

RETAIL SPACE AVAILABLE

WINDFALL PLAZA BEVERLY

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



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SPACE AVAILABLE

Suite 2311 2,757 SF

Suite 2313-B 2,510 SF*

Suite 2315 8,089 SF*

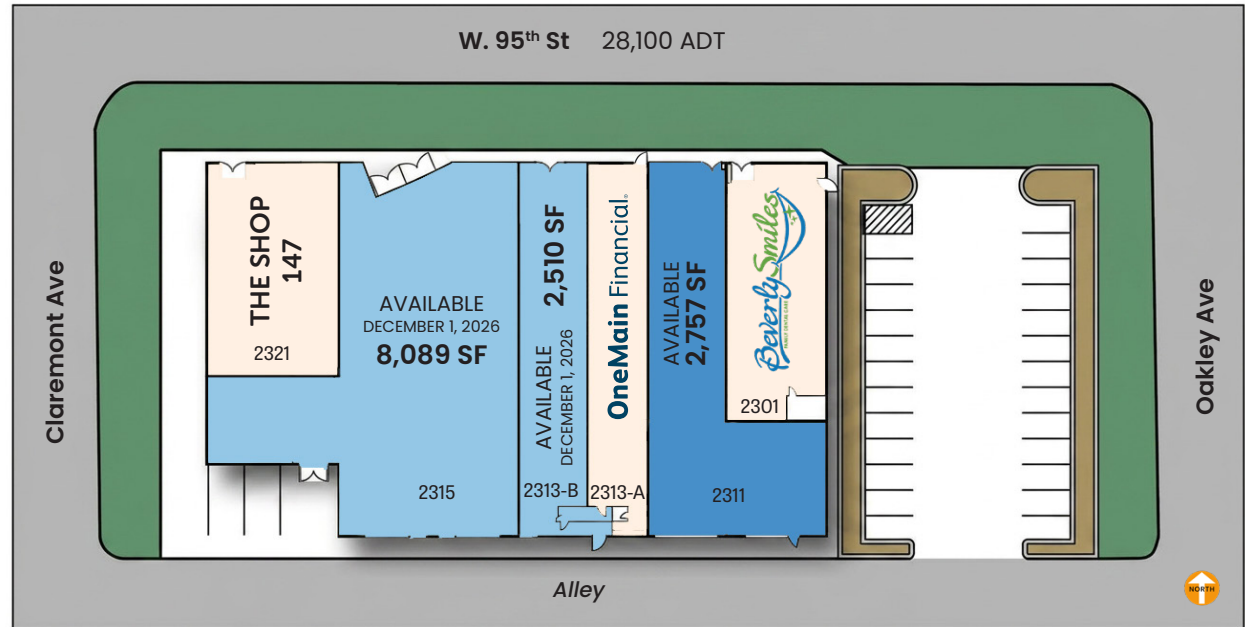
*Available December 1, 2026

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	AVAILABLE	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

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