

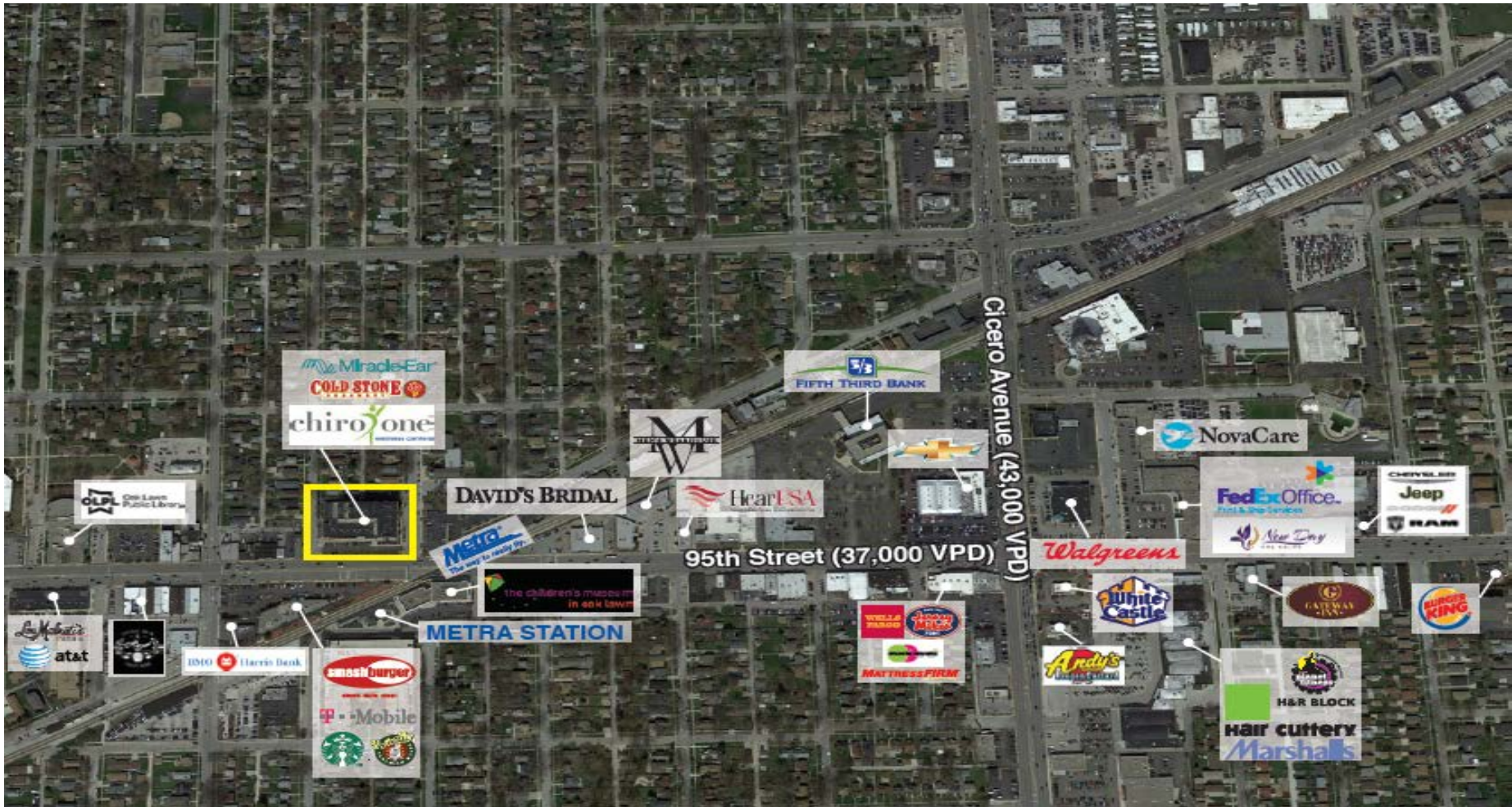


LOCATION FINDERS BROKERAGE LLC

9440 Enterprise Drive | Mokena, IL 60448 | lfirealestate.com | 708.478.7666

Oak Lawn Station

5114 West 95th Street Oak Lawn, IL





Oak Lawn Station

5114 West 95th Street Oak Lawn, IL

Site Plan Summary

GLA: 13,000 square feet

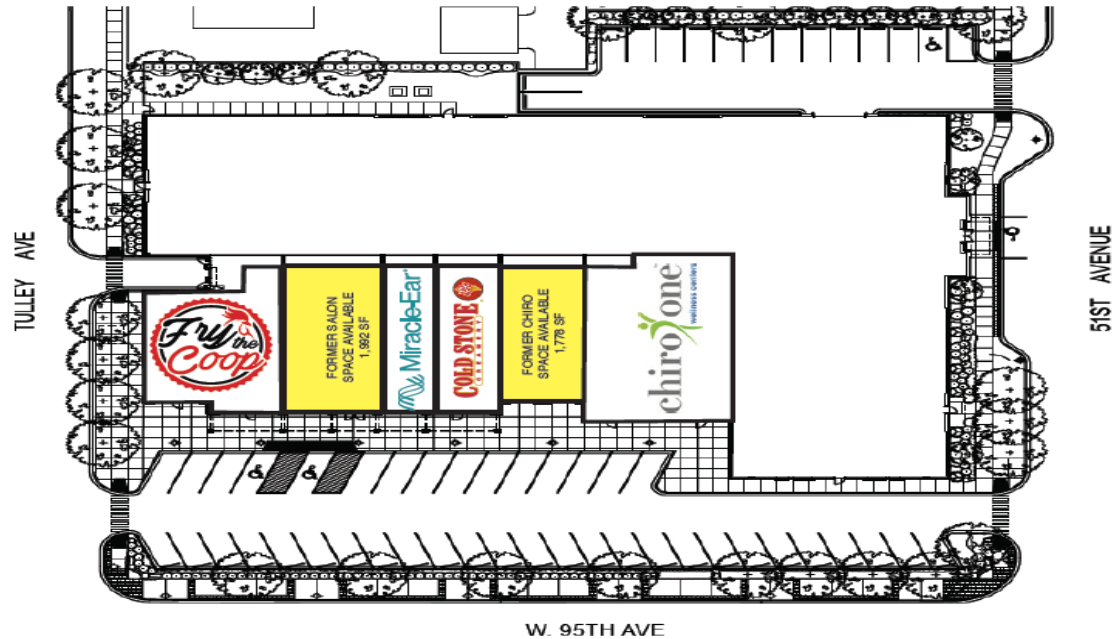
Available: 1,992 square foot built-out salon
1,778 square foot inline space

Parking: 40 spaces

Traffic Counts: 35,600 VPD W 95th Street
41,500 VPD Cicero Ave

Access: Access from Tulley Ave & S 51st Ave

Signage: Large pylon sign on W. 95th Street





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Market and Property Summary

Oak Lawn Station is located in the densely populated near southwest suburb of Oak Lawn, IL. Oak Lawn is less than 15 miles from the Chicago CBD.

Oak Lawn Station is anchored by Fry the Coop Restaurant and Chiro One. Other area retailers include Walgreens, Starbucks, AT&T, T-Mobile, Smash Burger and Potbelly. Oak Lawn Station is across the street away from the Metra Train Station. The center is new high-end construction with large pylon signage on W 95th Street (35,600 VPD).

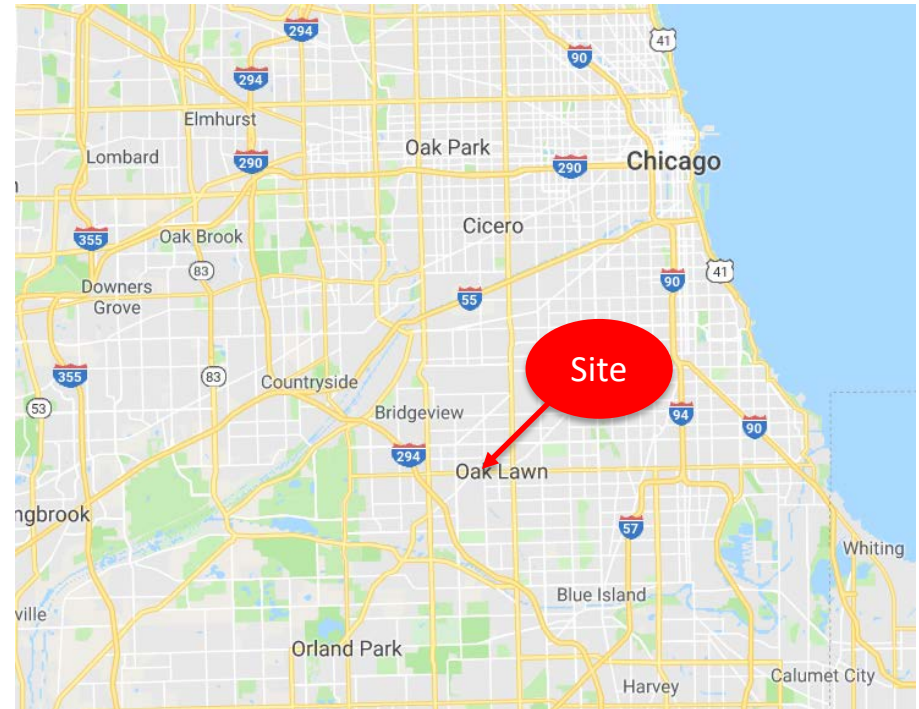
Oak Lawn Station is ideal for hair salon, cell phone store, office use, sandwich shop and other retail that benefit from the highly visible/trafficked location.

Contact Information:

Alan Erickson

Ph. 708-390-1629

Email aerickson@lfirealestate.com



Demographics:

	1 Mile	3 Mile	5 Mile
Population:	19,953	179,403	469,679
Daytime Population:	23,135	163,063	416,798
Avg. HH Income:	\$87,242	\$81,409	\$78,501