



# **OFFICE/RETAIL SPACE FOR SALE** **1,875 SF DIVISIBLE WITH DRIVE-THRU**

## **9401 S. Pulaski Ave. | Evergreen Park, IL 60805**



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# OFFICE/RETAIL SPACE FOR SALE

## 1,875 SF DIVISIBLE WITH DRIVE-THRU

First In Realty, Inc. is pleased to announce a first floor commercial condominium space for sale just north of 95th Street and Pulaski in Evergreen Park, IL.

Ideal for businesses seeking space in Evergreen Park, especially in a building with drive-thru capabilities, that could be ideal for medical offices, pharmacies, phlebotomy, or similar businesses on the NEQ of 95th and Cicero in close proximity to Christ Medical Center and OSF Little Company Hospital and hot Evergreen Park and Oak Lawn retail markets.

### 1. Location:

- Medical: NEQ of 95th and Cicero in close proximity to Christ Medical Center and OSF Little Company Hospital
- Hot Evergreen Park and Oak Lawn retail markets located at the same intersection of dominant big box retail like Home Depot, Jewel, Amazon Fresh, La Fitness, Duly Health and more
- Retail synergy includes Panera Bread, Portillo's, Shake Shack, Naf Naf Grill, Walgreen's and more.

### 2. Building Features:

- **Drive-Thru Access:** Ideal for pharmacies or medical practices, as it provides convenience for patients picking up prescriptions or for quick consultations.
- **Parking:** Adequate parking for both clients and staff with 50+ parking stalls including ADA.
- **Visibility:** A location with good street visibility at the corner of two heavily traveled intersections.
- **Traffic Counts:** High traffic counts with over 60,000 VPD traveling through the intersection of 95th and Pulaski.

### 3. Size and Layout:

- Ideal for medical, therapy, pharmacy and other medical or office-based uses.
- Units can be modified to include necessary facilities like exam rooms or storage.
- Common areas include a lobby, public restrooms, and front/rear entrances.

### 4. Pricing:

- Competitive pricing for first floor office/retail.
- Each unit's individual PINs can be easily converted into one space or sold individually.
- Call Agent for Details!



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**5**

Enjoy a variety of  
**Free Concerts** throughout  
the summer.

**ONE**

Agricultural Barn  
with  
**2** horses, **1** mini  
horse, **2** goats,  
**2** cats, & too many  
chickens to count.

**10**

Public and  
Private Schools  
within walking  
distance to  
residents

**DRIVING RANGE**  
Open Year-Round  
\*Weather Dependent

Walkability  
Score  
**64**

**18** Hole Disc  
Golf Course

Miles to  
Loop **14**

Parks located  
throughout the  
Village, with a  
variety of  
amenities from  
ballfields to  
playgrounds to  
tennis courts.

A **MULTITUDE** of  
retail and dining  
options among **3**  
commercial districts

**TWO** hospitals  
located close by with one  
**Level 1 Trauma Center**

**3** Happy Bark  
Dog Park

**1** ICE RINK  
DANIEL V. CAPUANO  
ICE RINK



VILLAGE HALL  
9418 S. KEDZIE AVE.  
www.evergreenpark-ill.com  
708-422-1551

AGRICULTURAL BARN | DRIVING RANGE  
DISC GOLF | DOG PARK  
SEXTON PARK | 91ST AND CALIFORNIA

ICE RINK  
YUKICH FIELD  
8900 S. KEDZIE AVE

COMMUNITY CENTER  
3450 W. 97TH ST.  
708-229-3373

Evergreen Park is a community-focused village on Chicago's southwest side. The village of approximately 20,000 people boasts 10 public/private schools, 9 parks, 2 nearby hospitals, an 18-hole disc golf course, and an ice rink; with a 64 walkability score. Evergreen Park is also home to a multitude of retail and dining options among their 3 commercial districts. Top retailers include Walmart, Sam's Club, Whole Foods, Petes Fresh Market, Macy's Market, and so many more!





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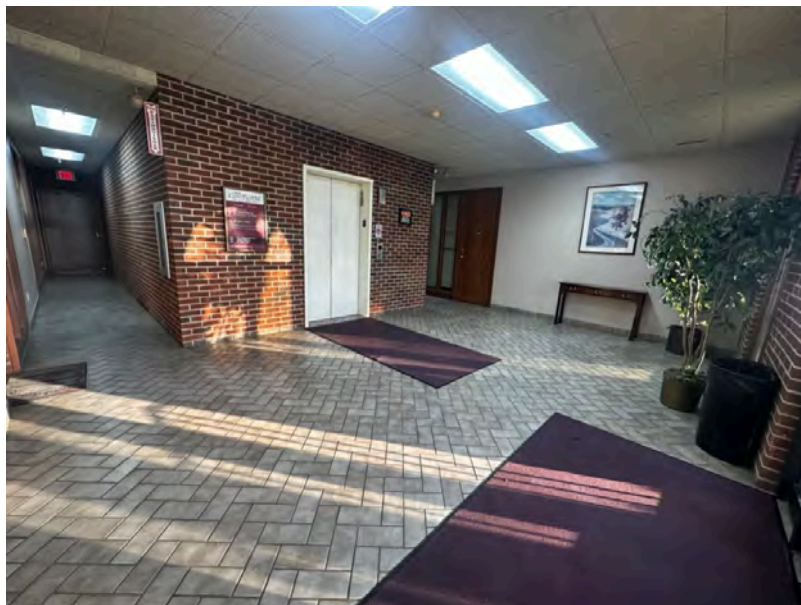




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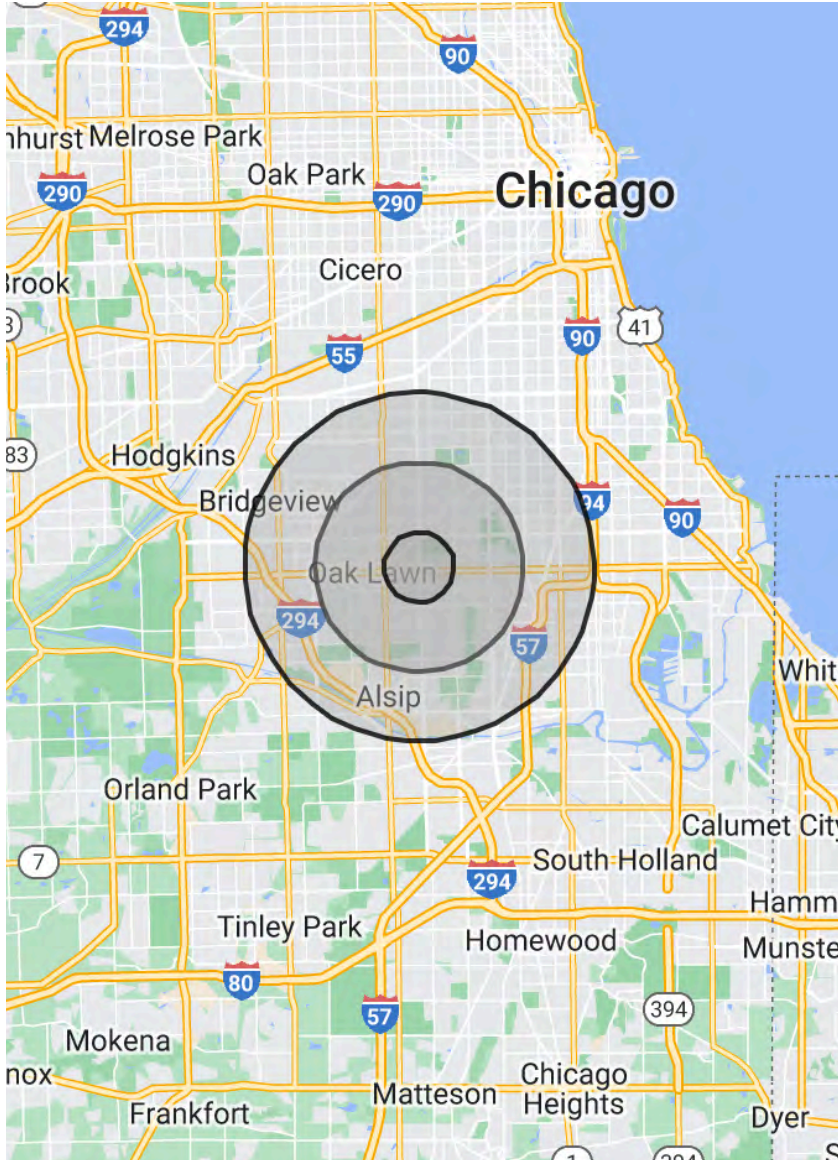




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## DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2023 AHI:	\$86,502	\$97,311	\$77,447
2023 POP:	19,362	192,540	546,046
2023 #HHs:	7,798	67,437	181,517

### Traffic Counts

Pulaski @ 95th: +/- 21,319 VPD

95th @ Pulaski: +/- 40,003 VPD

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