

7825 W 95th St. Hickory Hills, IL 60457

Offering Memorandum



±41,900 VPD US 20

MATTHEWS™

266,674+ Residents
Within a 5-Mile Consumer Base

±25,000 SF
Compelling Commercial Opportunity

±41,900 VPD
Located along W 95th St.

Exclusively Listed By



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266,674+
Population (5-Mi)

98,129+
Households (5-Mi)

\$\$\$99,419
Avg HH. Income (5-Mi)



MATTHEWS™

Offering Summary

EXECUTIVE SUMMARY

Matthews™ is pleased to present a well positioned retail asset located at 7825 W 95th Street, Hickory Hills, Illinois. The Property consists of an approximately 25,000-square-foot building situated on 2.88 acres, with C-2 zoning, offering a flexible site configuration that can accommodate a range of commercial uses. Positioned along 95th Street (US 12), the Property benefits from frontage on a primary commercial corridor within South Suburban Cook County, supporting strong visibility and accessibility.

The Property is strategically located with direct access to I-294 via Exit 17, providing efficient regional connectivity throughout the greater Chicago metropolitan area. This access enhances convenience for tenants, customers, and service providers, while reinforcing the Property's appeal for a variety of retail and commercial users. Its location along one of the area's key transportation arteries further supports exposure

and functionality within an established suburban corridor.

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The site's adaptable building and land profile allows for a broad range of potential uses, including industrial outdoor storage (IOS), flex, office, and retail tenancy, subject to applicable regulations and user requirements. This versatility expands the Property's marketability by appealing to multiple tenant categories seeking strong access, corridor presence, and a well-located suburban infill position.

Overall, the combination of size, zoning, regional access, and frontage along 95th Street positions the Property as a compelling commercial opportunity within Hickory Hills. Its flexible use profile and strong location fundamentals support long-term investment stability and enduring market relevance.

INVESTMENT HIGHLIGHTS

- Strategically located with direct access to I-294 via Exit 17, the Property benefits from strong regional connectivity and convenient access throughout the greater metropolitan area.
- Positioned on 95th Street (US 12), the Property enjoys frontage along a primary commercial corridor and one of the key transportation arteries within South Suburban Cook County.
- The Property's adaptable building and land site can accommodate a variety of uses, including industrial outdoor storage (IOS), flex, office, and retail tenants.
- This versatile use profile, combined with strong access and corridor visibility, supports broad marketability and potential demand from multiple tenant categories.



Portfolio Map

Available Individually or as Part of a Portfolio



Google Earth



Chicago

855 E Grand Ave

5628 S Western Ave

5644 S Western Ave

5011 W 63rd St

7300 S Harlem Ave

7948 W 79th St

10058 S Roberts Rd

7825 W 95th St

10140 S Roberts Rd

10926 Southwest Highway

11264 Southwest Highway

7227 W 127th St

4 Athena Ct

9407-9411 Indianapolis Blvd

515 William R Latham Senior Dr

Financial Overview

Contact Broker
List Price

±25,000 SF
Total GLA

±2.88 AC
Acreage

C2
Zoning



Property Summary

Address	7825 W. 95th St
City	Hickory Hills
State	Illinois
Zip Code	60457
County	Cook
Building SF	25,000 SF
Acreage	±2.88 Acres
Zoning	C-2
Parking Spaces	212





S 78th Ave



± 41,900 VPD



S 78th Ct



 **Glen Oaks Elementary School**
±3,000 Students



Subject Property



 **Lieb Elementary**
±400 Students

 ± 41,900 VPD

 ± 76,000 VPD



 **H H Conrady Junior High School**
±1,130 Students

 **Hickory Hills Golf Course**



Harlem Ave ± 39,500 VPD

 **Moraine Valley Community College**
Moraine Valley Community College
±11,200 Students | ±1,000 Employees





Hickory Hills, IL

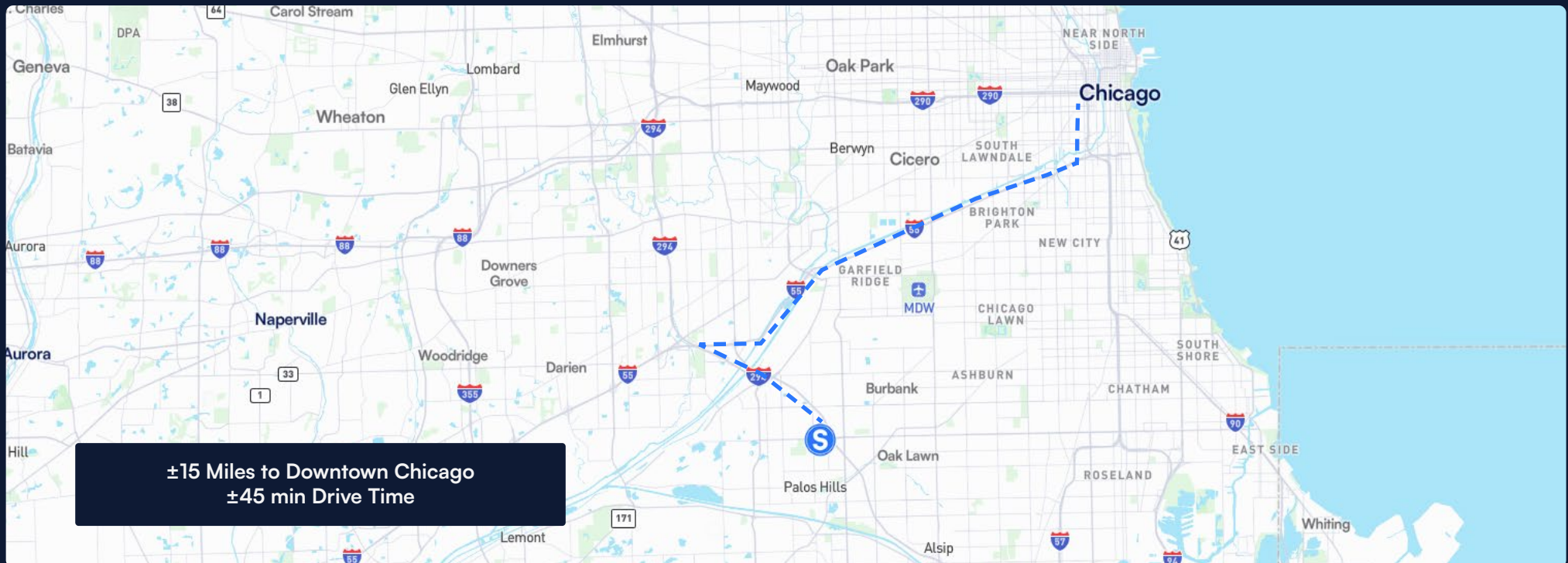
Market Overview

Hickory Hills is an established suburban community in southwestern Cook County, approximately 20 miles southwest of Downtown Chicago within the Chicago MSA. Convenient access to Interstate 294, Interstate 55, and U.S. Route 12/20/45 provides excellent connectivity to major employment centers throughout the Chicago metropolitan area.

The area is supported by above-average household incomes, strong population density, and a stable residential base that drives consistent retail demand. Nearby communities including Oak Lawn, Bridgeview, Palos Hills, and Orland Park further expand the property's customer base, while the site's location along heavily traveled 95th Street benefits from strong daily traffic volumes and excellent regional accessibility.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
2020 Population	125,433	264,571	1,417,325
2025 Population	127,588	266,674	1,365,428
2030 Population Projection	128,444	267,911	1,358,246
Households	3-Mile	5-Mile	10-Mile
2020 Households	46,425	98,384	500,970
2025 Households	46,680	98,129	481,607
2030 Household Projection	46,904	98,415	479,166
Income	3-Mile	5-Mile	10-Mile
Avg Household Income	\$90,343	\$99,419	\$102,444



Chicago, IL

Chicago is one of the nation's most important commercial real estate and logistics hubs, supported by a diversified economy spanning finance, manufacturing, healthcare, technology, and professional services. The metro sits at the center of the U.S. freight network, ranking as North America's largest rail hub and

benefiting from direct access to major interstate highways and inland waterways. O'Hare International Airport—ranked among the top five busiest airports in the world—anchors national distribution and corporate connectivity, sustaining long-term demand for industrial, logistics, and office assets.

Total Population

9,441,957

Annual Visitors

52 Million

Tourism Economic Impact

\$20.6 Billion

GDP

\$894.9 Billion





MAJOR EMPLOYERS

- 🏠 **Tech**
 - Motorola Solutions ±21,000
 - Exelon ±20,014
 - Block ±12,000
 - Applied Systems ±3,000
- + **Healthcare**
 - GE HealthCare Technologies ±53,000
 - Northwestern Memorial Hospital ±29,400
- 📝 **Education**
 - Chicago Public Schools ±39,094
 - University of Illinois at Chicago ±14,000
- 🌐 **Government**
 - Cook County Government ±22,000

HQ 🏠

APPLIED

HQ 🏠

block

HQ 🏠

MOTOROLA SOLUTIONS

HQ +

Northwestern Medicine

HQ 🏠

exelon

📝

Chicago Public Schools

📝

UIC UNIVERSITY OF ILLINOIS CHICAGO

HQ +

GE HealthCare

🌐

COOK COUNTY GOVERNMENT

🌳 **Indiana Dunes National Park**

Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **7825 W 95th St. Hickory Hills, IL 60457** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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