



**MoHall Commercial**  
& Urban Development

# OFFERING MEMORANDUM

2201 ROOSEVELT ROAD | BROADVIEW, IL  
60155

**Turnkey Medical Office Building**

Presented Exclusively by MoHall  
Commercial & Urban Development



# EXECUTIVE SUMMARY

MoHall Commercial & Urban Development is pleased to present the exclusive offering of 2201 Roosevelt Road, a highly visible, recently renovated 3,500 SF single-story medical office building in the Village of Broadview, IL. Offered at \$300,000, this asset represents a rare opportunity for medical users, owner-occupants, healthcare operators, or investors to acquire a strategically located medical office on a high-traffic corridor surrounded by strong regional healthcare demand.

The property sits just off the signalized intersection of Roosevelt Road and 25th Avenue, with an average daily traffic count exceeding 25,000 vehicles per day. Featuring both rear surface parking and ample street parking, this site is ideal for patient-driven businesses such as urgent care, dental, chiropractic, behavioral health, and more.

Situated minutes from Loyola University Medical Center, Hines VA Hospital, and Rush Oak Park Hospital, the location provides direct access to a dense referral network of providers and patients. Its proximity to I-290 and major surface streets ensures convenient access for both staff and clients, while nearby public transportation options further enhance accessibility.

With recent infrastructure updates, existing medical build-out potential, and C-1 zoning that supports a wide range of medical uses, this property is perfectly positioned for immediate occupancy or as a long-term healthcare investment play.





# PROPERTY OVERVIEW

**Address:** 2201 Roosevelt Road, Broadview, IL 60155

**Asking Price:** \$300,000

**Building Size:** 3,500 SF

**Lot Size:** 6,203 SF (0.14 acres)

**Zoning:** C-1 (General Commercial)

**Stories:** 1

**Tenancy:** Vacant

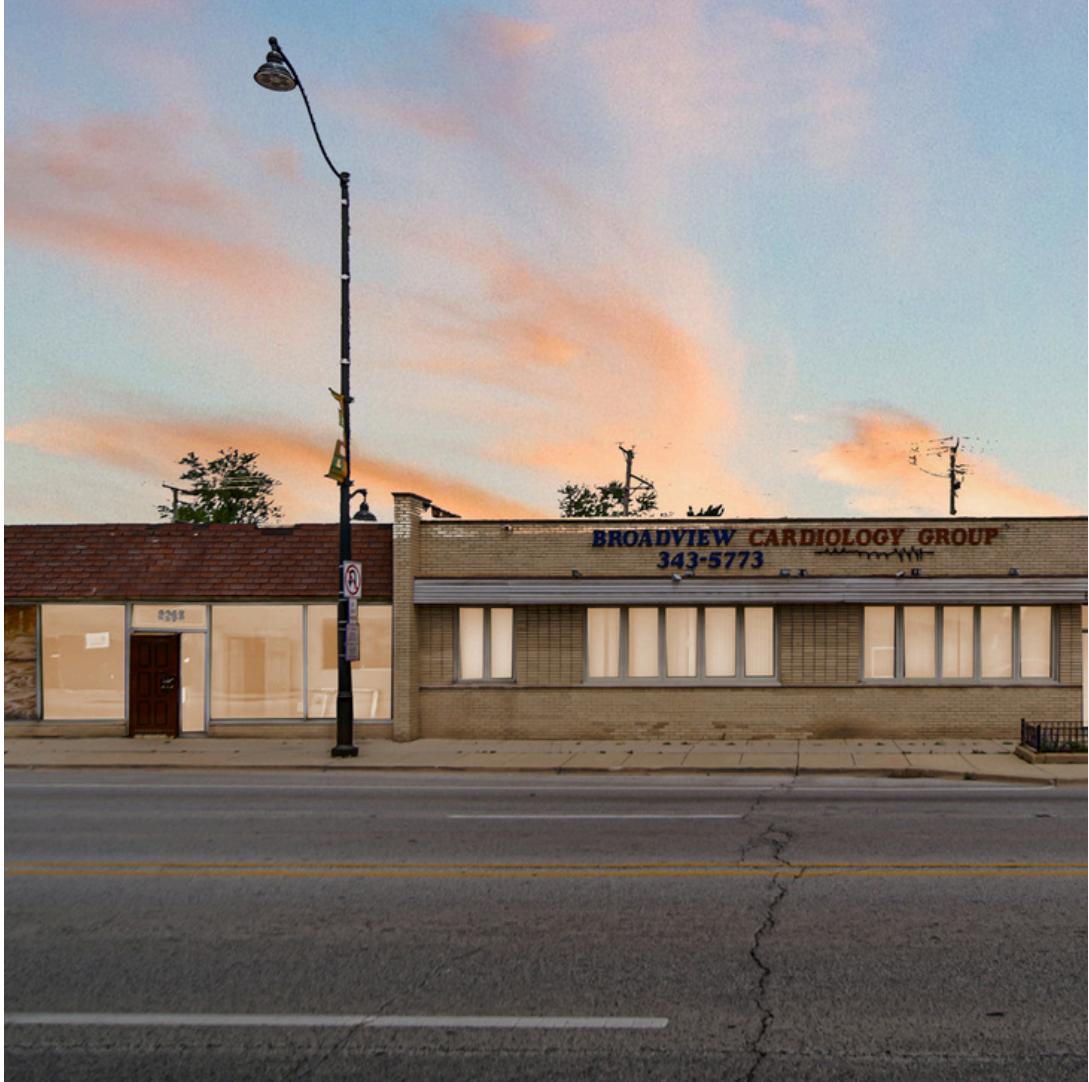
**Parking:** abundant street parking

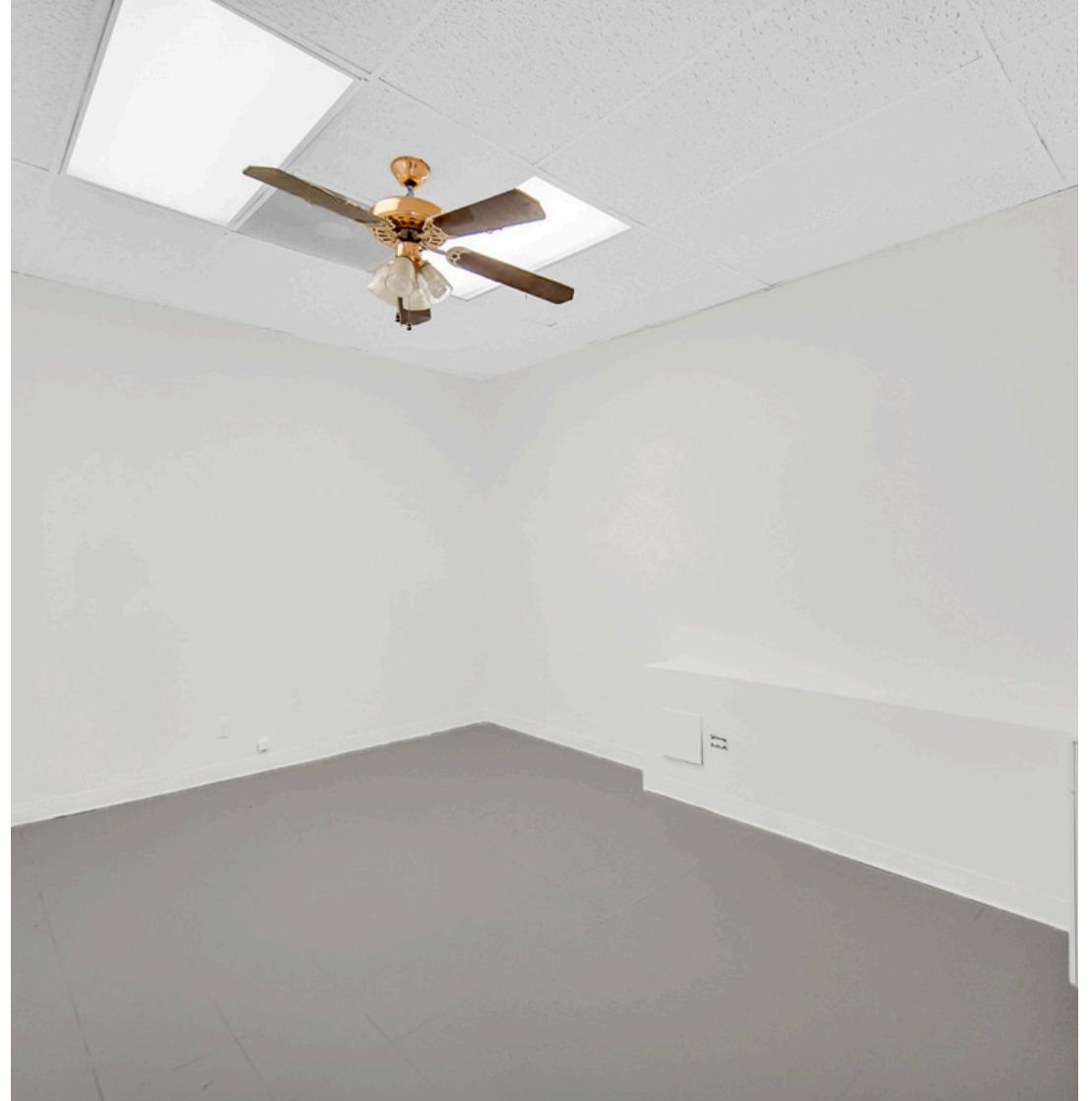
**Year Built:** ~1970s (recently renovated)

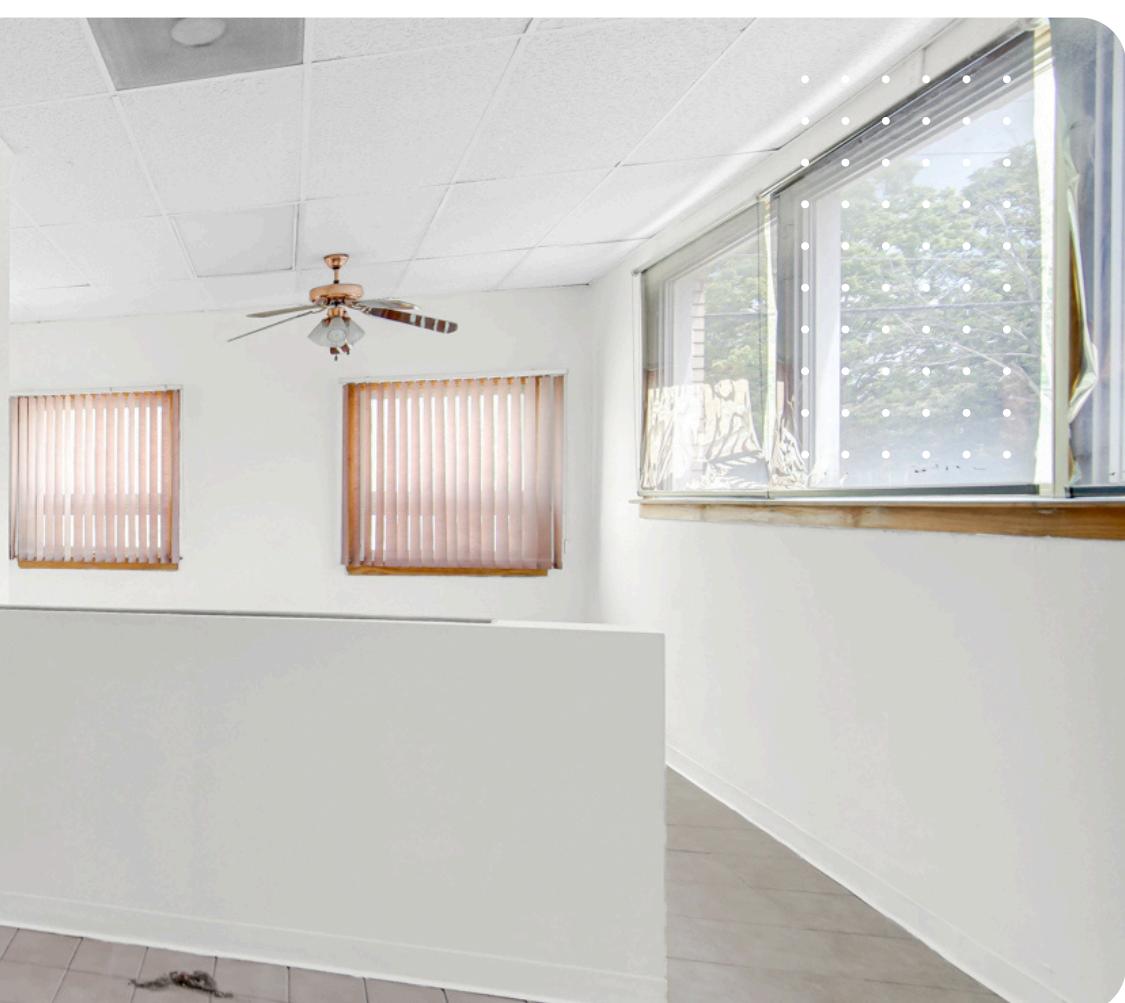
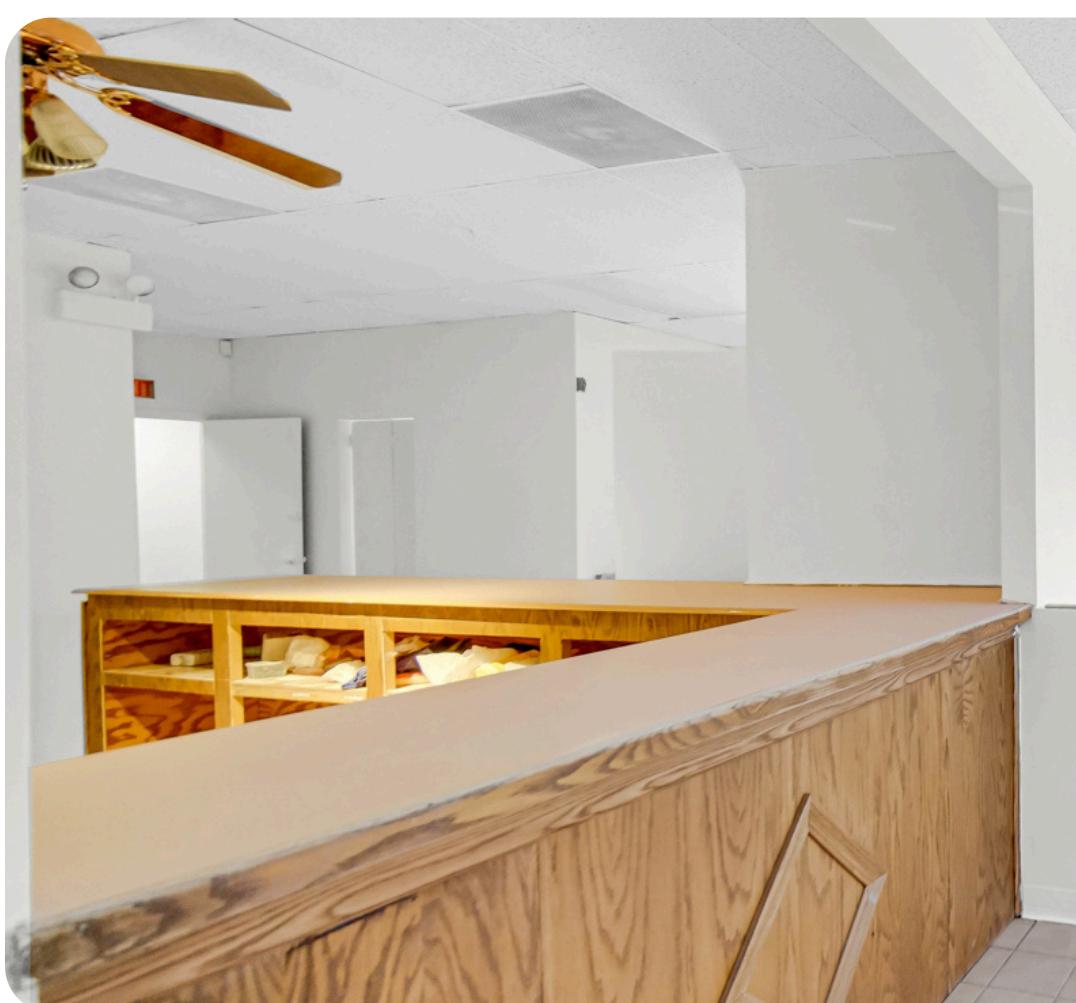
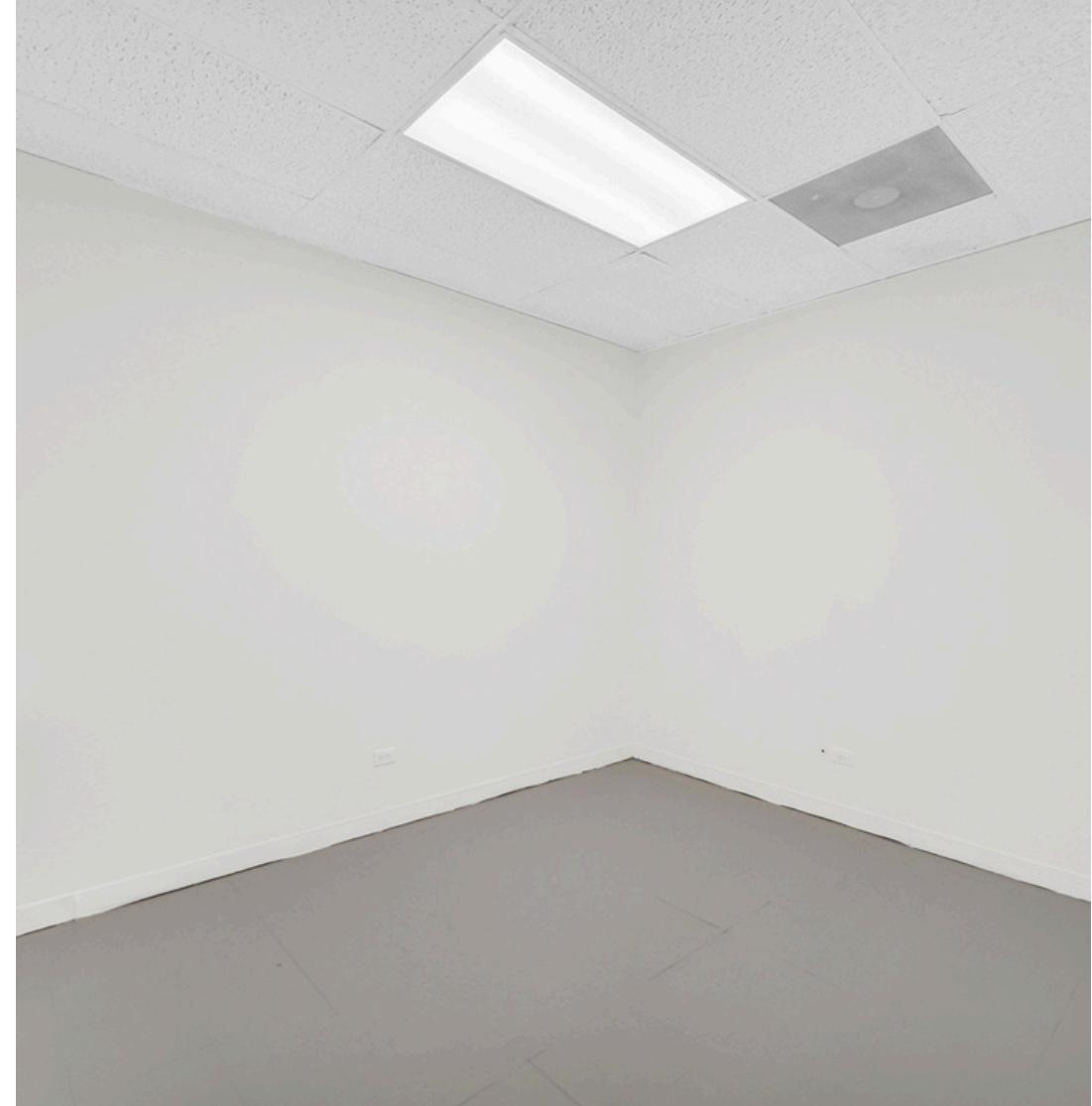
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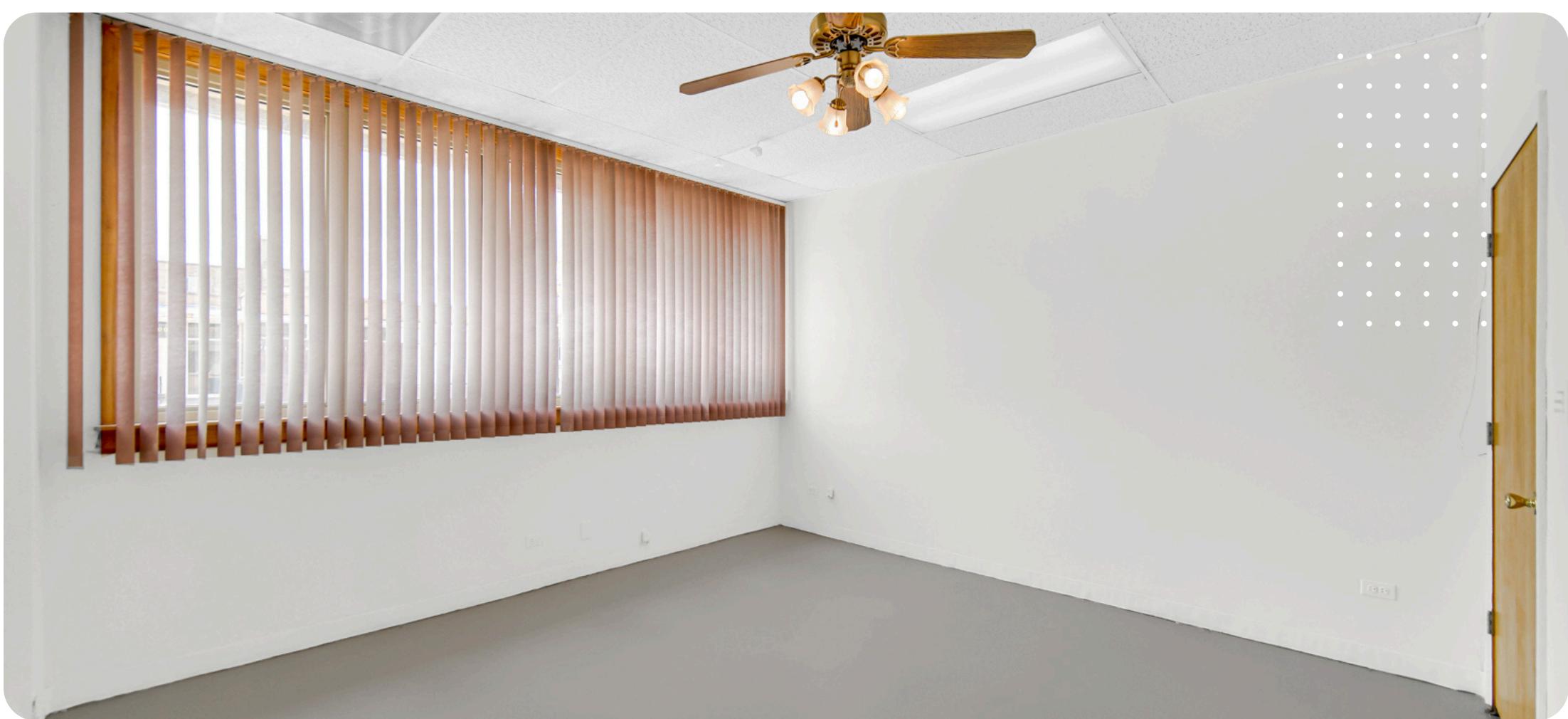


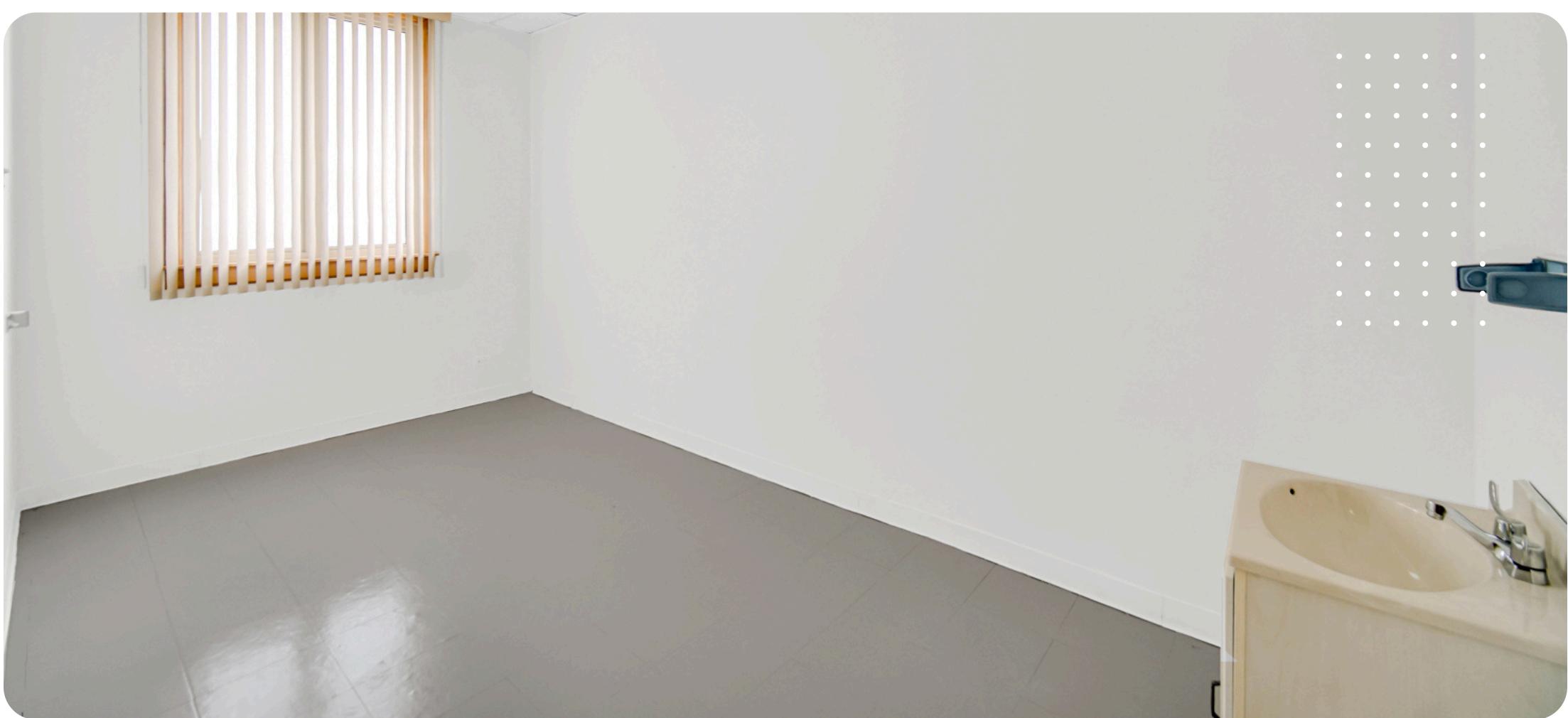
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# LOCATION HIGHLIGHTS

## **Strategic Suburban Healthcare Hub**

Located in the Proviso Township within Cook County, the property is part of the Cicero/Berwyn submarket, one of the region's most established and growing medical service zones. The surrounding area supports a mix of community clinics, pharmacies, rehabilitation centers, and wellness facilities.

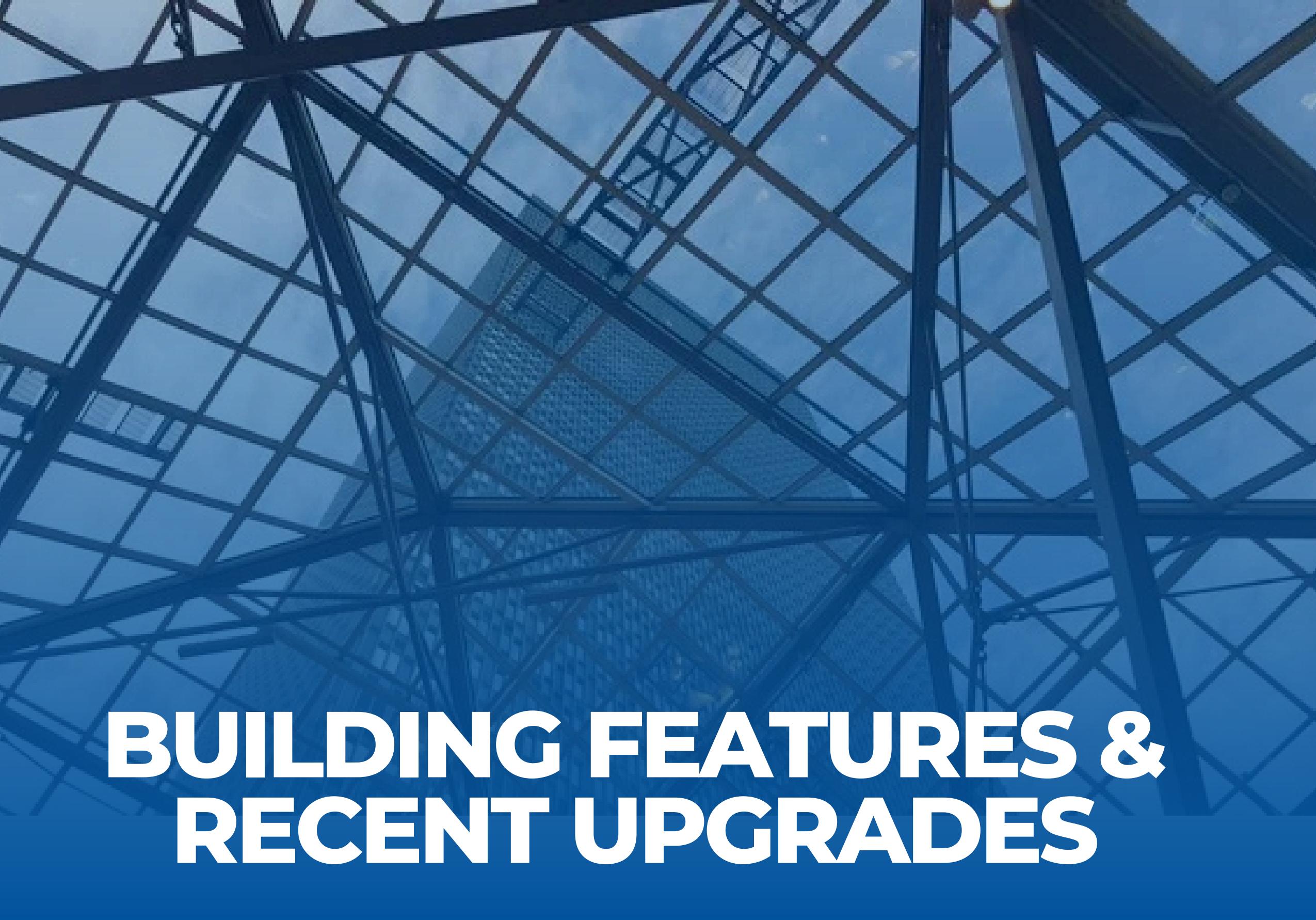
## **Nearby Hospitals & Major Healthcare Facilities:**

- Loyola University Medical Center – Level 1 trauma center, academic medical hub (1.8 miles)
- Hines VA Hospital – Veteran services and long-term care campus (2.1 miles)
- Rush Oak Park Hospital – Community-based care with full-service emergency room (3.5 miles)
- MacNeal Hospital – Berwyn-based acute care facility, part of Loyola Medicine (4.2 miles)

## **Public & Road Transportation:**

- Access to I-290 (Eisenhower Expressway): 5 minutes
- Melrose Park & Maywood Metra Stations: 6-minute drive
- CTA & Pace Bus Service: Stops within walking distance
- Chicago Midway Airport: 19 minutes
- O'Hare International Airport: 21 minutes





# BUILDING FEATURES & RECENT UPGRADES

- Full interior refresh: updated flooring, paint, LED lighting
- Reception area with natural light and welcoming finishes
- Several exam rooms / offices with plumbing access
- Private restroom facilities
- Rear entrance for staff or private entry uses
- Single-tenant layout or adaptable for multi-suite configuration

## DEMOGRAPHICS & MARKET STATS (3-Mile Radius)

The Broadview region is home to a working-class, multi-generational population with high demand for accessible, affordable healthcare. Many residents rely on Medicaid/Medicare services, making this an ideal location for providers seeking high patient volume.



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# TRAFFIC COUNTS & VISIBILITY

## Street Avg Daily Traffic (2025 est.)

Roosevelt Rd 26,425 – 29,532 VPD

25th Ave 25,049 VPD

19th Ave 29,532 VPD

These traffic volumes reflect one of the busiest corridors in Broadview, offering prime signage exposure for healthcare businesses.

## IDEAL USES

**This property is tailored for a wide array of medical and healthcare-related users:**

- Primary Care or Urgent Care Centers
- Dental, Orthodontic or Oral Surgery Clinics
- Chiropractic, Physical Therapy, or Rehab Centers
- Women's Health or Pediatrics
- Behavioral Health & Substance Abuse Counseling
- Home Health Agency or Hospice Administrative Offices
- Nonprofit Clinics, Dialysis, or Imaging Labs



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# INVESTMENT HIGHLIGHTS

- Turnkey Medical Asset with recent capital improvements
- Strong demand for outpatient healthcare in suburban Chicagoland
- Opportunity to owner-occupy or lease with flexible C-1 zoning
- Low entry price at \$100/SF – well below replacement cost
- Dense population with underserved medical needs

## FINANCIAL SUMMARY

PRICE	<b>\$350,000</b>
Price/SF	<b>\$100.00</b>
Occupancy	<b>Delivered Vacant</b>





# EXPANSION OF SUPPORTIVE HOUSING AND HEALTHCARE SERVICES

A notable development is the opening of the Broadview Legacy Apartments at 1020 Roosevelt Road by Housing Forward. This \$7.8 million project offers 16 permanent supportive housing units tailored for individuals and families exiting homelessness, including veterans and youth transitioning from foster care. The facility provides on-site support services aimed at helping residents achieve stability and independence, connecting them with healthcare, treatment, and employment resources.

This initiative is part of a broader effort to address healthcare disparities in the region. The Illinois Healthcare Transformation Collaboratives, supported by state funding, are investing in projects that enhance healthcare delivery and outcomes in underserved communities.





# ECONOMIC DEVELOPMENT AND INFRASTRUCTURE IMPROVEMENTS

Broadview is also witnessing a surge in economic development. The West Regional Enterprise Zone reports multiple projects underway, including the \$15 million Broadview Senior Apartments at 2111 S. 17th Avenue and the \$1.5 million Minuteman Press facility at 2319 Roosevelt Road. These developments not only provide housing but also create employment opportunities and stimulate local businesses.

The village's commitment to infrastructure improvements, such as road and sidewalk repairs, further supports this growth. These enhancements make the area more accessible and attractive for both residents and healthcare providers.



# STRATEGIC LOCATION AND ACCESSIBILITY

Broadview's strategic location offers easy access to major expressways and proximity to Chicago, making it an ideal spot for healthcare expansion. The area's connectivity facilitates the establishment of medical facilities and ensures residents can access a broad range of services.

In summary, the vicinity of 2201 Roosevelt Road is undergoing transformative growth, with significant investments in supportive housing, healthcare services, and infrastructure. These developments underscore the area's potential as a hub for medical services, addressing the growing needs of its diverse population.



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# REGIONAL HEALTHCARE INITIATIVES

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Healthcare Transformation Capital Investment Grants: Broadview is part of a broader regional effort to transform healthcare delivery and improve health outcomes in underserved communities. Illinois Governor JB Pritzker announced \$200 million in capital improvement grants to fund projects addressing health-related social needs and reducing disparities in healthcare. These investments aim to enhance healthcare infrastructure and services across the state.

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