

**+/- 3,550 SF | AVAILABLE FOR LEASE
13102 S WESTERN AVE, BLUE ISLAND, IL 60406
HARD CORNER OF VERMONT ST. & WESTERN AVE.**



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First In Realty, Inc. is proud to present a prime office/retail opportunity located along highly traveled Western Avenue in Downtown Blue Island, IL! This centrally located second-floor space offers excellent visibility, strong daily traffic exposure, and convenient accessibility in one of Blue Island's most active and revitalized commercial corridors.

- Approximately 3,550 SF of second-floor office or retail space – ideal for professional office, medical, boutique retail, fitness, martial arts, or creative office users, featuring 12 ft clear ceilings.
- Prominent location along Western Avenue in the heart of Downtown Blue Island.
- Excellent visibility with strong daily traffic counts and consistent pedestrian activity.
- Flexible floor plan suitable for a variety of office or retail configurations.
- Rare large on-site parking lot, providing ample parking for both employees and customers – an invaluable feature in a downtown setting.
- Situated above a well-established venue and surrounded by popular local restaurants, shops, and key community destinations.
- Benefits from the continued growth and revitalization of the Western Avenue commercial corridor.
- Opportunity to expand, with the ability to add additional office or retail space.
- Centralized and convenient location with easy access to surrounding neighborhoods and regional roadways.
- Highly desirable downtown setting offering strong visibility and long-term upside potential.

A rare opportunity to establish or expand your presence in one of Blue Island's most active and desirable commercial districts. Contact agents for additional information or to schedule a private tour.

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SITE PHOTOS



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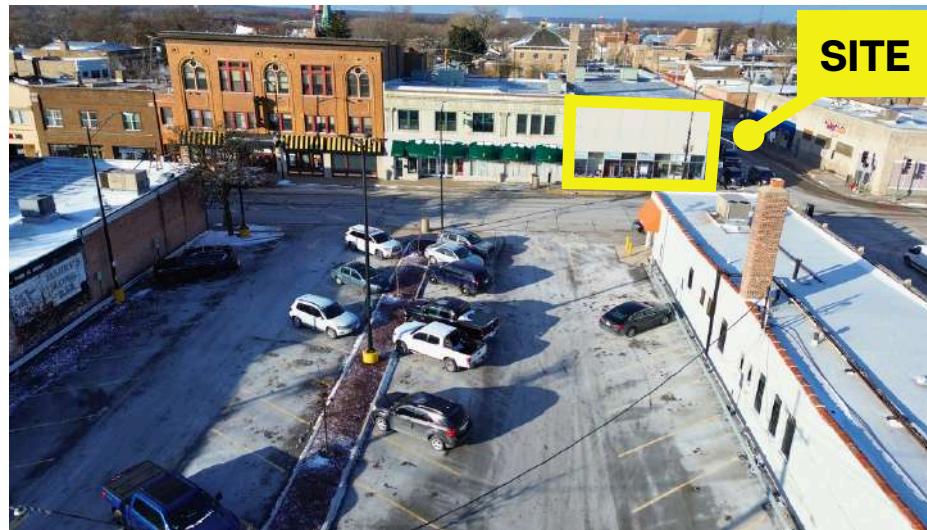
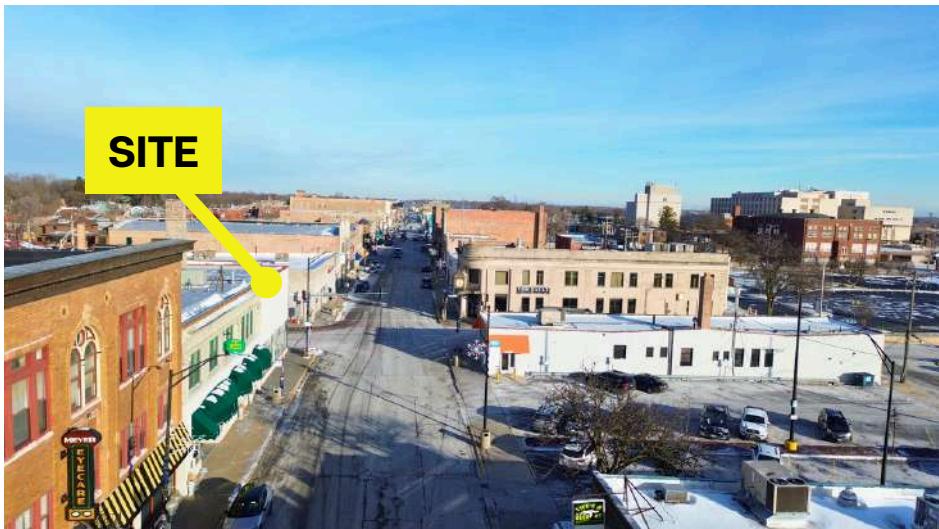
PARKING LOT



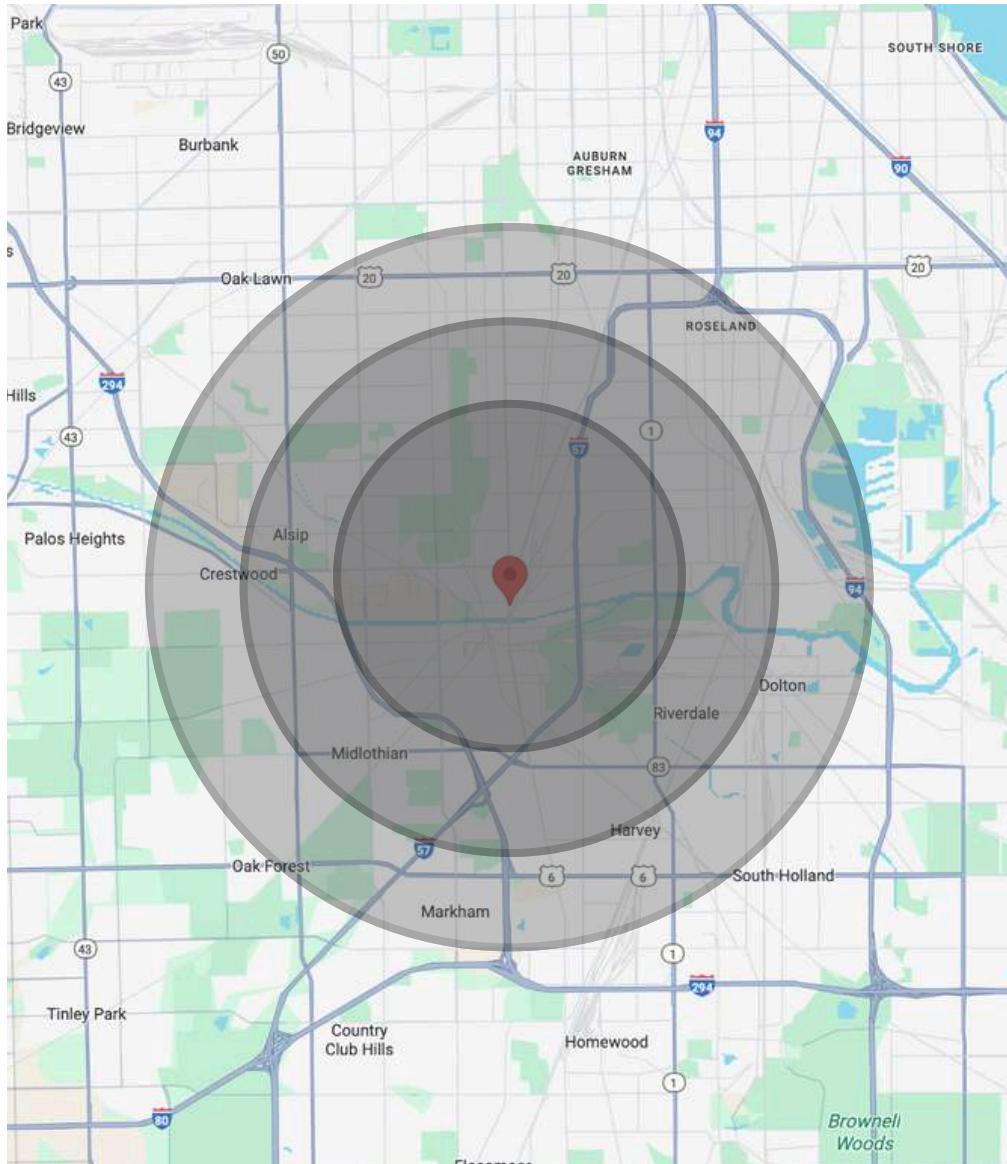
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AERIAL PHOTOS







DEMOGRAPHICS

| | <u>1 Mile</u> | <u>2 Miles</u> | <u>3 Miles</u> |
|------------|---------------|----------------|----------------|
| 2024 AHI: | \$62,816 | \$65,589 | \$70,593 |
| 2024 POP: | 16,084 | 47,201 | 124,424 |
| 2024 #HHs: | 5,862 | 17,397 | 46,244 |

Traffic Counts

Western Ave: +/- 5,900 VPD
 Vermont St: +/- 11,000 VPD



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MEDIA.

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