# **EVERGREEN MARKETPLACE**

**OUTLOT DEVELOPMENT** 















FOR MORE INFORMATION, PLEASE CONTACT:

**BRENDAN REEDY** +1 312 297 7614 **NICKI BERG** +1 312 861 7890 **CLIFFTON VANN** +1 312 233 8683 Cliffton.vann@cbre.com



# **MARKET SUMMARY**

#### **PROJECT SUMMARY**

Evergreen Marketplace is conveniently located just north of the intersection of 95th Street and Western Avenue, which is home to over one million square feet of retail. The shopping center draws from the densely populated communities of Evergreen Park, Oak Lawn and Beverly. There are over 225,000 people within 3 miles and surrounding retailers include Wal-Mart, Sam's Club, Mariano's, Petsmart, Chipotle & Potbelly.

#### SITE DETAILS

1,700 SF Available - Drive Thru Capable Last outlot remaining at Evergreen Marketplace Anchored by 450,000 SF of anchor tenants

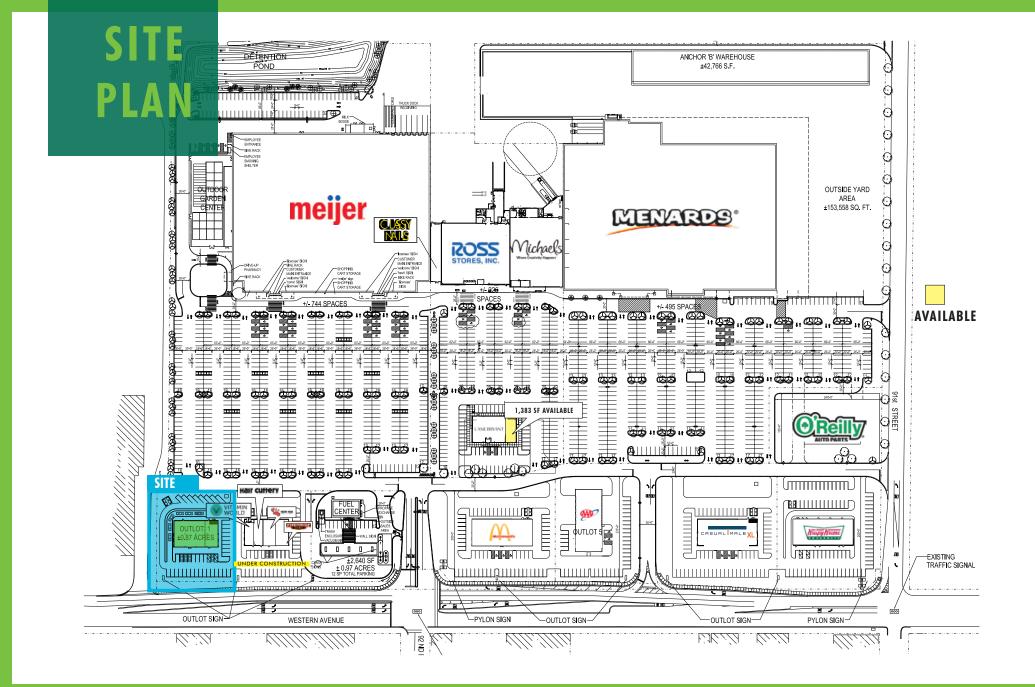
Planned 6,000 SF multi-tenant building with drive thru

Monument signage available on western ave High traffic and high visibility building in a strong trade area

Multiple convenient signalized access points

#### **DEMOGRAPHICS**

	1 mile	3 mile	5 mile
Population	17,605	98,377	240,449
Households	6,275	35,536	85,210
Average HH Income	\$87,758	\$69,280	\$62,441



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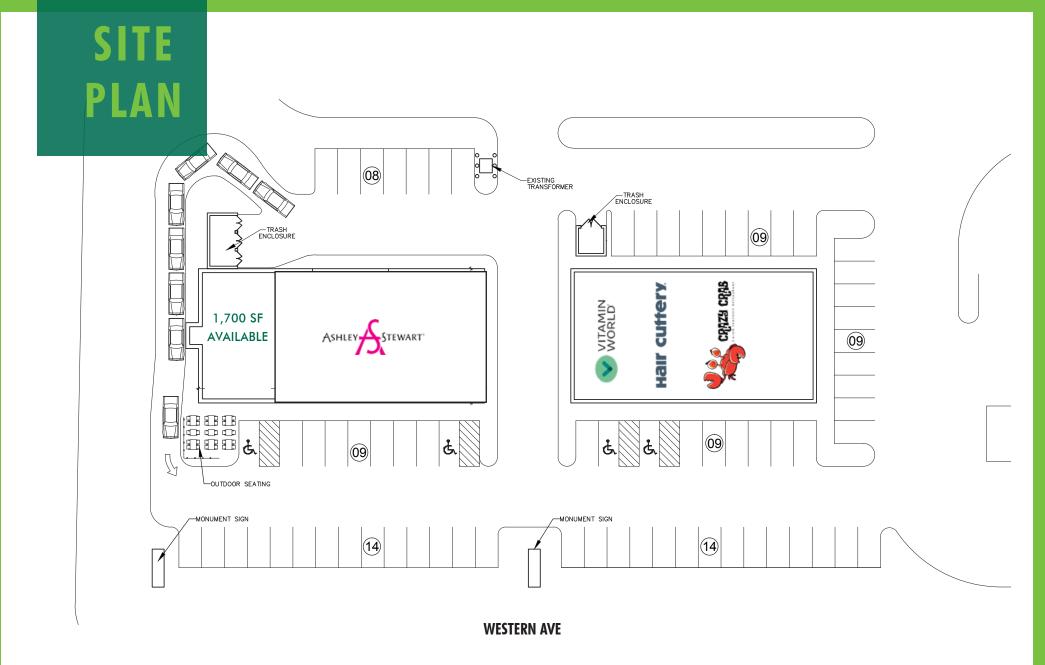
92ND & WESTERN AVE., EVERGREEN PARK, IL

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**CBRE** 



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