



Location Finders International, Inc.  
 9440 Enterprise Dr, Mokena, IL 60448  
 (708) 390-1629

9901 S. Western Ave  
 Chicago, IL

**Office Space Available**

**25,000 sq**

**MARKET SUMMARY**

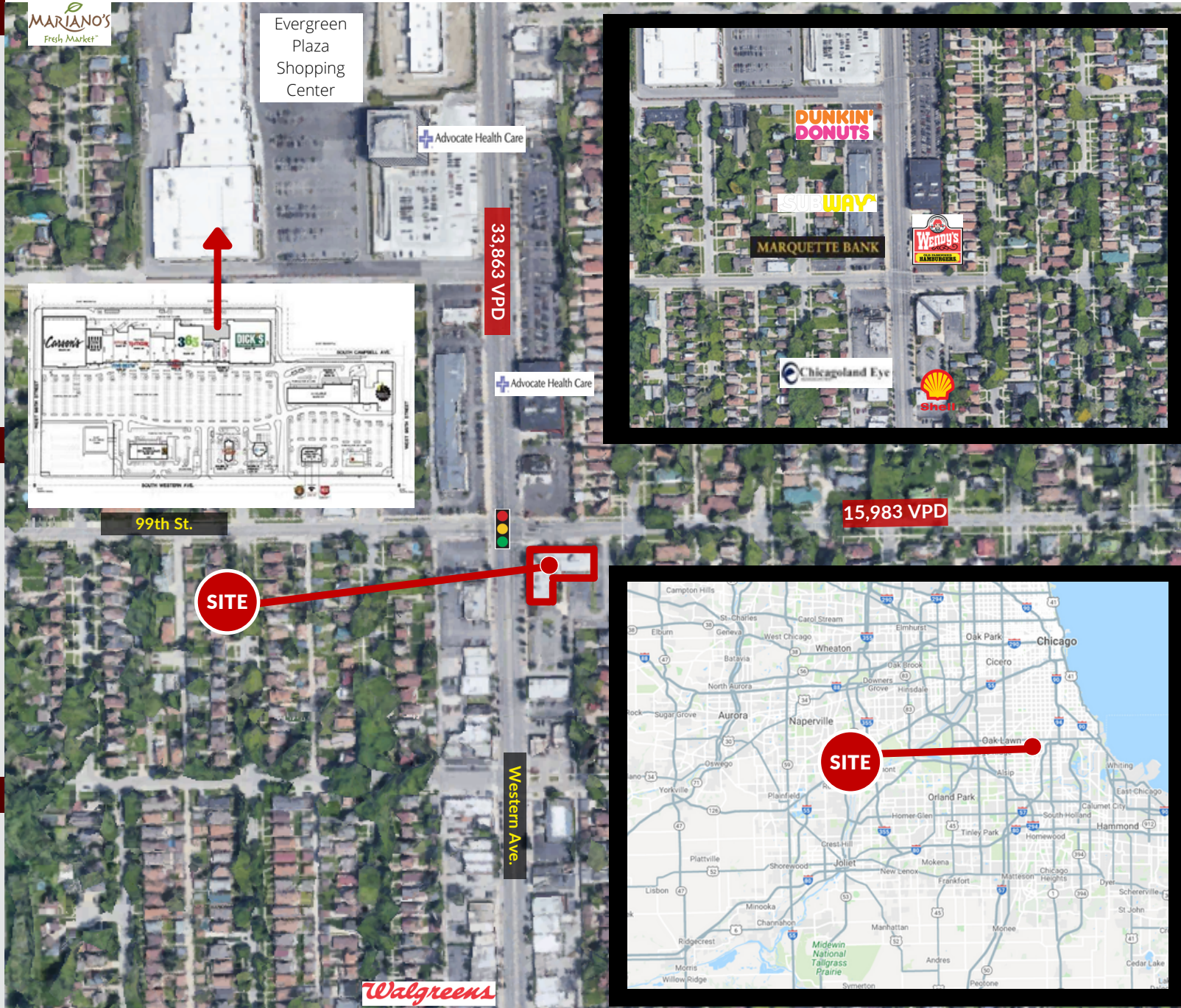
- Hard corner location with great street presence located in Beverly, a mature, densely populated Southside Chicago neighborhood.
- The area boasts strong daytime demographics with 145,000 employees within 3-mile radius.
- The surrounding retail trade area of Evergreen Park has undergone significant redevelopment including Evergreen Promenade and Evergreen Plaza.

**DEMOGRAPHICS**

<b>POPULATION</b>	1 Mile	19,784
	3 Mile	217,398
	5 Mile	569,551
<b># HOUSEHOLDS</b>	1 Mile	7,244
	3 Mile	76,949
	5 Mile	195,328
<b>MEDIAN HH INCOME</b>	1 Mile	\$105,075
	3 Mile	\$65,755
	5 Mile	\$51,782

**CONTACT**

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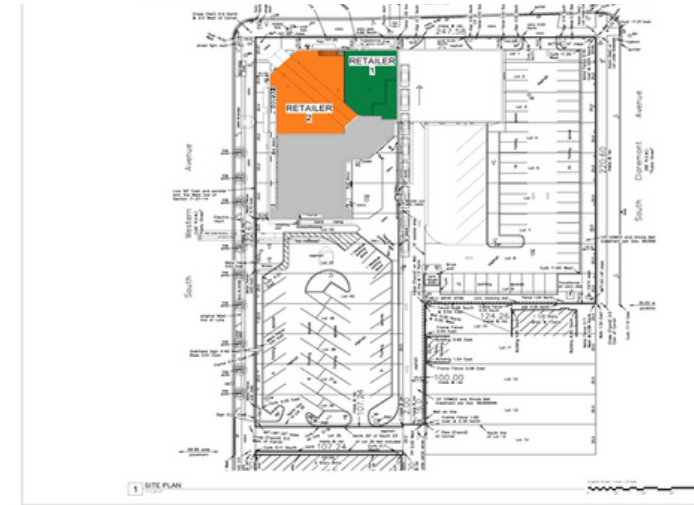
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**SITE SUMMARY**

- Land Size: 1.54 acre parcel
- GLA: 25,000 SF 2 level free standing building
- Parking: 86 spaces
- Available spaces: 5,435 sf built-out bank with drive-thru, office and retail space
- Access: Signalized access from both 99th & Western
- Signage: Existing 15ft Pylon sign
- Traffic Counts: 34,000 VPD on Western & 16,000 on 99th
- New facade and layout available for retail space on the first floor, available with drive thru
- Opportunity to have both first floor and lower level space



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*This information contained is obtained from sources we deem reliable. We have no reason to doubt its accuracy but do not guarantee it.*