

# 10237-10259 S. Western Avenue | Chicago, IL



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**The property features:**

- ±35,500 SF (0.815 acres) ground lease opportunity
- 255' Frontage along Western Avenue
- Highly visible hard corner location at 103rd St & Western Avenue in Chicago's Beverly Hills Neighborhood
- Signalized intersection with strong traffic flow
- Ideal development site for retail, service, or restaurant users
- Located within a dense residential and retail corridor
- Strong daily traffic counts along Western Avenue
- Flexible site layout potential for various concepts



## SITE PHOTOS

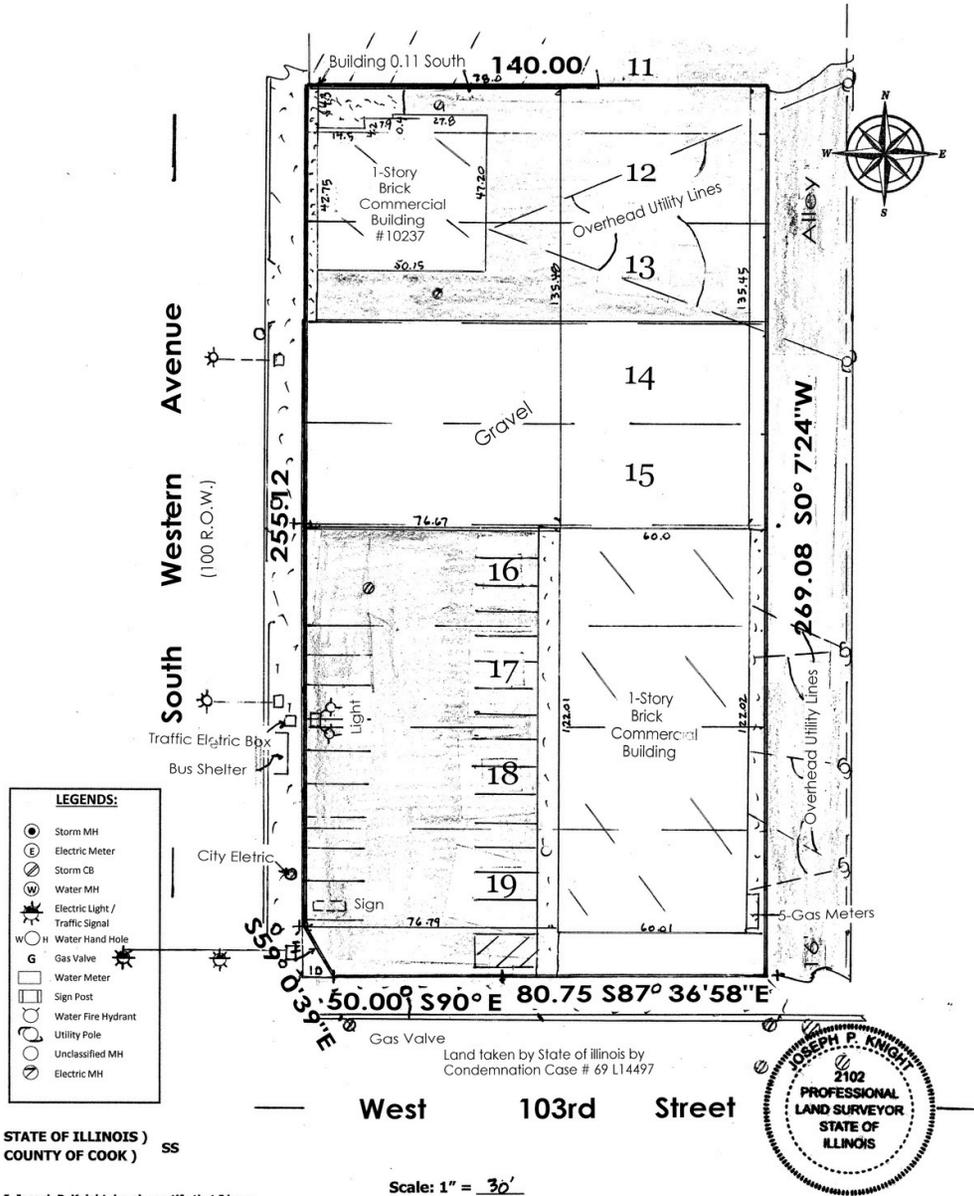


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# PLAT OF SURVEY

The South 1/2 of Lot 11, All of Lot 12, 13, 14, 15, 16, 17, 18, and 19 in Block 6 of William E. Harmon's Beverly Hills Addition in the Southwest 1/4 of Section 7, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.



STATE OF ILLINOIS )  
 COUNTY OF COOK ) SS

I, Joseph P. Knight, hereby certify that I have surveyed the above described tract of land and that this Plat is a correct representation of said survey. This Professional service conforms to the current Illinois minimum standards for a Boundary Survey State of Illinois Professional Design Firm # 184-002803. Expires 04/30/2025

*Joseph P. Knight*  
 IRLS # 2102

Dimensions are given in feet decimal parts thereof and corrected to 58 degrees Fahrenheit. Compare all points before building and report at once if any difference exists between the points shown hereon. For easements and building line restrictions consult Deed or Title Policy. Lot corners have not been restaked unless otherwise indicated.



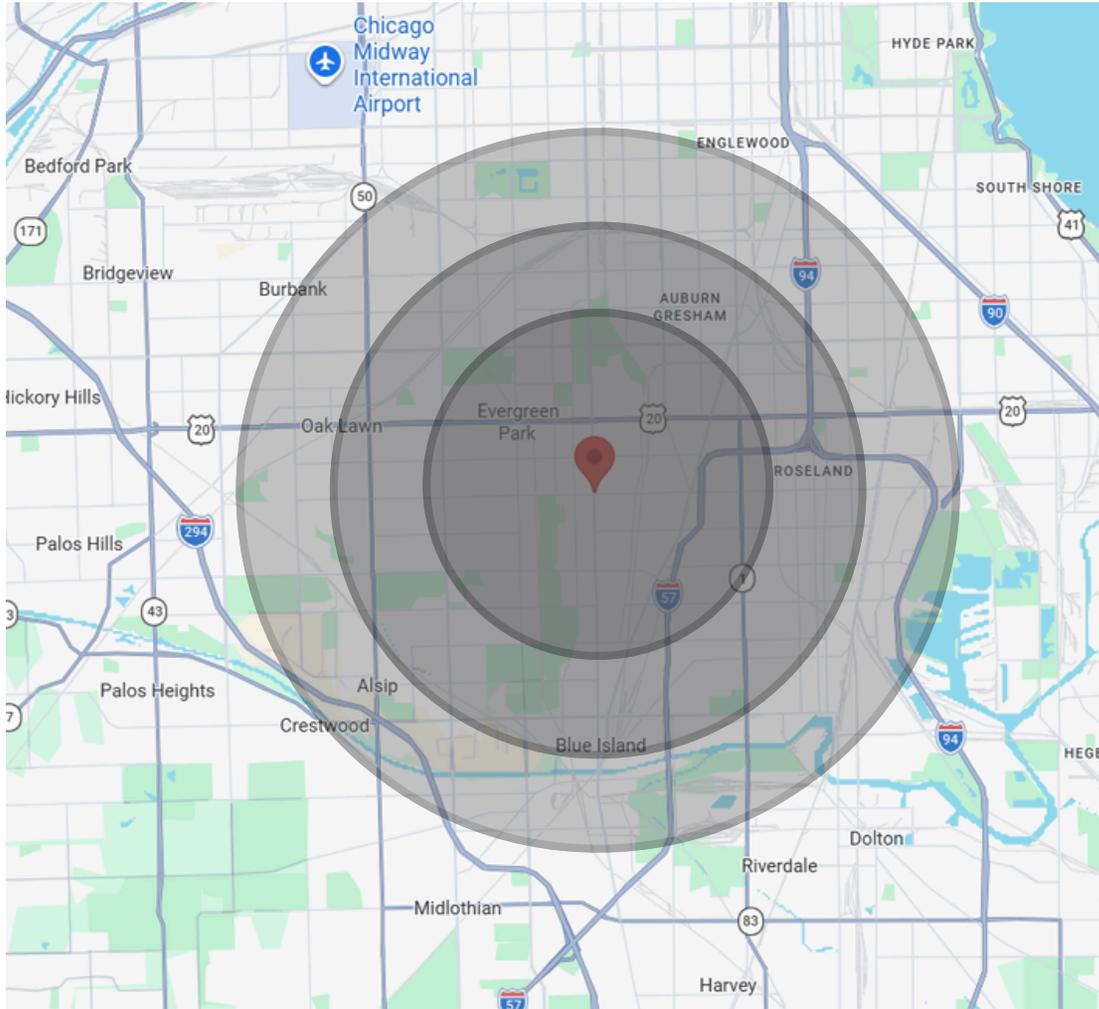


Ground Lease Opportunity  
NEC 103<sup>rd</sup> + Western Ave  
+/- 35,500 SF | .815 Acres | 255' Western Ave Frontage



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.

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**DEMOGRAPHICS**

	<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

**Traffic Counts**

Western Ave: +/- 29,116 VPD  
 103rd Street: +/- 27,079 VPD



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