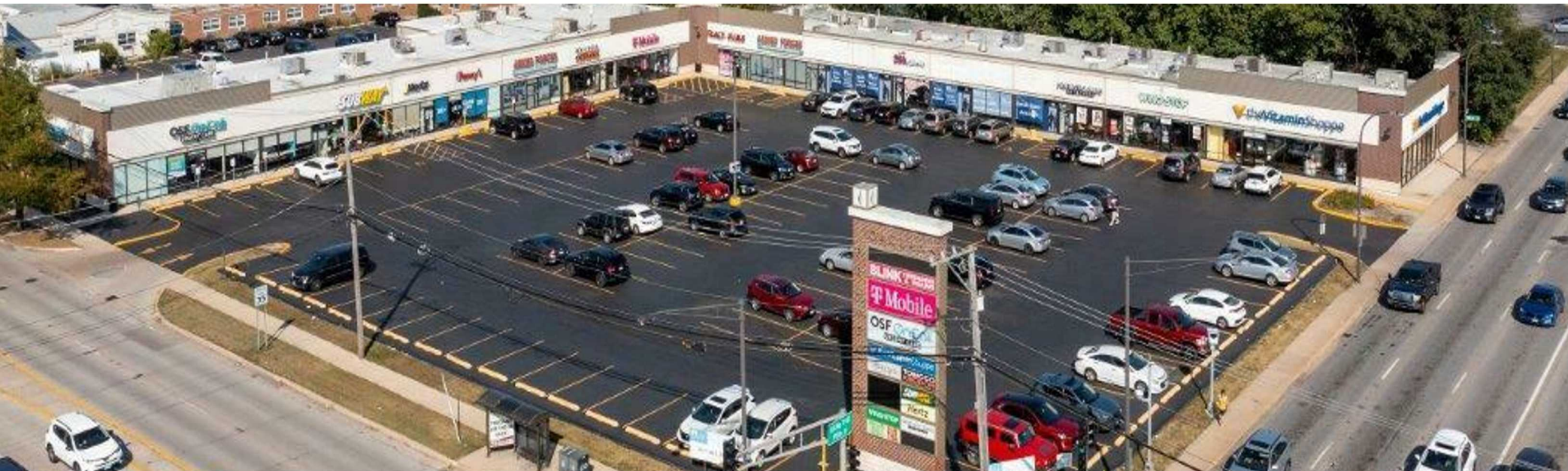




Offering Summary

Lease Rate:	Negotiable
NNN's	\$13.95
Available SF:	960 - 2,980 SF
Building Size:	32,274 SF
Lot Size:	2.34 Acres
Year Built:	1985 (Renovated 2014)
Zoning:	B4, Oak Lawn
Traffic Count	Approx. 51,500 VPD

Property Overview

Small shop retail space for lease at the Oak Lawn Promenade, located at the corner of 95th St and Ridgeland Ave in Oak Lawn, kitty-corner to Chicago Ridge Mall. The center presents an opportunity to join co-tenants Subway, Hertz, T-Mobile, Wingstop, Vitamin Shoppe, and OSF Urgent Care, among others. Dual-sided signage at the signalized intersection offers tenants visibility and exposure to over 51,000 VPD. The center is located less than one (1) mile east of Oak Lawn High School and less than one (1) mile west of I-294. Neighboring retailers include Walgreens, Office Depot, The Home Depot, Old Navy, Kohls, Aldi, Bed Bath and Beyond, Dollar Tree, X-Sport Fitness, Chipotle, Miller's Ale House, Panda Express, Chick-Fil-A, Chili's, Buffalo Wild Wings, Buona Beef, Starbucks, and Dunkin, among many others.

Property Highlights

- Dual-sided pylon signage features visibility and exposure to over 51,000 VOD
- Located kitty corner to Chicago Ridge Mall and surrounded by national retailers including Walgreens, Office Depot, The Home Depot, Old Navy, Kohls, Aldi, Chipotle, Miller's Ale, House, Buffalo Wild Wings, Buona Beef & X-Sport Fitness
- Located less than one (1) mile from Oak Lawn High School and less than a mile from Interstate 294 (I-294)

Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Picchiatti
Vice President

847.602.2005
apicchiatti@frontlinerepartners.com



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847.780.8063
mtarshis@frontlinerepartners.com

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Executive Vice President

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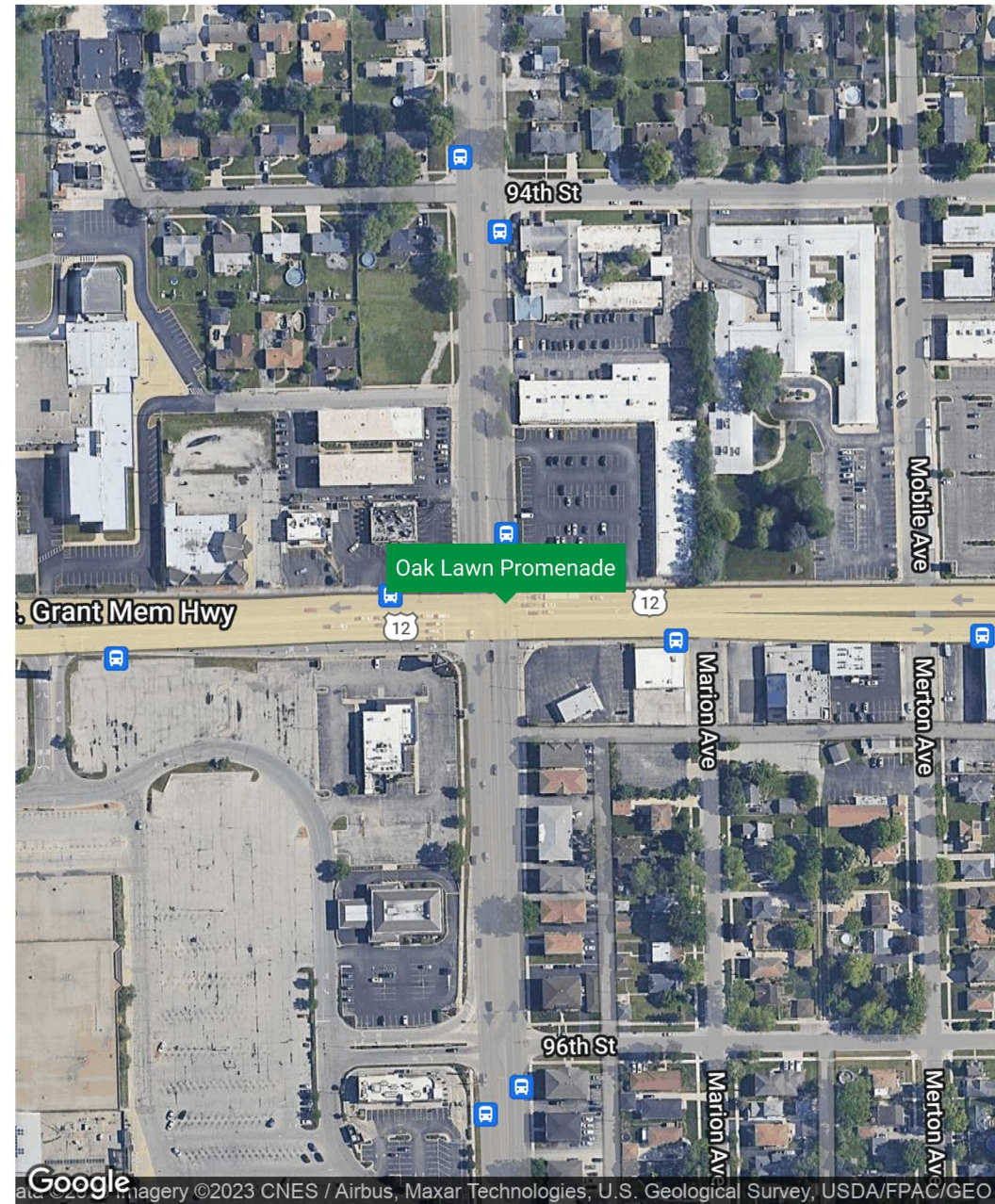
Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Picchietti
Vice President

847.602.2005
apicchietti@frontlinerepartners.com

LOCATION MAP



OAK LAWN PROMADE SITE PLAN



1. OSF HealthCare System
2. Subway
3. Hertz
4. Penny's
5. Armed Forces Recruiting
6. Tobacco Kingdom
7. Sprint
8. Tracy Nail Salon
9. Armed Forces Recruiting
10. 960 SF Available
11. 960 SF Available
12. Blink Eyebrows
13. 1,007 SF Available
14. 1,973 SF Available
15. Fantastic Sam's
16. Wingstop
17. Vitamin Shoppe

Total SF: 32,358 SF

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mtarshis@frontlinerepartners.com

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Executive Vice President

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arubin@frontlinerepartners.com

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Senior Vice President

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zpearlstein@frontlinerepartners.com

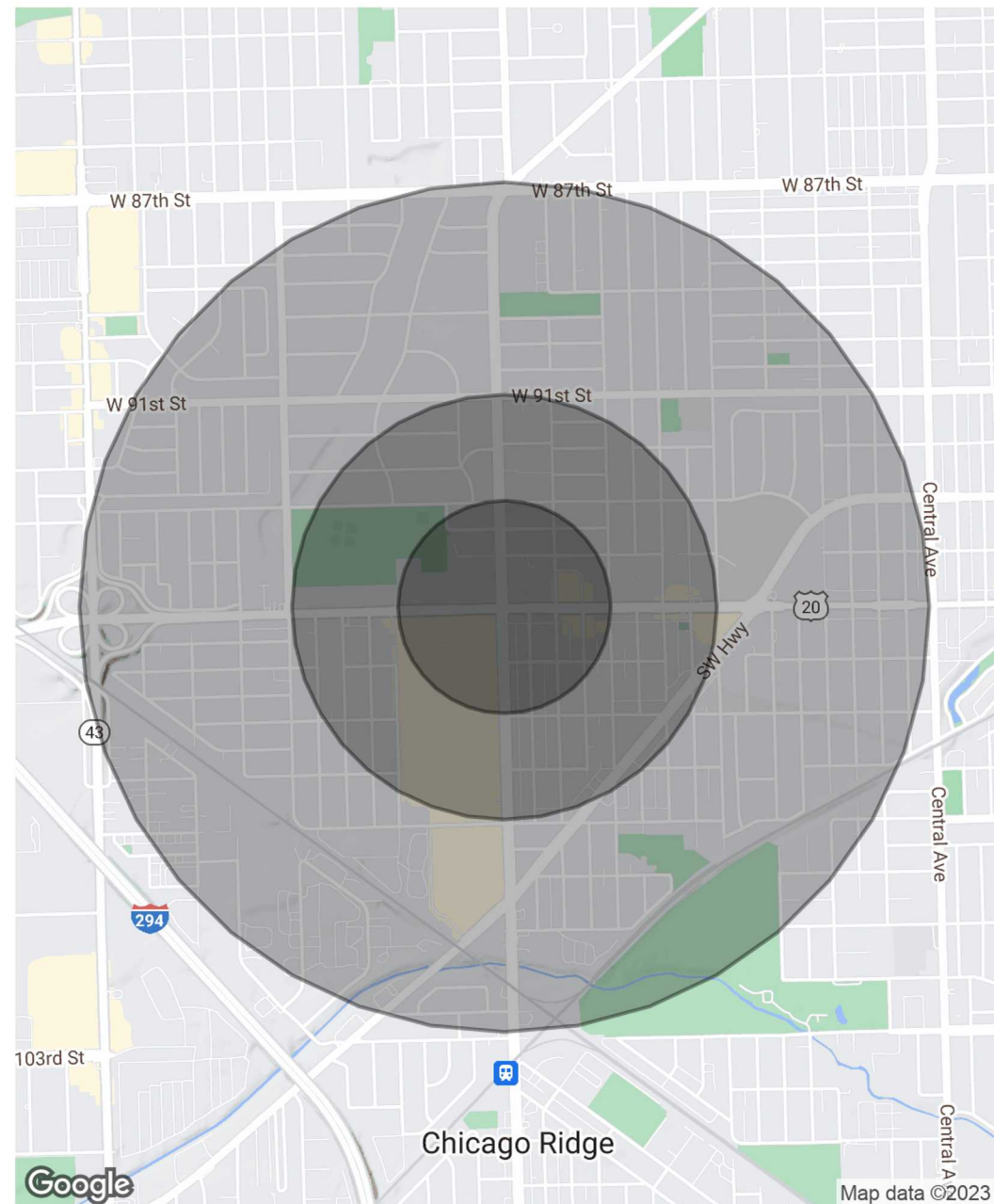
Andrew Picchiatti
Vice President

847.602.2005
apicchiatti@frontlinerepartners.com

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,133	4,670	17,743
Average Age	43.5	42.3	40.0
Average Age (Male)	44.1	42.6	39.5
Average Age (Female)	42.2	41.9	40.7

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	405	1,763	6,923
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$78,003	\$71,180	\$67,617
Average House Value	\$230,573	\$214,236	\$199,169

* Demographic data derived from 2020 ACS - US Census



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Principal

847.780.8063
mtarshis@frontlinerepartners.com

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Executive Vice President

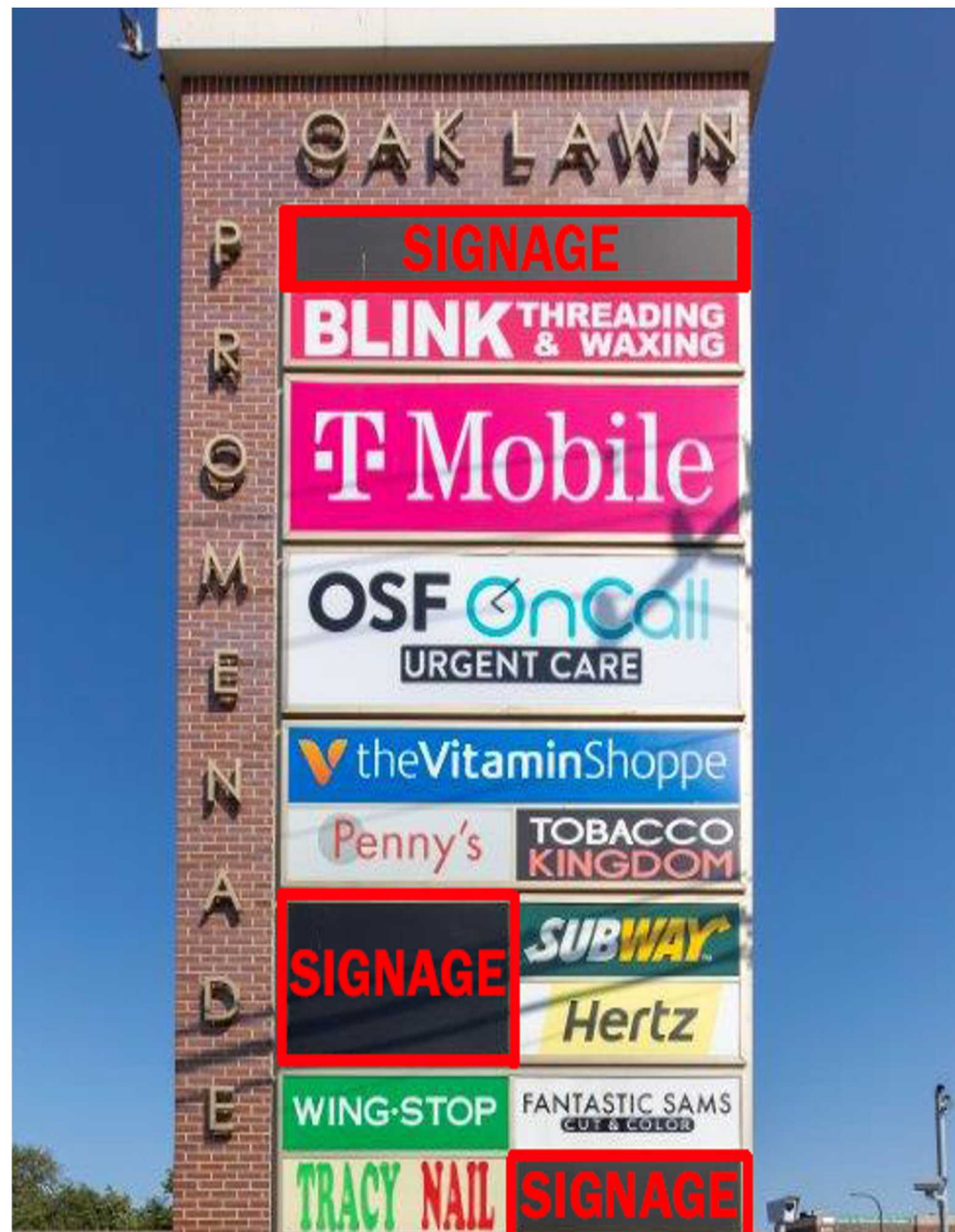
224.628.4005
arubin@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Picchiatti
Vice President

847.602.2005
apicchiatti@frontlinerepartners.com



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Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

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zpearlstein@frontlinerepartners.com

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