

For Lease

Drive-Thru Available

15541 S Cicero Ave, Oak Forest, IL 60452

$35.00 SF/yr (NNN)

New Construction Retail Space Available - Join Midwest Express Clinic: 2,117 SF available for lease, including a highly desirable endcap with drive-thru capability. This site is part of a vibrant mixed-use development featuring newly built townhomes and over 300 residential apartments, both on-site and in the surrounding area. The center offers excellent visibility with over 100 feet of frontage along S. Cicero Ave seeing more than 25,400 vehicles per day (VPD). Tenants benefit from ample signage opportunities and generous parking. The property is surrounded by a strong mix of national and local retailers, including restaurants, fuel stations, and retail centers.

Contact us:

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For Lease 15541 S Cicero Ave, Oak Forest, IL 60452

View Online

Executive Summary



Offering Summary

Lease Rate:	$35.00 SF/yr (NNN)
Building Size:	4,700 SF
Available SF:	2,117 SF
Year Built:	2025
Zoning:	C-3
Market:	Chicago
Submarket:	South Suburban
Traffic Count:	25,400

Property Overview

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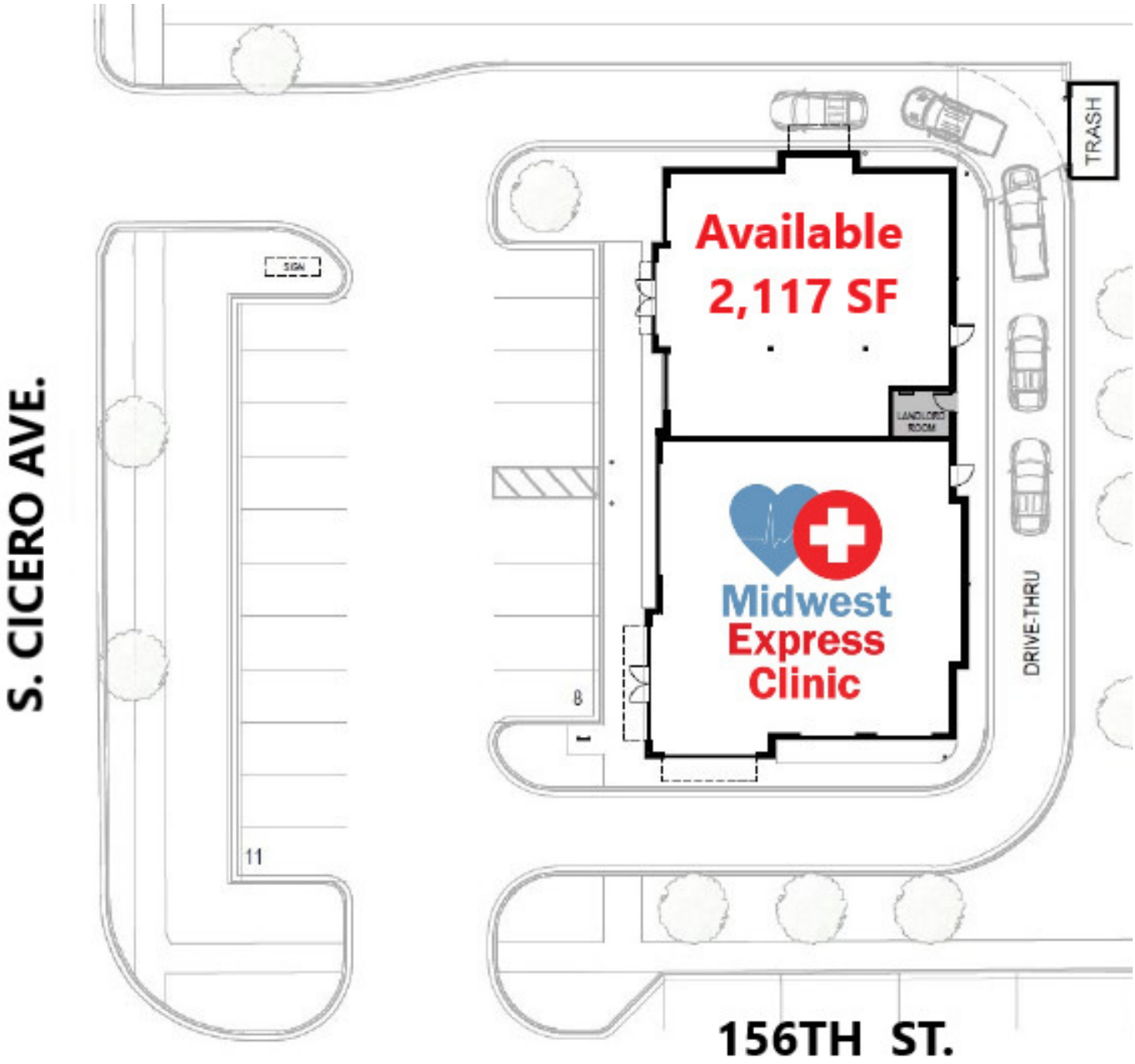
Property Highlights

- New Construction: 2,117 SF Available
- Join Midwess Express Clinic
- Drive-Thru Available
- Excellent Visibility with 100' of Frontage on S. Cicero Ave
- Over 25,400 VPD
- Surrounded by major retailers and restaurants
- Pylon signage

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Site Plan



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Area Retailers



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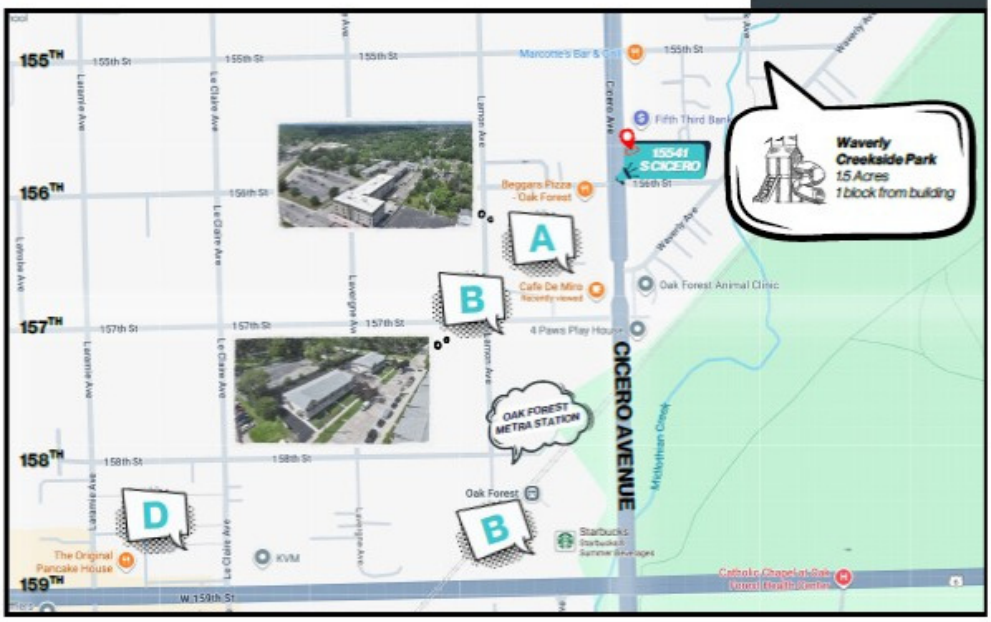
Area Development

EM8 PROPERTIES

OAK FOREST PORTFOLIO

OVER 300+ NEW RESIDENTIAL DEVELOPMENT

	LOCATION	# OF UNITS	DELIVERY
A	Oak Forest 1	90 (75 Apartments, 15 Townhomes)	*2024*
B	Gateway (South of the Train Station)	~150 Apartments	*2025*
C	Oak Forest K (157th & Lamon)	70-85 Age Restricted Apartments	*2026*
D	159th & LeClaire	65-85 Townhomes	*2026*

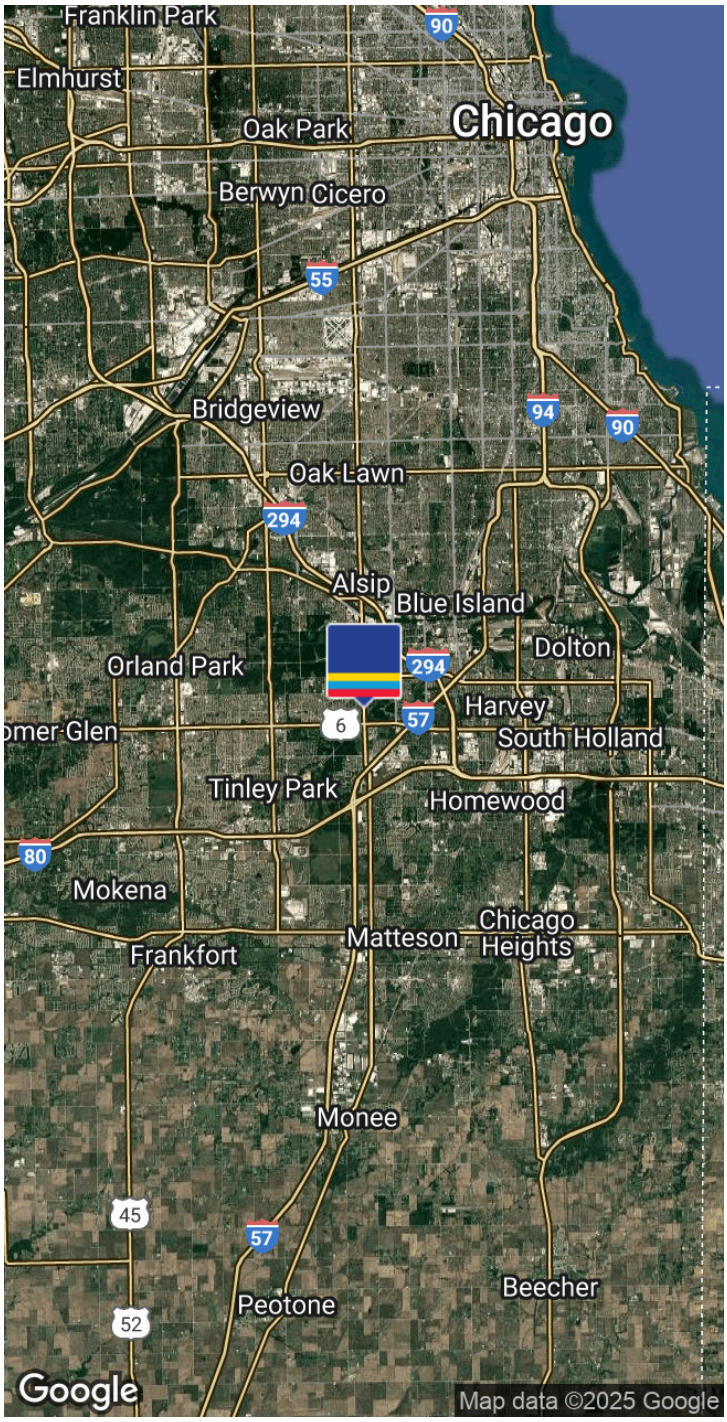


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Location Map





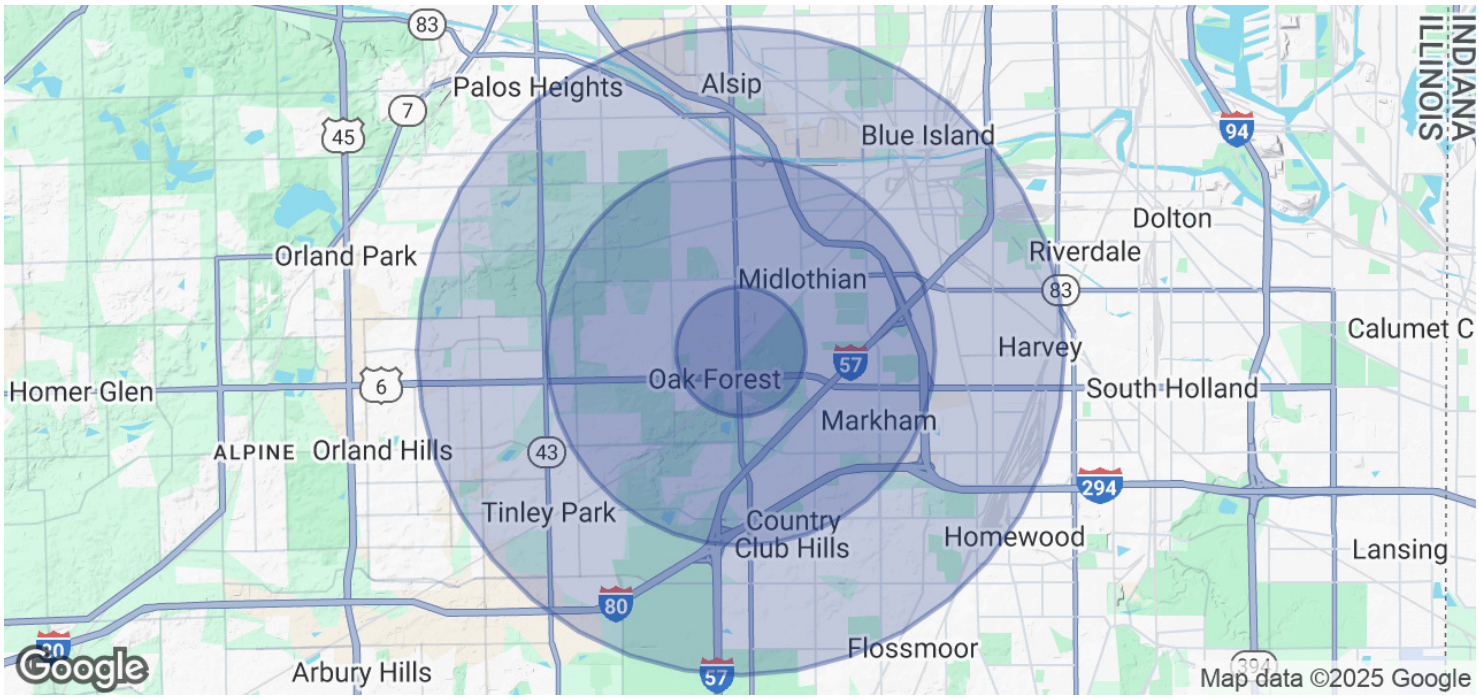
Location Overview

Located in Oak Forest, IL, the area surrounding the property offers a vibrant mix of residential, commercial, and retail establishments. Just a short drive from the bustling city of Chicago, this location provides a prime opportunity for retail businesses to capitalize on high foot traffic and a diverse customer base. Nearby points of interest include the Oak Forest Metra Station, numerous dining options, and popular retail destinations. The area's strong presence of national retailers and local businesses makes it an ideal location for retail or street retail tenants looking to establish or expand their presence in the Chicago market.

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Demographics Map & Demos



Population	1 Mile	3 Miles	5 Miles
Total Population	9,058	76,398	208,555
Average Age	41	41	42
Average Age (Male)	40	40	40
Average Age (Female)	42	42	43

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,676	28,839	80,432
# of Persons per HH	2.5	2.6	2.6
Average HH Income	$97,273	$92,984	$94,528
Average House Value	$243,136	$222,971	$235,769

Demographics data derived from AlphaMap

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