



## For Lease

Retail: 1,812 Sf Endcap  
2507-17 W. 95th St, Evergreen Park, IL 60805

## \$32.00 SF/yr (NNN)

Introducing a prime leasing opportunity at this free-standing building located at 2509-17 W. 95th St in Evergreen Park, IL. The property offers exceptional visibility on a strong retail corridor, boasting approximately 173' of frontage on 95th St. Situated adjacent to Aldi, and across from Walmart, Sam's Club, and Meijer, this location enjoys high traffic counts seeing over 29,000 vehicles per day. Tenants have the opportunity for prominent Marque Pylon Signage on 95th St, ensuring maximum exposure for their business.

### Contact us:

#### Brad Belden

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### Colliers

[www.colliers.com/en/countries/united-states/cities/chicago/chicago-retail-sales-and-leasing-team](https://www.colliers.com/en/countries/united-states/cities/chicago/chicago-retail-sales-and-leasing-team)

## PROPERTY SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$32.00 SF
Available SF:	1,812 SF
Taxes:	\$14.00 PSF
OPEX:	\$2.15 PSF
Market:	Evergreen Park
Zoning:	B3
Submarket:	Near South Cook
Traffic Count:	29,000

## PROPERTY OVERVIEW

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## PROPERTY HIGHLIGHTS

- Edcap space available
- Marque Pylon Signage Position on 95th St.
- High Visibility on Strong Retail Corridor
- Adjacent to Aldi and across from Walmart, Sam's Club and Meijer.
- Approx. 173' Frontage on 95th St.
- 29,000+ VPD on 95th St
- Ample parking (lot and street)

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## RETAIL MAP



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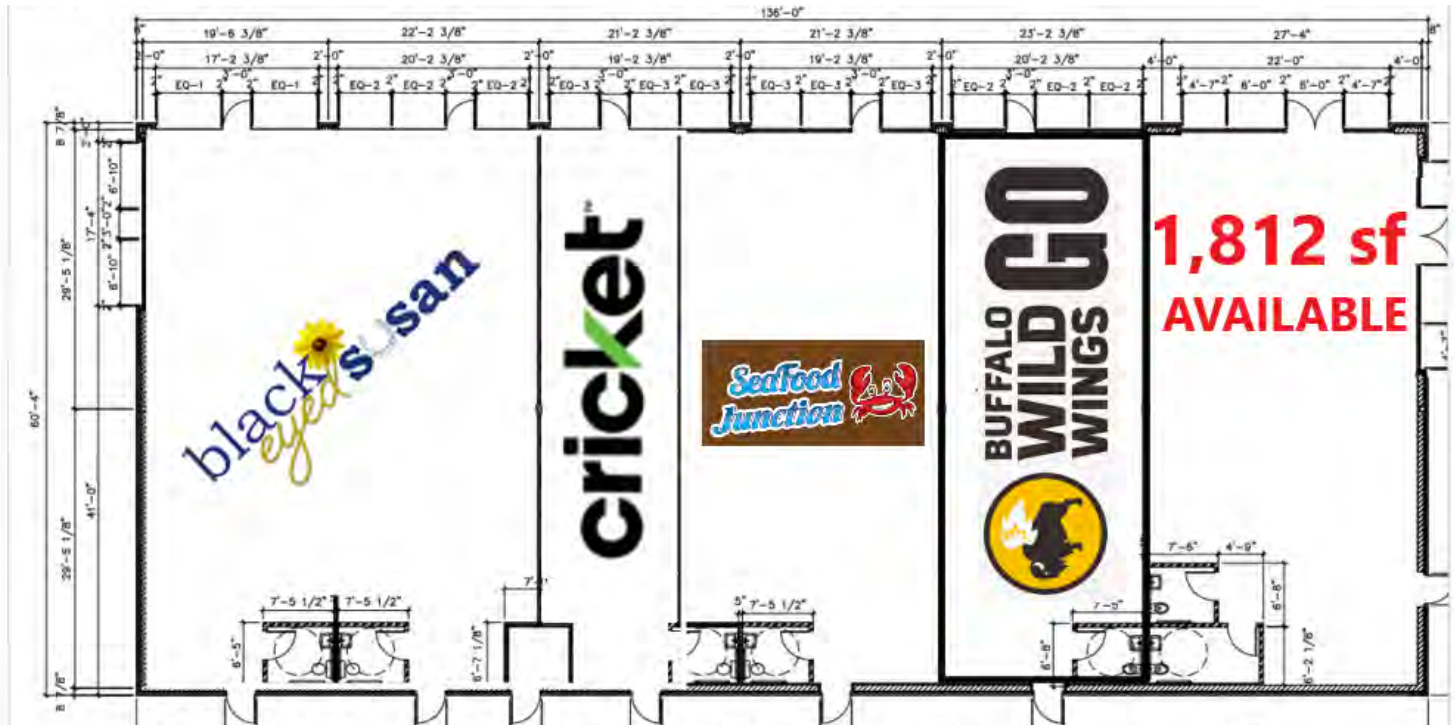
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## SITE PLAN



**Brad Belden**

Senior Vice President

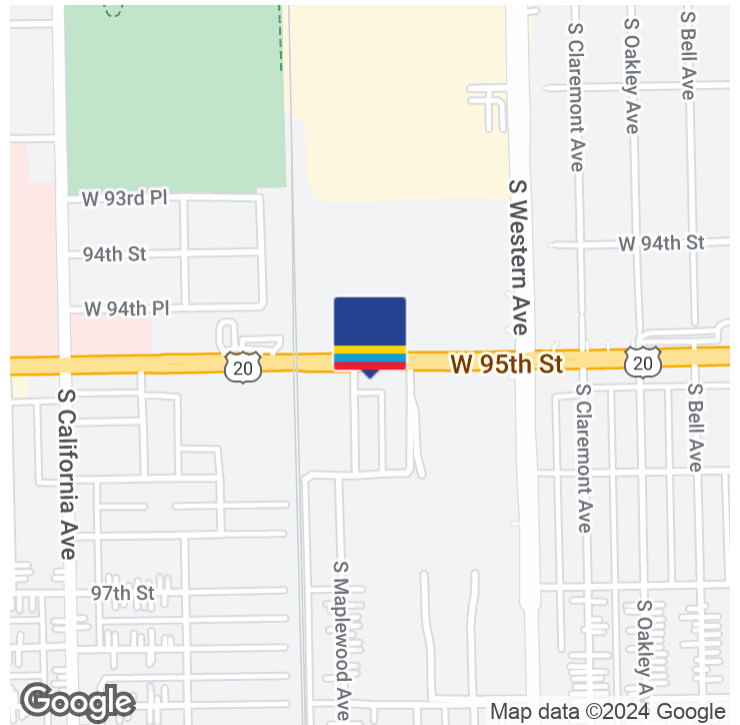
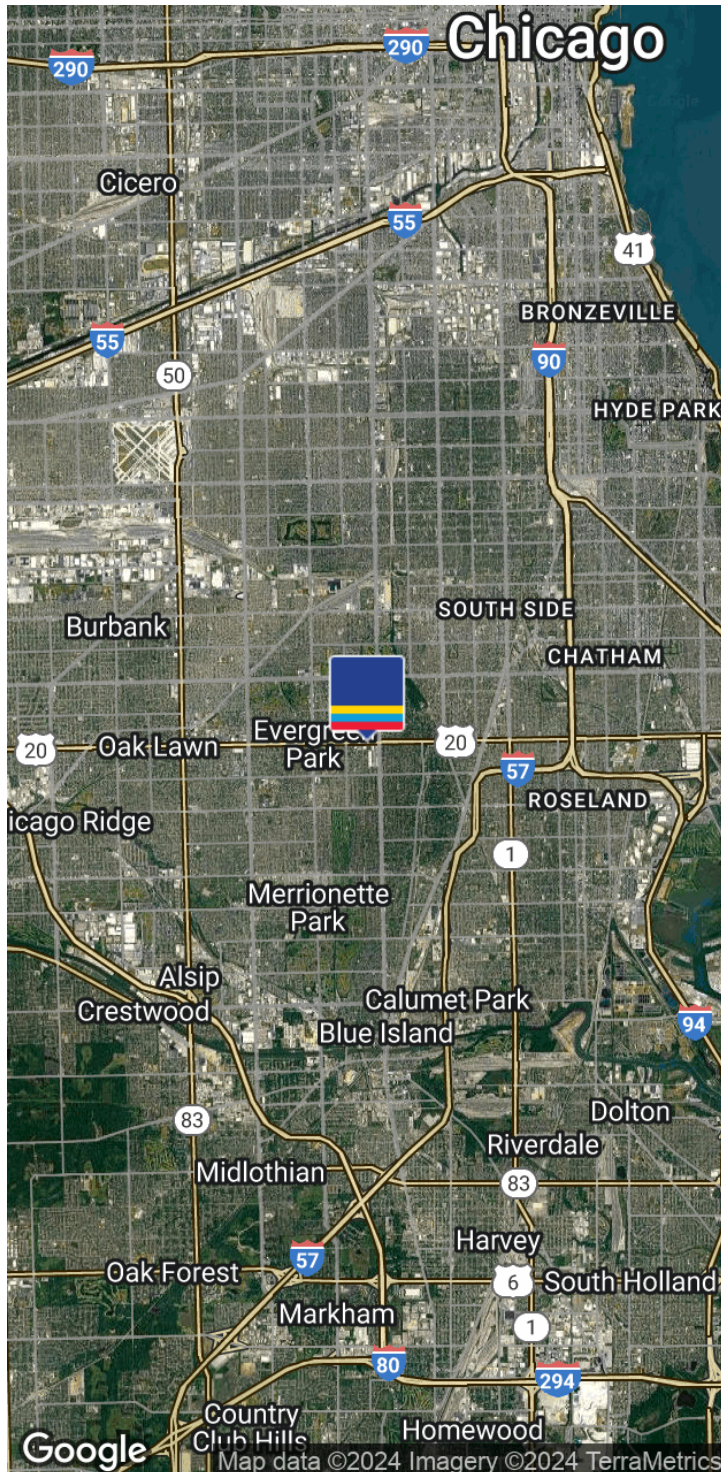
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## LOCATION MAP



## LOCATION OVERVIEW

Discover the vibrant community surrounding the property at 2509-17 W. 95th St in Evergreen Park, IL. This prime retail location is situated in a high-traffic area surrounded by popular national retailers and local businesses, offering excellent visibility and accessibility to a diverse customer base. Just minutes away, the Evergreen Plaza shopping center provides a dynamic mix of retail and dining options, complemented by nearby attractions such as Little Red Schoolhouse Nature Center and the beautiful Evergreen Park.

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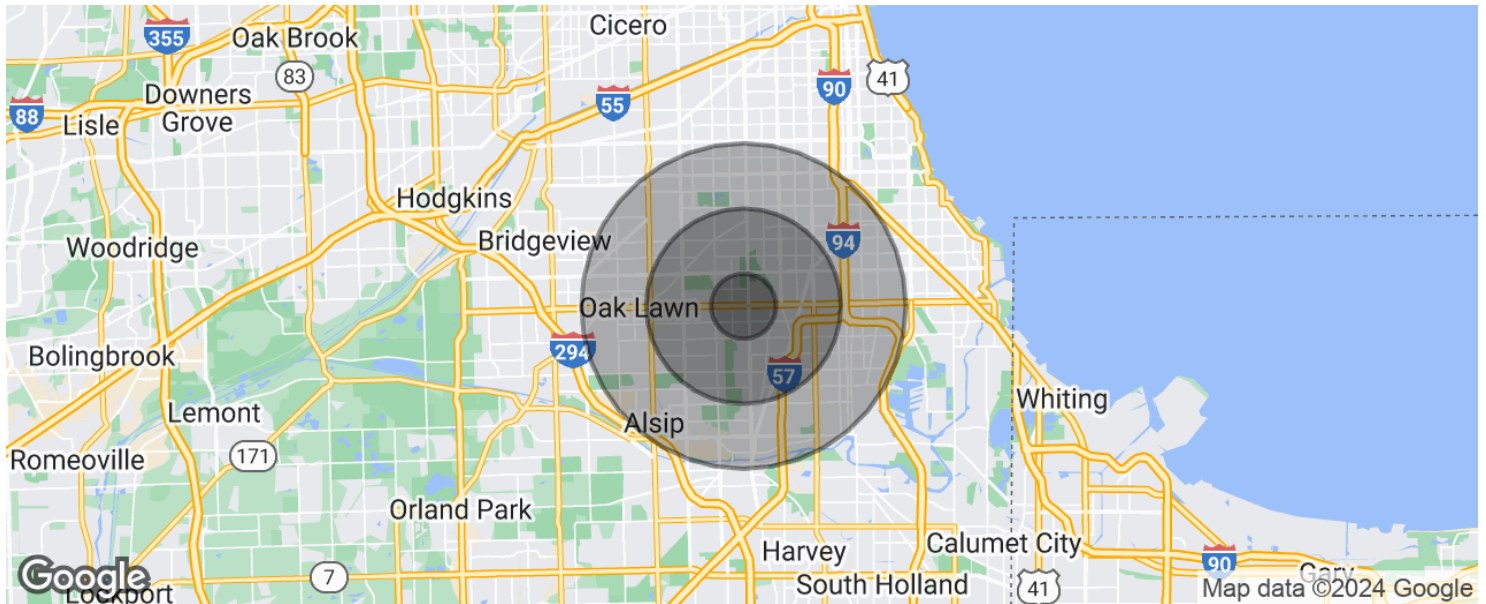
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## DEMOGRAPHICS MAP &amp; REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	19,134	229,998	678,637
Median age	39.5	38.0	35.0
Median age (Male)	38.7	35.3	32.3
Median age (Female)	40.8	40.7	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,826	80,934	226,949
# of persons per HH	2.8	2.8	3.0
Average HH income	\$97,713	\$69,868	\$58,222
Average house value	\$315,418	\$251,182	\$215,181
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	14,101	82,205	194,918
Total Population - Black	4,250	135,969	397,767
Total Population - Asian	183	1,262	3,428
Total Population - American Indian	14	126	984
Total Population - Other	421	7,794	73,288

\* Demographic data derived from 2020 ACS - US Census

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