



# EDENS collection

Foster Avenue & I-94 / 4601-4715 W. Foster Avenue  
Chicago, IL 60630



THE | JAFFE | COMPANIES

DOWNTOWN CHICAGO

# EXCEPTIONAL LOCATION

N. ELSTON AVENUE / 18,000 ADT

2,488 SF AVAILABLE

INTERSTATE 94  
147,900 ADT

2,032 SF AVAILABLE

2,000 SF ENDCAP AVAILABLE

W. FOSTER AVENUE / 23,800 ADT

TARGET®

ROSS  
DRESS FOR LESS

LA | FITNESS

five BELOW®

# OVERVIEW

**Premier retail positioning along heavily traveled Foster Avenue with immediate access to the Edens Expressway (I-94).**

- △ **±143,000 SF** of modern retail space anchored by strong co-tenancy.
- △ Abundant on-site parking with **500+ spaces** supporting high customer throughput.
- △ **High-profile location** suited for national, regional, and local retail, restaurant, and service users.
- △ Primary entrance at a **newly signalized intersection** at Foster Avenue and the Edens Expressway for seamless customer ingress/egress.
- △ Additional **full-access, signalized entry** from Foster Avenue with convenient connection to Elston Avenue.
- △ **Contemporary architecture** delivering exceptional storefront visibility.
- △ Thoughtfully designed, **pedestrian-oriented site** with enhanced landscaping and walkability.
- △ **Adjacent to the Edens Expressway ramp**, capturing ±147,900 VPD.
- △ Dominant corridor presence with **±800' of frontage** along Foster Avenue.
- △ **Neighboring high-traffic** Seafood City Supermarket enhances daily draw.
- △ Highly attractive setting for **QSR, retail, and a wide range of commercial users**.



# SITE PLAN

## SMALL SHOP OPPORTUNITIES



High visibility, strong traffic, seamless access.

- △ ±143,000 SF modern retail space
- △ 500+ parking spaces
- △ Multiple signalized access points, seconds from I-94
- △ ±800' Foster Ave frontage

### Availabilities

- Building A  
**2,000 SF Endcap**
- Building B  
**2,032 SF**
- Building C  
**2,488 SF**

Ground Level

CICERO AVE 18,200 ADT



# MARKET OVERVIEW

## Population



1 Mile	2 Miles	3 Miles
27,121	145,017	346,121

## Average Household Income

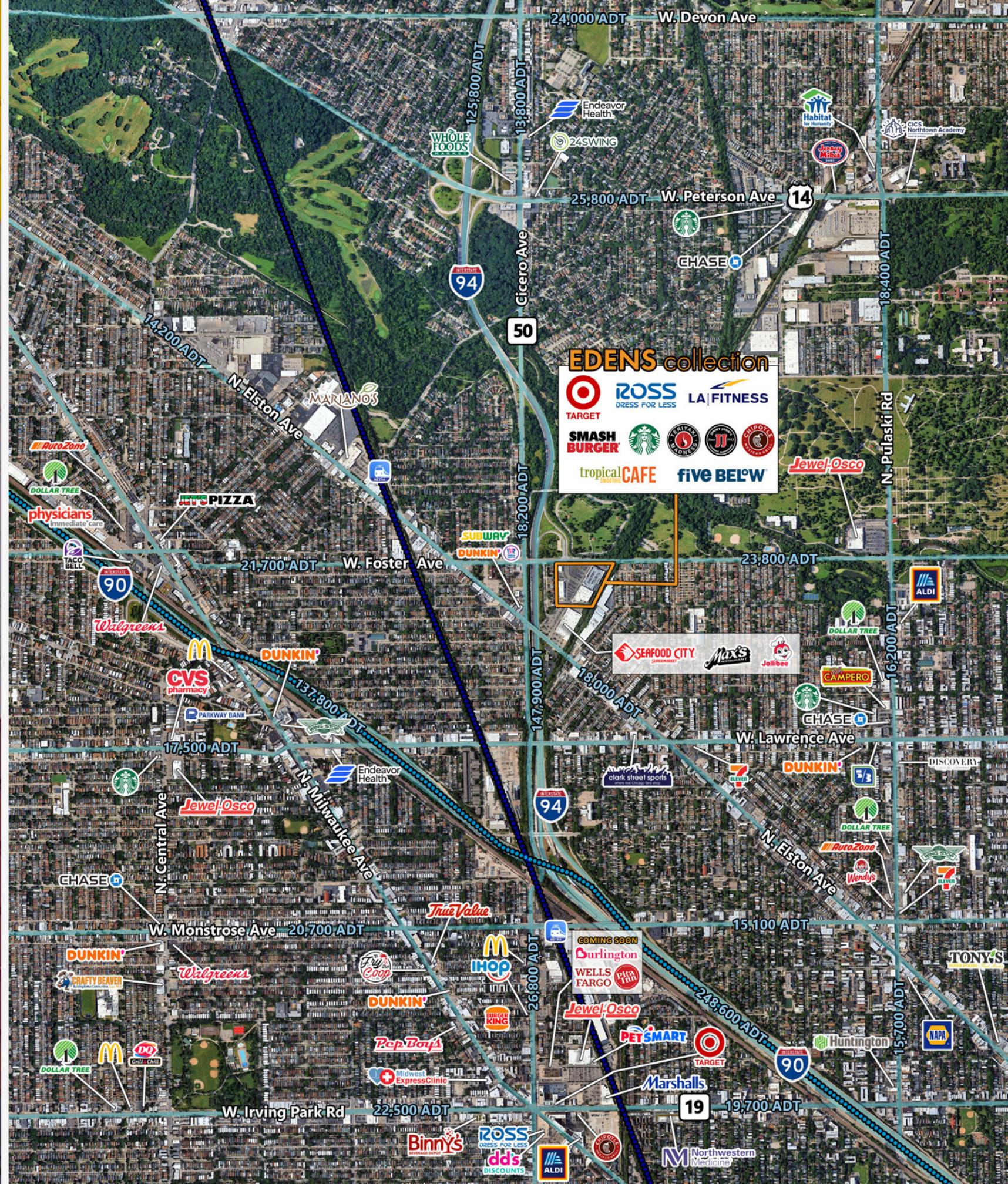


1 Mile	2 Miles	3 Miles
\$140,512	\$125,835	\$123,779

## Households



1 Mile	2 Miles	3 Miles
10,999	62,088	146,467



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For more information,  
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