

FOR LEASE

15646 S Cicero Ave
Oak Forest, IL

1,159 SF AVAILABLE FOR LEASE

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Executive Summary

Lease Rate:	$2,500/Month Gross
Taxes:	Included
CAM:	Included
GLA:	+/-3,005 SF
Available SF	1,159 SF
Year Built	2025
Zoning:	C3 Business/Commercial
Traffic Count:	25,400 VPD

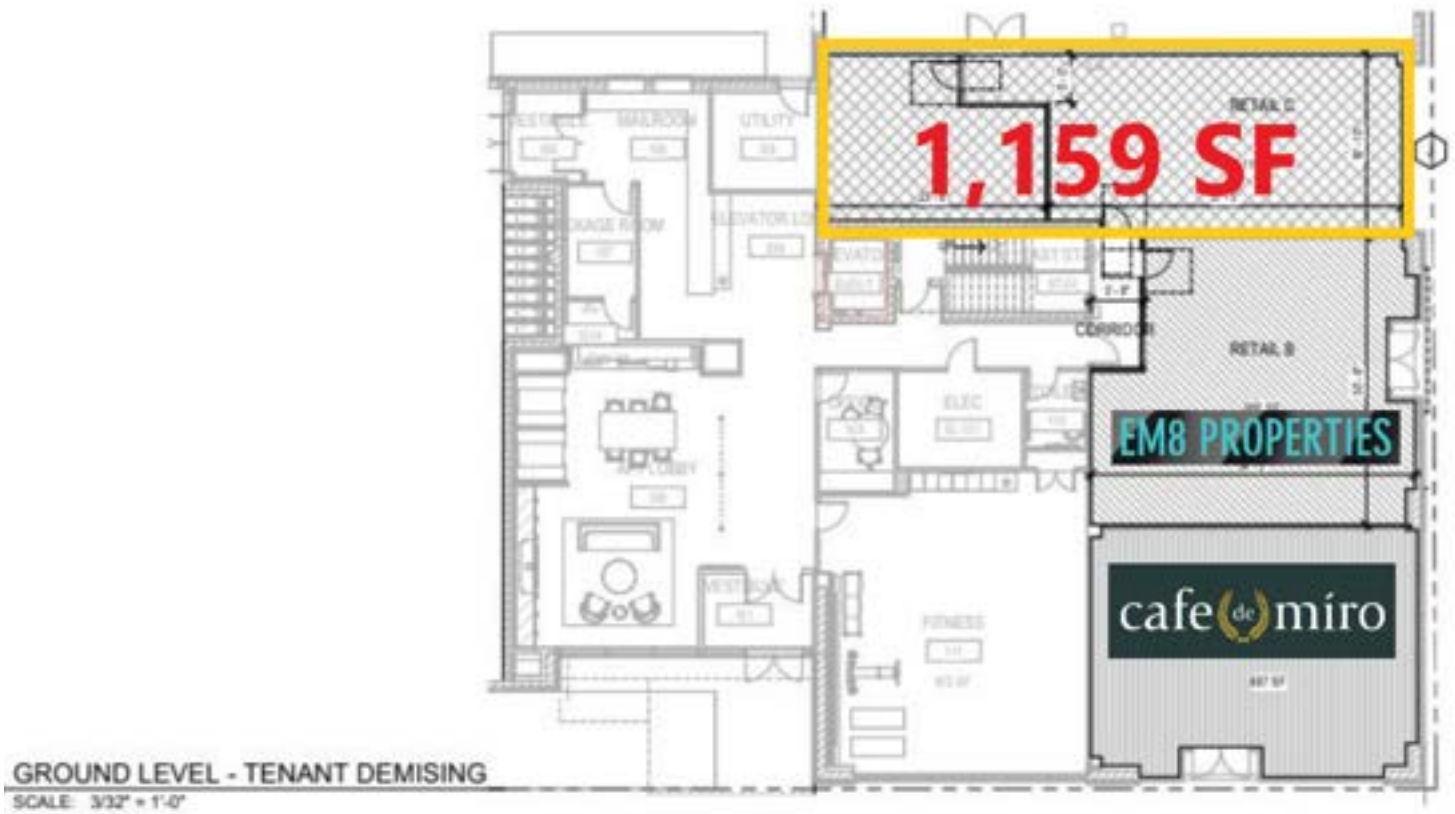
Spaces	Lease Rate	Space Size
15646 S Cicero Ave	$2,500/Month	1,159 SF

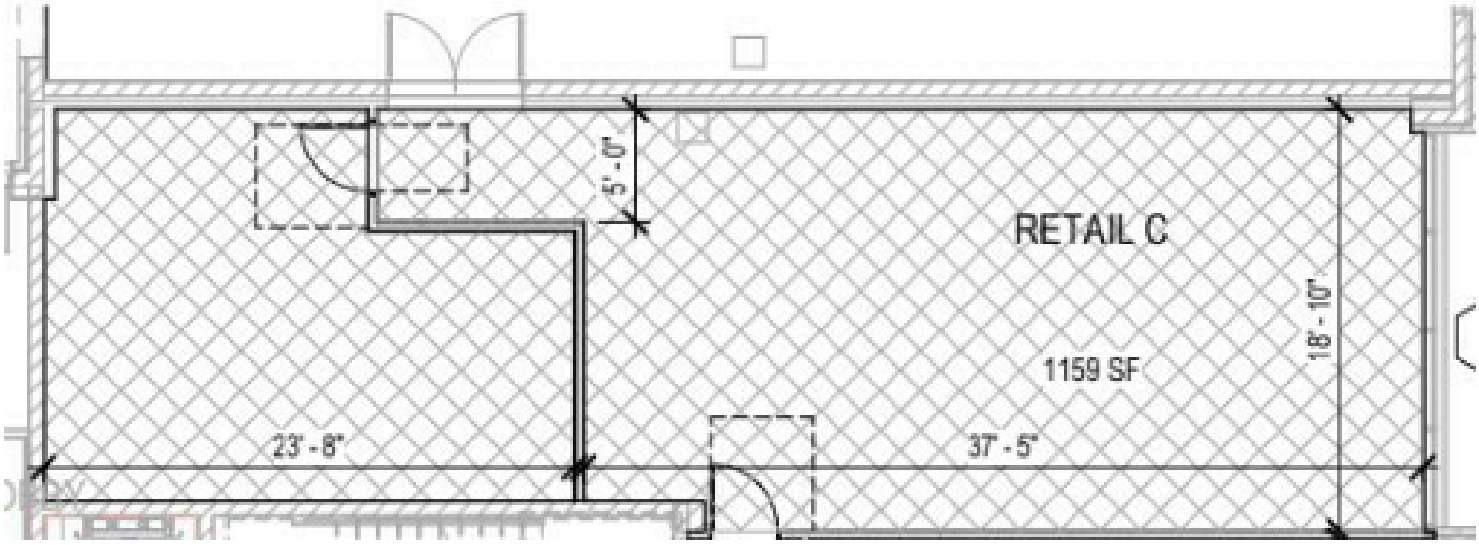
Property Description

New Construction Retail Space Available:
1,159 SF available for lease at this vibrant mixed-use development featuring newly built apartments, Cafe de Miro, and EM8 Properties. The location offers excellent visibility along S. Cicero Avenue, which sees more than 25,400 vehicles per day (VPD). Tenants benefit from a built-in customer base and facade signage. The property is walking distance to the Oak Forest Metra Station, Midlothian Meadows, and near a strong mix of national and local retailers, including restaurants, fuel stations, and retail centers.

Property Highlights

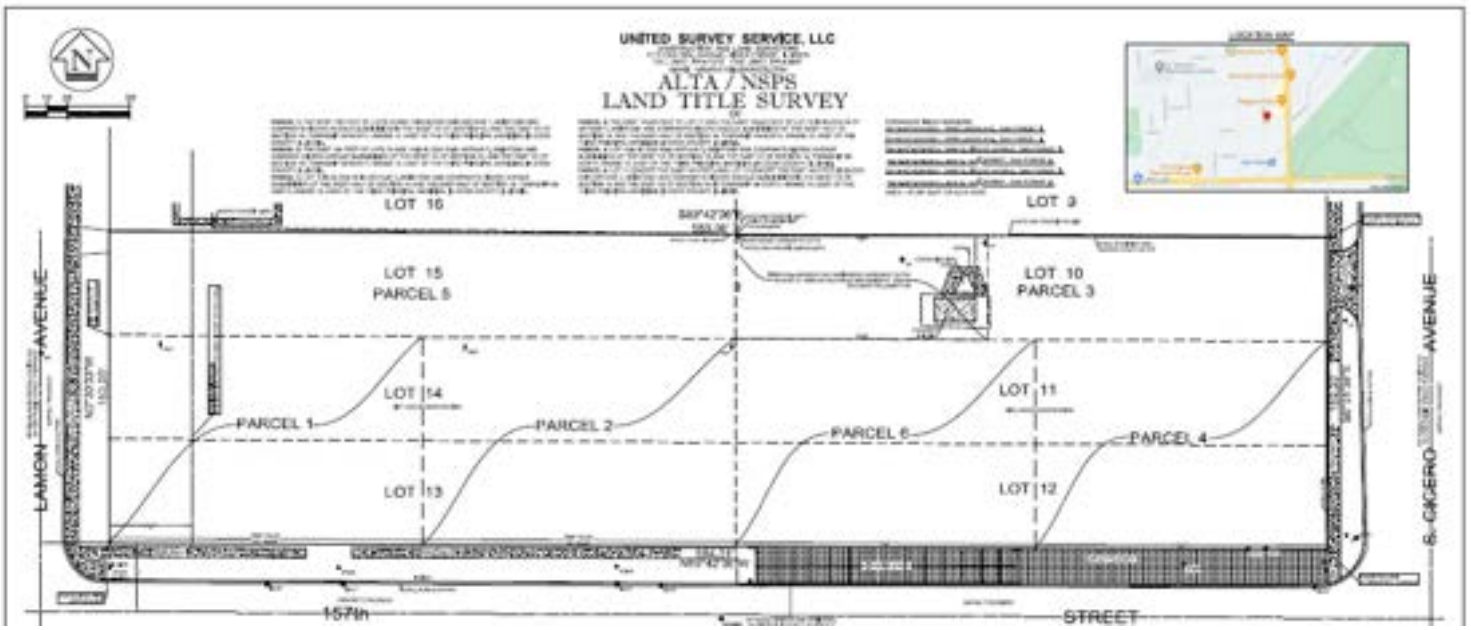
- New Construction: 1,159 SF Available
- Walking Distance to Oak Forest Metra
- Excellent Visibility on S. Cicero Ave
- Over 25,400 VPD
- Surrounded by major retailers and restaurants
- Signage on S Cicero Ave
- Across From Midlothian Meadows
- Zoned C3 Business/Commercial

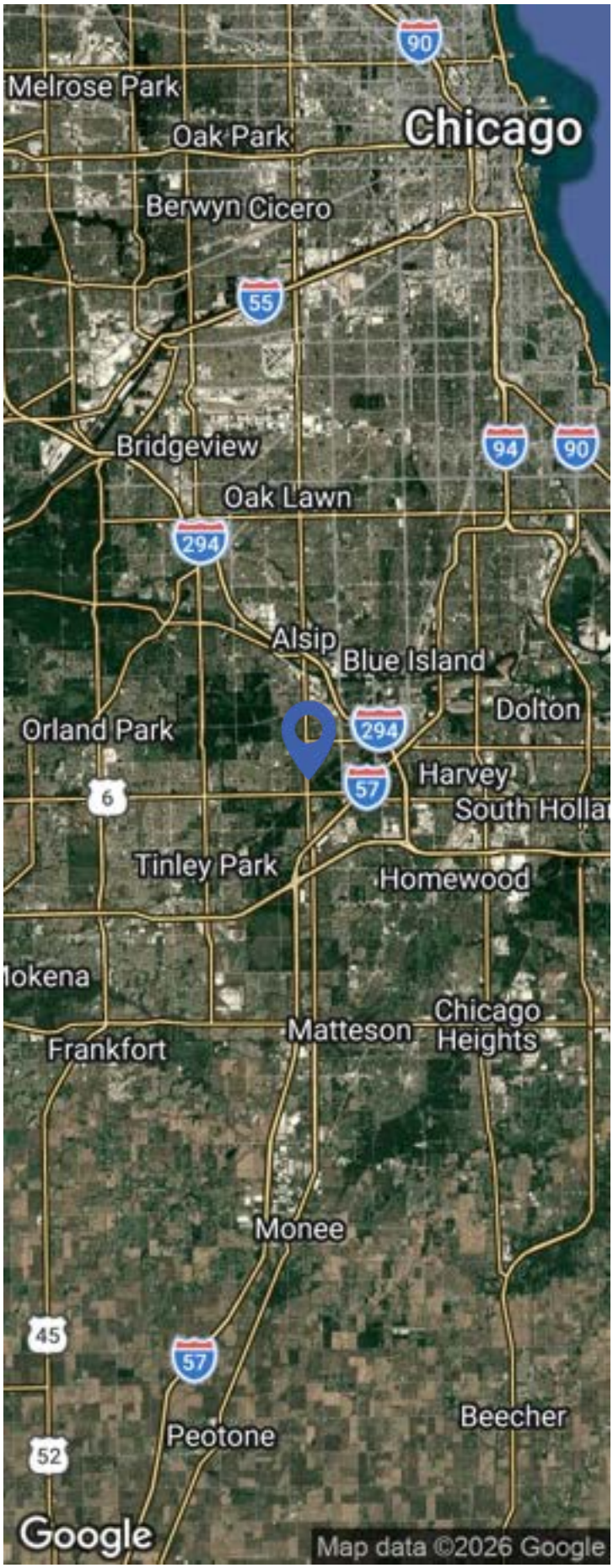

1,159 SF
RETAIL B
EM8 PROPERTIES
cafe de miro
GROUND LEVEL - TENANT DEMISING
SCALE: 3/32" = 1'-0"

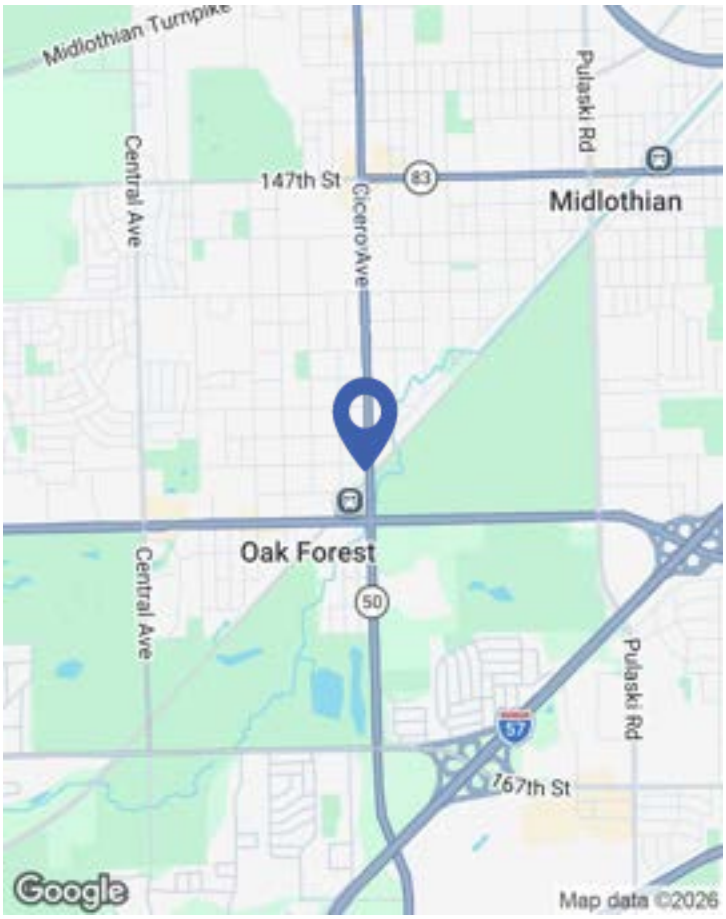

5' - 0"
RETAIL C
1159 SF
18' - 10"
23' - 8"
37' - 5"


154th St
AADT 31,800
AADT 26,500
SITE
157th St
Midlothian Meadows
158th St
Oak Forest
DOLLAR GENERAL
DUNKIN'
AADT 27,900
159th St


S CICERO AVE

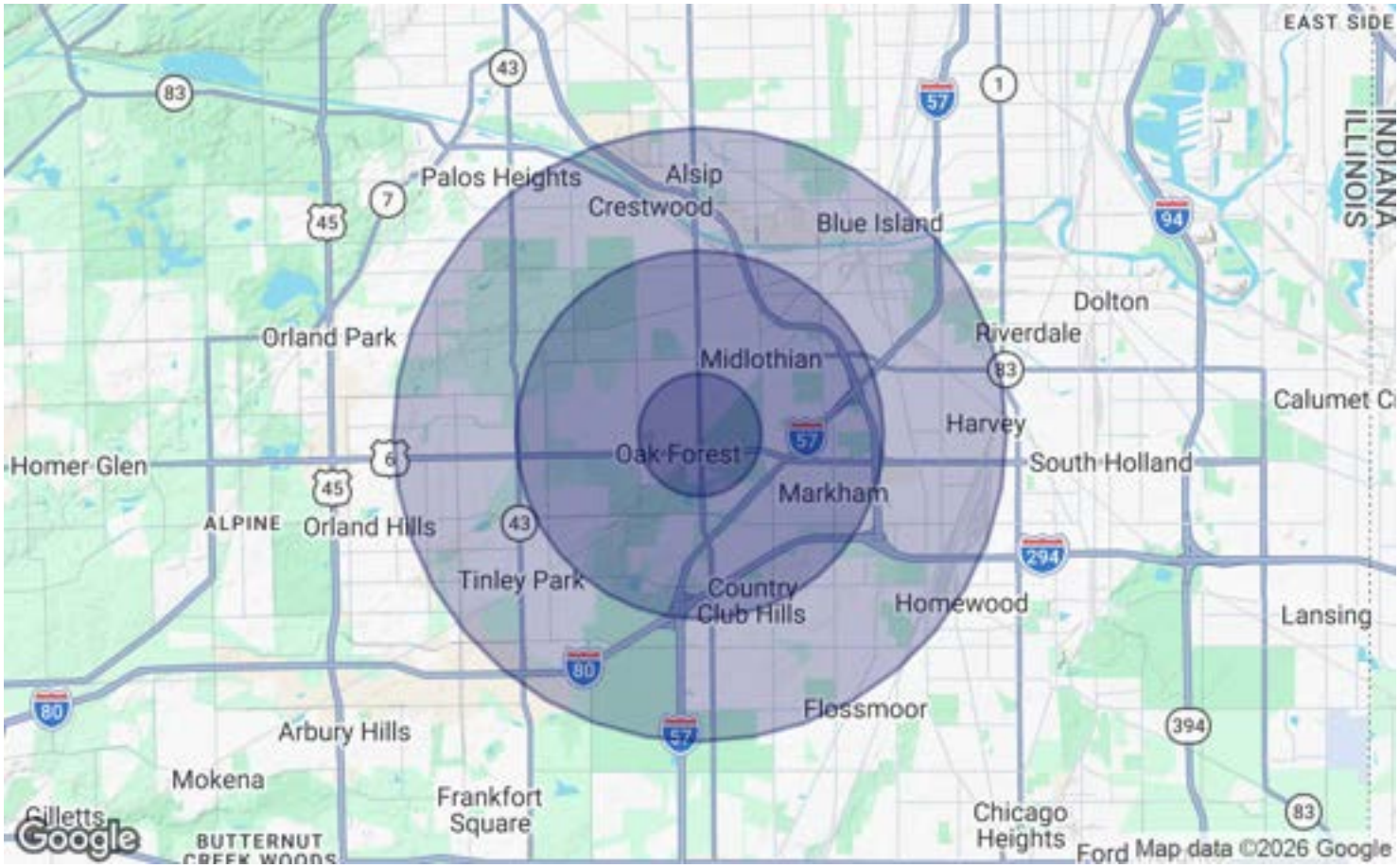

UNITED SURVEY SERVICE, LLC
ALTA / NSPS
LAND TITLE SURVEY
LOT 16
LOT 3
LOT 15
PARCEL 5
LOT 10
PARCEL 3
LOT 14
LOT 11
PARCEL 1
PARCEL 2
PARCEL 6
PARCEL 4
LOT 13
LOT 12
LAWN AVENUE
S. CICERO AVENUE
157th
STREET





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.



Population	1 Mile	3 Miles	5 Miles
Total Population	8,442	77,048	219,208
Average Age	39.8	41.6	40.4
Average Age (Male)	37.7	38.7	37.7
Average Age (Female)	42.9	43.5	43.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,308	29,540	83,516
# of Persons per HH	2.6	2.6	2.6
Average HH Income	$96,451	$94,814	$95,596
Average House Value	$246,184	$215,933	$229,839

2023 American Community Survey (ACS)