




AVAILABLE

Available SF: 6,000 SF & 4,000 SF
 Lease Rate: CALL
 Lease Type: NNN

PROPERTY HIGHLIGHTS

- Great visibility and frontage along Western Ave
- Plenty of street parking and off-street parking
- Area tenants include T.J. Maxx, Bank of America, DSW, Whole Foods, Petco, ULTA, Wendy's, and many more
- Co Tenants include H & R block, Giordano's, Generation nails
- Professionally managed
- 2nd gen restaurant available
- 30 minutes from downtown Chicago

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
 Population:	17,688	68,986	183,800
 Avg HH Income:	\$97,021	\$59,068	\$47,808
 Age:	41.9	40.4	37.1

TRAFFIC

	S Western Ave	W 95 th St
 Vehicles Per Day:	28,200	28,900

CO-TENANTS INCLUDE



Tom Eilers & Saar Schnitman

Leasing@caprockre.com

(312) 257-3250

CapRockRE.com

79 W. Monroe Suite 905

Chicago, IL 60603

9601 South Western Avenue, Chicago, IL

AVAILABLE FOR LEASE



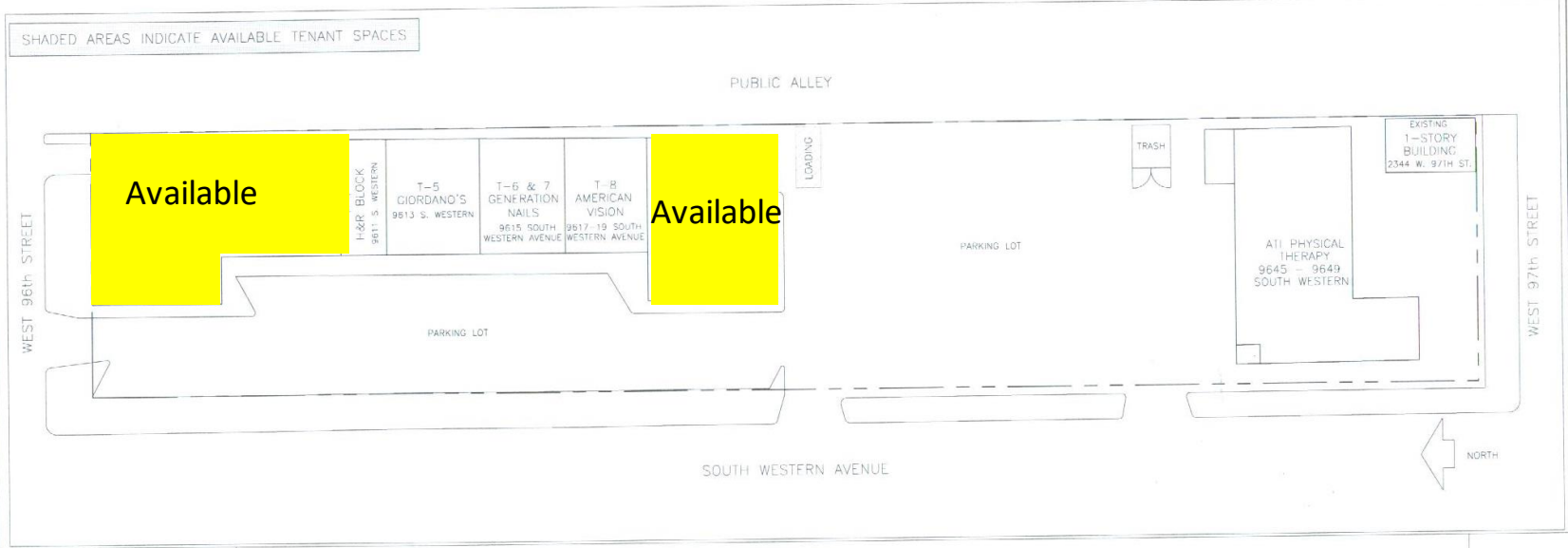
9601 S Western Ave Chicago, IL 60643



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SPACE NO.	TENANT	SPACE DIMENSIONS	AREA
-	AVAILABLE	-	984
-	ATI PHYSICAL THERAPY	-	6,000
T-1,2 & 3	CATHERINE'S	49.3x65 51.8x50	5,790
T-4	H&R BLOCK	20x50	1,000
T-5	GIORDANO'S	40.66x50	2,033
T-6 & 7	GENERATION NAILS	34.34x50	1,717
T-8	AMERICAN VISION	37.76x50	1,888
T-9	HEARTY CAFE	61.5x65	4,000



Managed and Leased by
 THE TRUSTEES OF
 9601 South Western Avenue
 Chicago, Illinois 60643
 Phone: (312) 257-3250 Fax: (312) 402-2312

BEVERLY PLAZA LEASE PLAN

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