RETAIL SPACE AVAILABLE

WINDFALL PLAZA BEVERLY

2301-2321 W. 95th Street | Chicago, Illinois 60643

ARC REAL ESTATE | 700 Commerce Drive, Suite 110, Oak Brook, IL 60523 | arcregrp.com | 630.908.5700

A·R·C REAL ESTATE

RETAIL SPACE AVAILABLE

WINDFALL PLAZA BEVERLY

2301-2321 W. 95th Street | Chicago, Illinois 60643

A·R·C REAL ESTATE

SPACE AVAILABLE

Suite 2313-B 2,510 SF*

Suite 2315 8,089 SF*

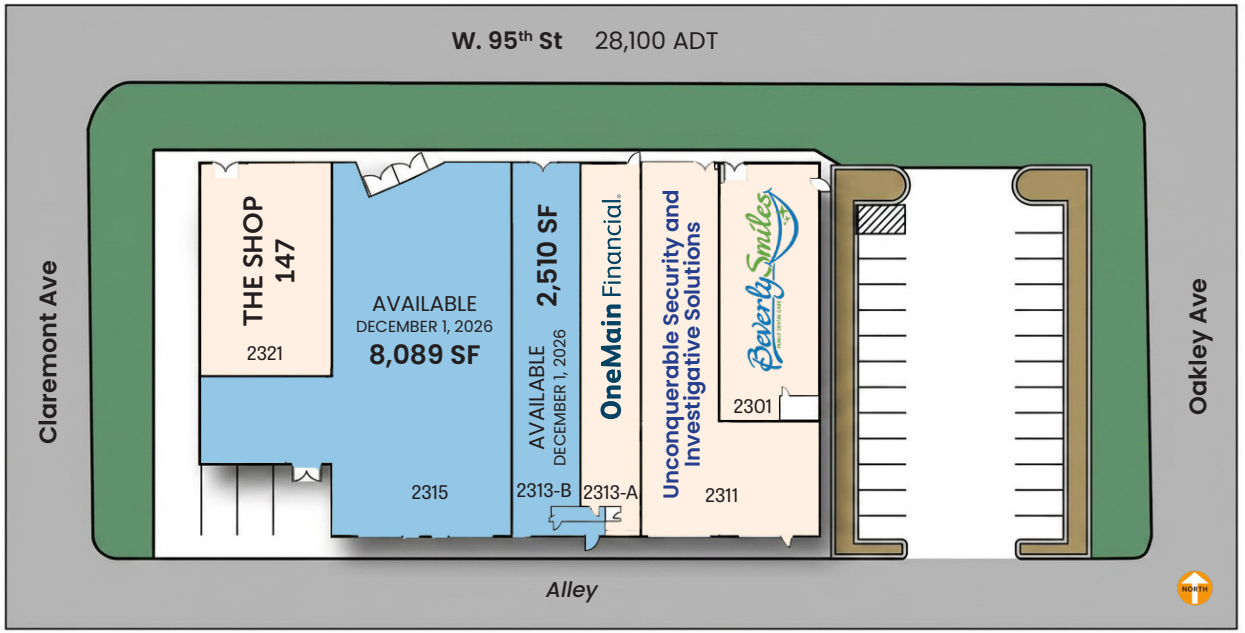
**Available December 1, 2026*

PROPERTY OVERVIEW

- **Prime Beverly location** — Located along the south side of 95th Street, just east of Western Avenue, in Chicago's Beverly neighborhood
- **High traffic exposure** — Excellent visibility and exposure to over 28,000 vehicles per day along 95th Street
- **Strong retail corridor** — Situated within a high-traffic commercial corridor surrounded by a mix of national and local retailers, including Walmart, Sam's Club, Meijer, Menards, Chase Bank, Potbelly, Chipotle, Dollar Tree, and Planet Fitness
- **On-Site parking** — 20 vehicle parking lot located on the east side of the property. Paid street parking is also available
- **Transit accessible** — Direct access to public transit including the 95th Street CTA bus stop directly in front of the building
- **Easy highway access** — Interstate 57 (I-57) and Interstate 94 (I-94) located just three miles to the east, providing convenient access to downtown Chicago and surrounding neighborhoods

DEMOGRAPHICS

	1/2 MILE	1 MILE	2 MILES
Total Population	4,034	16,887	86,333
Average HH Income	$181,824	$156,786	$119,314
Daytime Population	6,954	18,394	70,976



Suite	Tenant	Size
2301	Beverly Smiles	1,750 SF
2311	Unconquerable Security and Investigative Solutions	2,757 SF
2313-A	One Main Financial	2,200 SF
2313-B	**AVAILABLE (12/01/26)**	**2,510 SF**
2315	**AVAILABLE (12/01/26)**	**8,089 SF**
2321	504 Concepts	3,086 SF
	Total Size	**20,392 SF**

RETAIL SPACE AVAILABLE

WINDFALL PLAZA BEVERLY

2301-2321 W. 95th Street | Chicago, Illinois 60643

FOR MORE INFORMATION, CONTACT

LAUREN SZYMELL
lszymell@arcregrp.com
630.908.5703

JEANNE ELLIOTT
jeanne@arcregrp.com
630.908.5696

REALTY RESOURCES MEMBER

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.