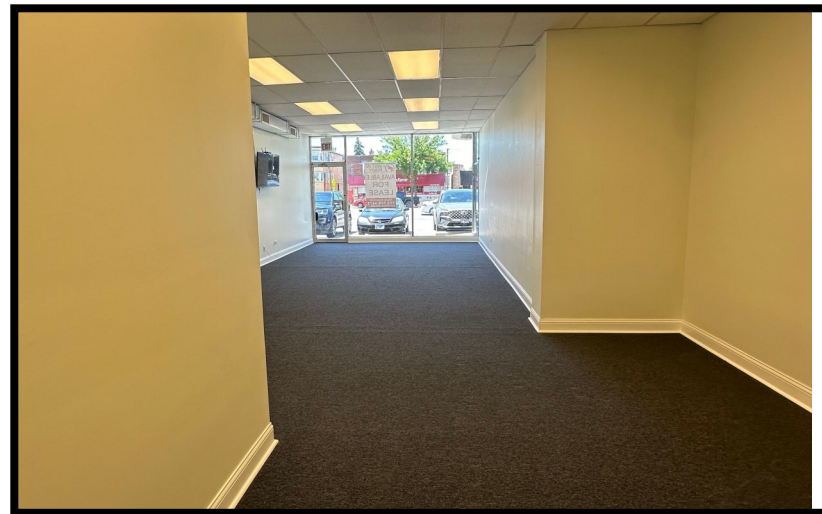


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Interior Photos:



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BEVERLY OVERVIEW:



Beverly is located on Chicago's far Southside, and is 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 eight stations within the Beverly Hills Morgan Park Community serving its rich commercial corridor and historic residential neighborhoods.



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Smith VILLAGE
A SMITH SENIOR LIVING COMMUNITY

FAIRPLAY
NEIGHBORHOOD MARKET

Manzo's
BURGER

HIGHER CLIMBING
HENRY R. CLISSOLD
ELEMENTARY SCHOOL

FISH & CHICKEN

Milano's
PIZZA

SEE THRU
CHINESE KITCHEN

+/- 800 SF Available

VPD +/- Western Ave.: 27,552

BAG
Beverly Arts Center

AMERICANOS

WALDO COONEY'S
PIZZA

NAPA AUTO CARE CENTER | **USA AUTOMOTIVE**

OPEN OUTCRY
BREWING

CHICAGO'S
Home Run Inn
- EST. 1947 -
PREMIUM PIZZERIA

sports ortho
PHYSICAL THERAPY | SPORTS MEDICINE

D&A
Desmond & Ahern, Ltd.
CERTIFIED PUBLIC ACCOUNTANTS & CONSULTANTS

County Fair
FOOD STORE

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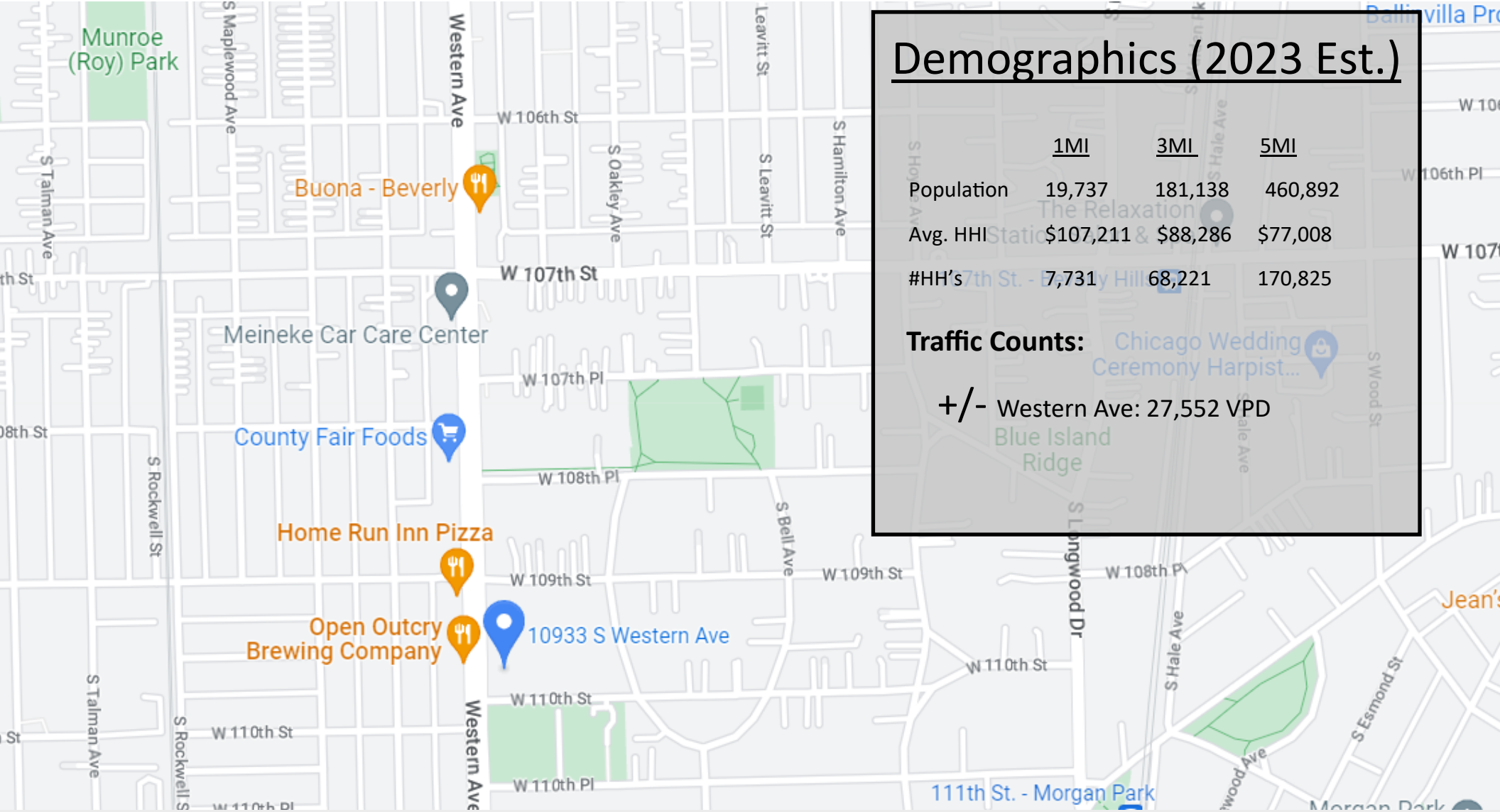
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Demographics (2023 Est.)

	<u>1MI</u>	<u>3MI</u>	<u>5MI</u>
Population	19,737	181,138	460,892
Avg. HHI	\$107,211	\$88,286	\$77,008
#HH's	7,731	68,221	170,825

Traffic Counts:

+/- Western Ave: 27,552 VPD

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Exclusively Listed By:



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