

### NEW CONSTRUCTION 2,117 SF RETAIL SPACE FOR LEASE WITH DRIVE-THRU AND PARKING



New construction 2,117 SF retail space with drive-thru and parking. Co-tenant with an immediate care operator.

Highlights include:

- 18 car parking lot
- 100' of frontage on corner of South Cicero Ave. & 156th St.
- New mixed-use development, including 6 new construction townhomes built next-door, with 32 total units.
- Multiple E8 properties under development nearby, totaling over 300 new residential units.
- High traffic location with over 25,400 vehicles per day traveling along Cicero Ave.

<b>Space Size:</b>	2,117 SF
<b>Asking Rent:</b>	\$35 PSF, NNN
<b>Traffic Volume:</b>	25,400 Vehicles per Day along Cicero Ave.
<b>Zoning:</b>	C3 - Commercial, Retail, Office, Business



**CRAIG WOLF**

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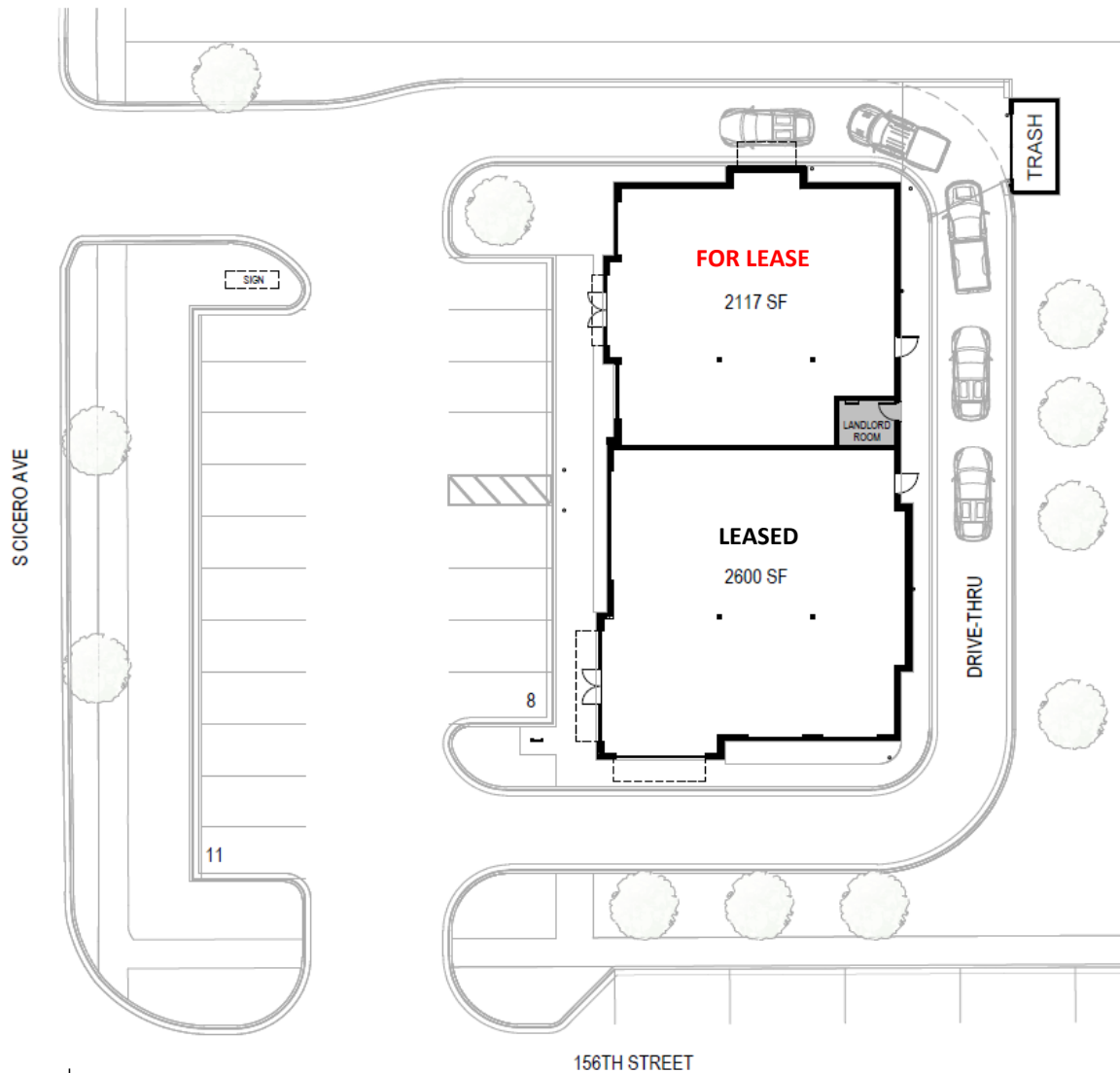
**STRAUSS REALTY, LTD.**  
4220 W. MONTROSE AVENUE  
CHICAGO, ILLINOIS 60641  
PHONE: 773-736-3600

# STRAUSS

REALTY, LTD.

15541 S CICERO  
OAK FOREST, IL 60452

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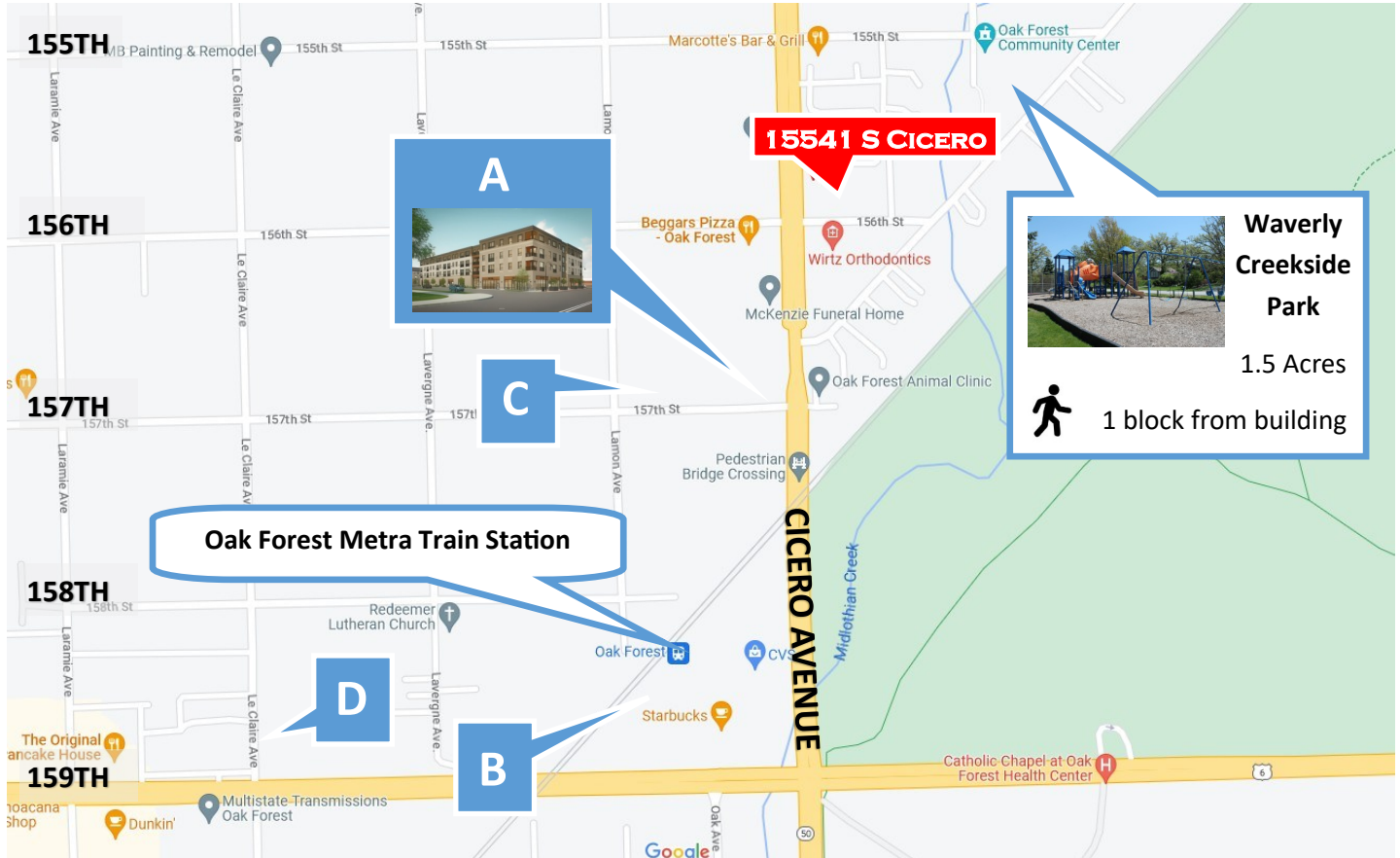


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### EM8 PROPERTIES IN OAK FOREST 300+ NEW RESIDENTIAL DEVELOPMENTS



	Location	# of Units	Delivery
<b>A</b>	<b>Oak Forest I</b>	90 (75 Apartments, 15 Townhomes)	Townhomes—11/23 Apartments—4/24
<b>B</b>	<b>Gateway (Directly South of Metra)</b>	~150 Apartments	Q2 2025
<b>C</b>	<b>Oak Forest K (157th &amp; Lamon)</b>	70-85 Age Restricted Apartments	2026
<b>D</b>	<b>159th &amp; LeClaire</b>	65-85 Townhomes	2026



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