

FOR SALE OR LEASE

Retail / Warehouse / Redevelopment Opportunity

4177-4179 & 4181-4193 S. Archer Avenue // Chicago, IL 60632



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Property Description

Baum Realty Group, LLC has been exclusively retained to offer for sale or lease 4177-4179 & 4181-4193 S. Archer Avenue (the "Property"). The Property is located on the southwest side of Chicago in the Brighton Park neighborhood near Midway International Airport.

The Property is comprised of two buildings with a total of ±30,250 SF and a separate ±13,736 SF parking lot able to accommodate 50+ vehicles.

4177-4179 S. Archer Avenue — Single-story masonry building currently improved as a medical space.

4181-4193 S. Archer Avenue — Two-story masonry building currently improved as a retail space on the first floor and flex space on the second floor.

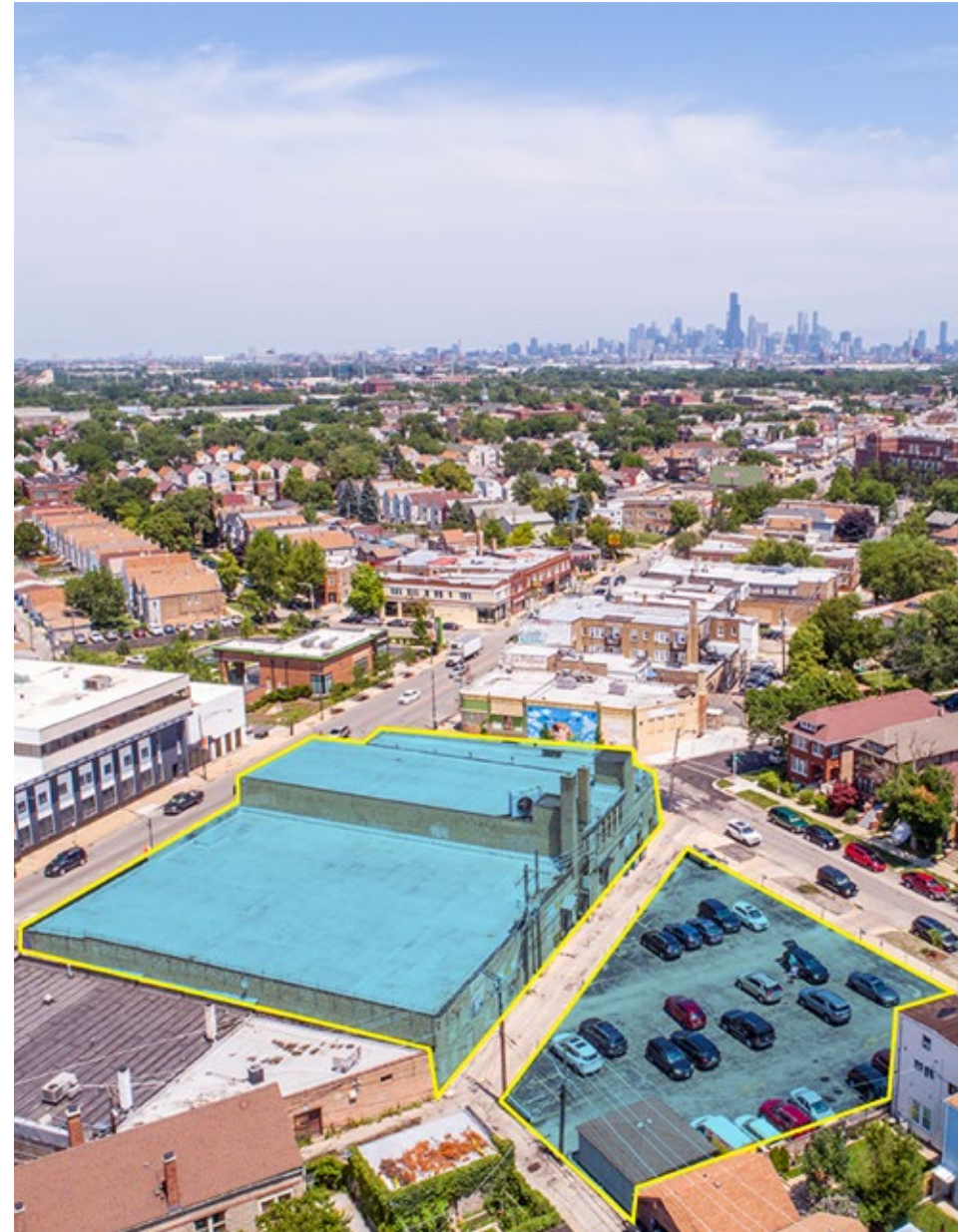
4210 S. Richmond Street — 50+ vehicle private parking lot located south of the Archer Avenue buildings.

The Property is being marketed for sale or lease in its entirety though ownership will consider selling buildings individually with a portion of the parking lot. Interested parties are encouraged to call for more information and pricing.

LEASE RATE:	\$15-25 PSF NNN
SALE PRICE:	Please call for sale price

PROPERTY HIGHLIGHTS

- ▶ Two adjacent properties and parking lot assemblage on the highly trafficked Archer Avenue (25,200 VPD)
- ▶ Convenient southwest side location near Midway International Airport
- ▶ Private parking lot for 50+ vehicles



PROPERTY DETAILS

Total Property:	±30,250 SF
4177-4179 S. Archer Avenue:	±6,250 SF +full basement
4181-4193 S. Archer Avenue:	±24,000 SF +full basement
Land Size:	±39,252 SF
Ceiling Heights:	10'-15'
Zoning:	B1-3 (4177-4179 & 4181-4193 S. Archer Avenue) RS-3 (4210 S. Richmond Street)
RE Taxes (2023):	\$103,785

PINS & RE TAXES

PIN	RE Taxes (2023)
4181-4193 S. Archer Avenue	
19-01-129-002-0000	\$37,157.29
19-01-129-003-0000	\$31,699.12
4177-79 S Archer Avenue	
19-01-129-004-0000	\$14,284.02
19-01-129-005-0000	\$13,975.84
4210 S. Richmond Street	
19-01-129-019-0000	\$914.88
19-01-129-020-0000	\$2,580.81
19-01-129-021-0000	\$1,586.68
19-01-129-022-0000	\$1,586.68

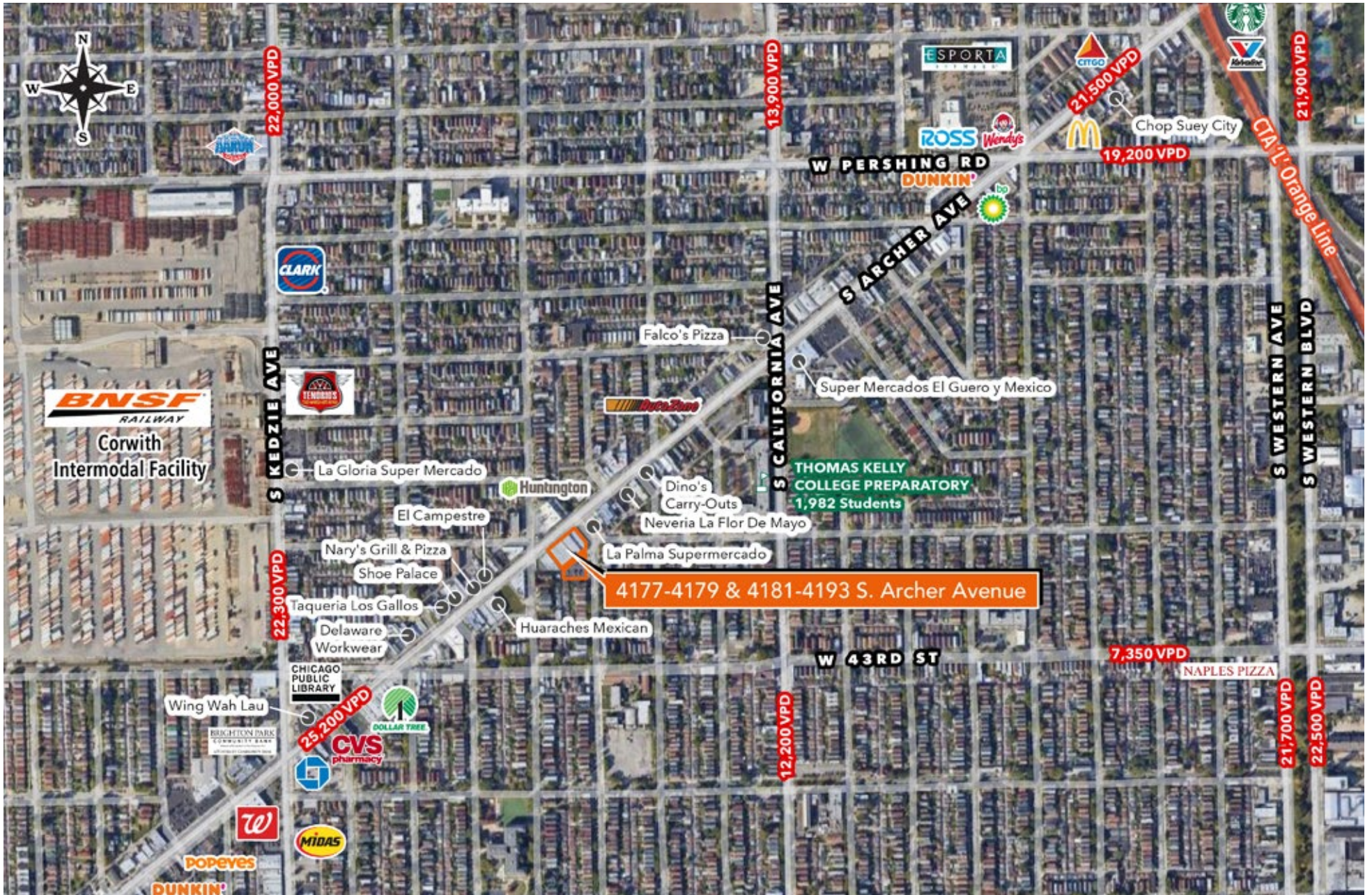


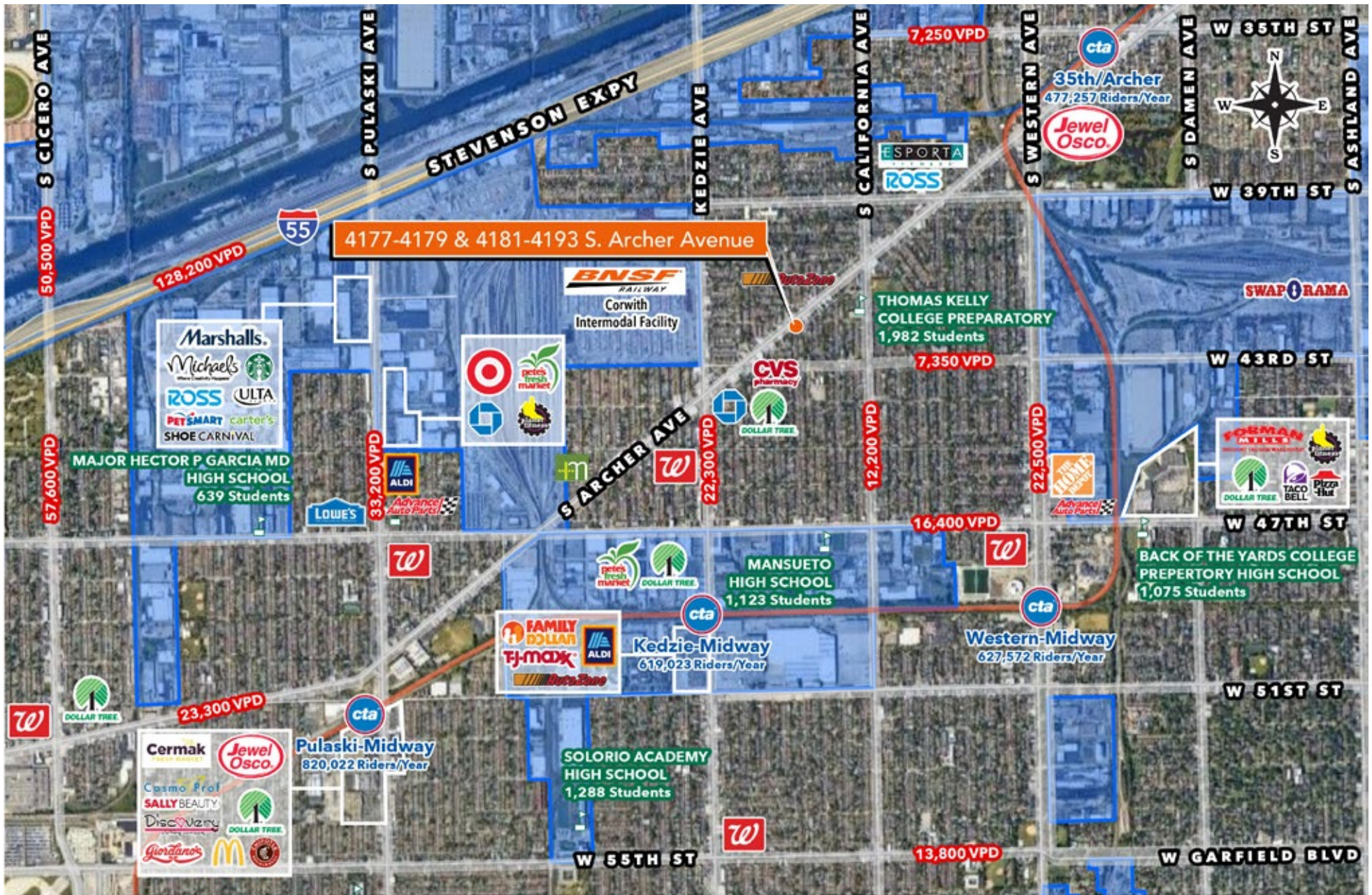
PROPERTY PHOTOS



ZONING MAP







Brighton Park

Brighton Park is a vibrant, diverse neighborhood on the southwest side of Chicago. Known for its rich cultural tapestry, the area is home to a significant Hispanic population, contributing to a lively atmosphere with numerous local businesses, restaurants, and community events. The neighborhood boasts a mix of residential properties, parks, and schools, making it a dynamic and family-friendly area. Ongoing efforts in revitalization and development highlight its potential for growth and development.

BEST PLACES IN CHICAGO

Neighborhoods with the Lowest Cost of Living

#26 of 93



Most Diverse Neighborhoods

#47 of 93



Best Neighborhoods for Young Professionals

#65 of 93



ACCESS & TRANSPORTATION

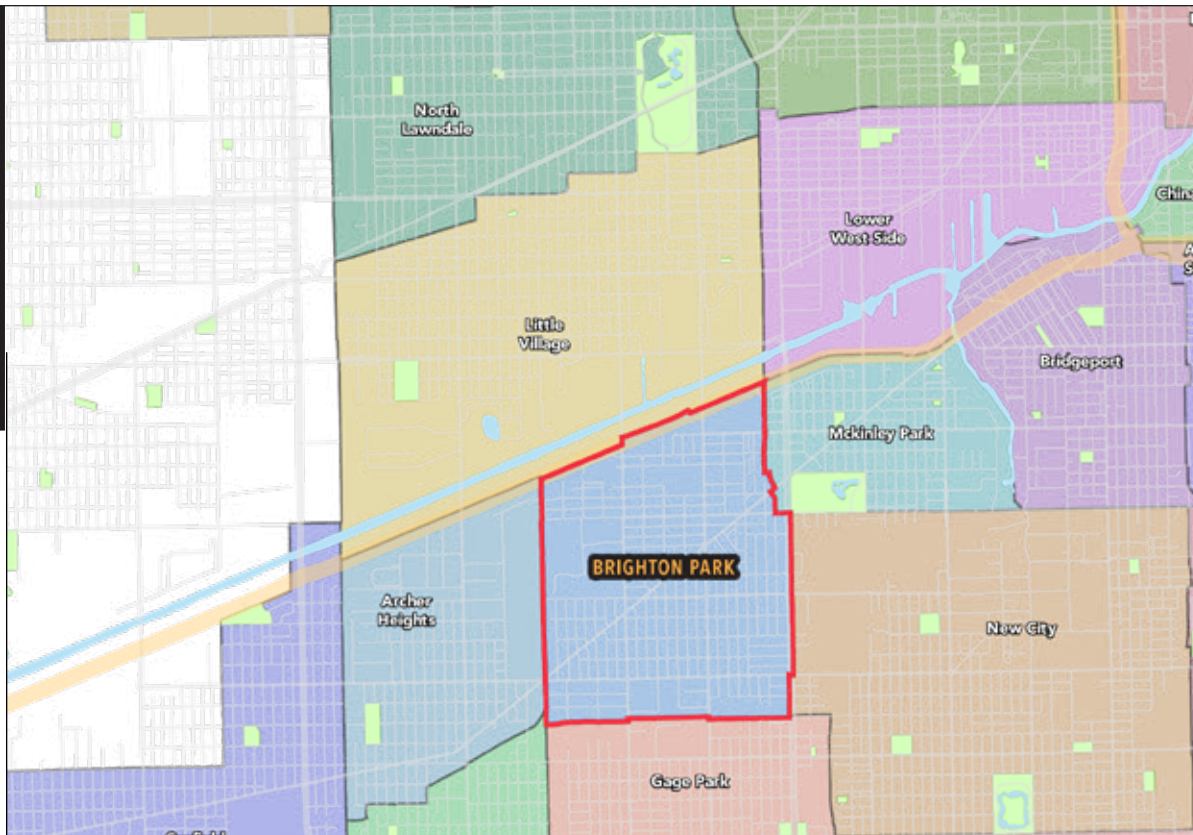
Brighton Park has good public transportation with 4 bus routes and 2 CTA Orange Line stations (Western, Kedzie).

The Stevenson Expressway (I-55) provides easy access to Downtown Chicago and near South and Southwestern Suburbs.

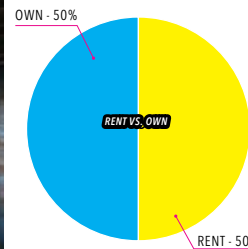
Midway International Airport
10-15 min drive

The Loop
20-30 min drive

O'Hare International Airport
45-50 min drive



INCOME & HOUSING



Median Household Income

\$53,953

Median Home Value

\$223,384

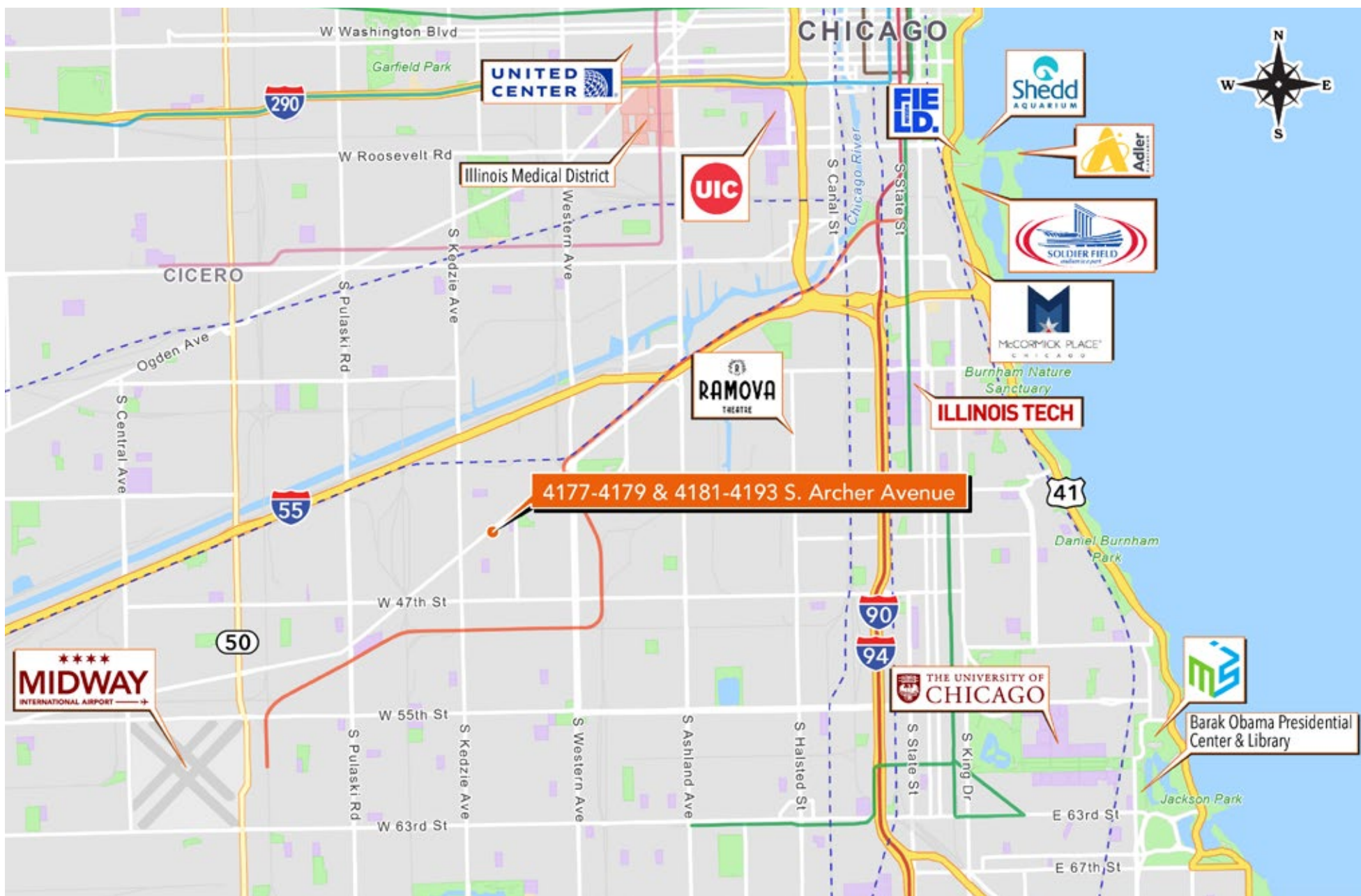
Median Rent

\$1,035

AREA FEEL

Dense Suburban

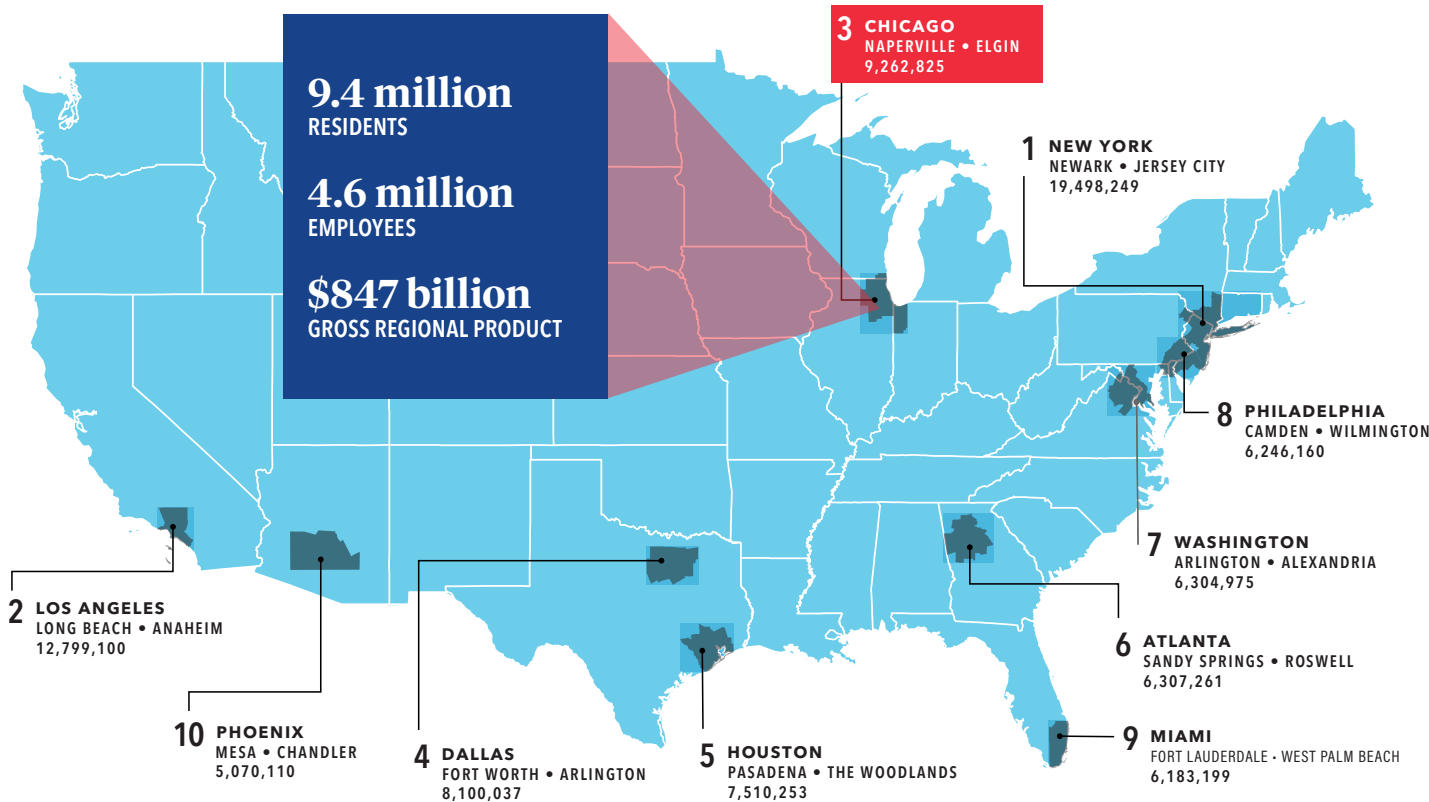
Sources: City of Chicago & Niche.com. Niche ranks thousands of places to live based on key statistics from the U.S. Census and expert insights.



Chicago Economic Overview

The Chicago MSA is the third most populous region in the US with approximately 9.4 million residents. The city of Chicago is the economic and cultural capital of the Midwest featuring a vibrant downtown district that is filled with world class businesses, upscale restaurants and bars, retail, luxury residences, and endless entertainment.

The strong economic base, skilled labor pool, and diverse background make this 24-hour metropolis one of the most important and influential cities in the world.



The Chicago MSA is the most diversified economy the U.S. with no single industry employing more than 13% of the workforce.

Chicago's primary industries include Real Estate, Manufacturing, Business & Professional Services Finance & Insurance, Wholesale, Government, Health Care, & Retail.

Chicago's GDP of \$836 billion makes it the third largest in the U.S. and positions it among the top 25 economies globally.

Source: World Business Chicago

Top 10 Fortune 500 Companies with Headquarters in the Chicago MSA

COMPANY	RANK	REVENUES (\$M)
Walgreens Boots Alliance	28	\$139,081
Archer Daniels Midland	43	\$93,935
Deere	64	\$61,251
Allstate	73	\$57,094
AbbVie	77	\$54,318
United Airlines Holdings	83	\$53,717
Abbott Laboratories	108	\$40,109
Mondelez International	115	\$36,016
US Foods Holding	119	\$35,597
Kraft Heinz	156	\$26,485
McDonald's	162	\$25,493

Source: Fortune Magazine, June 2024

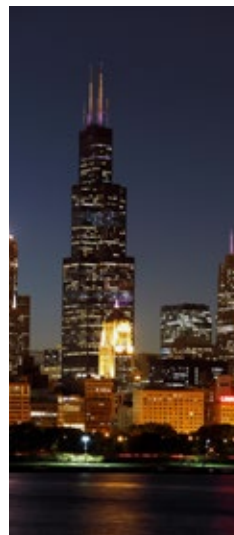
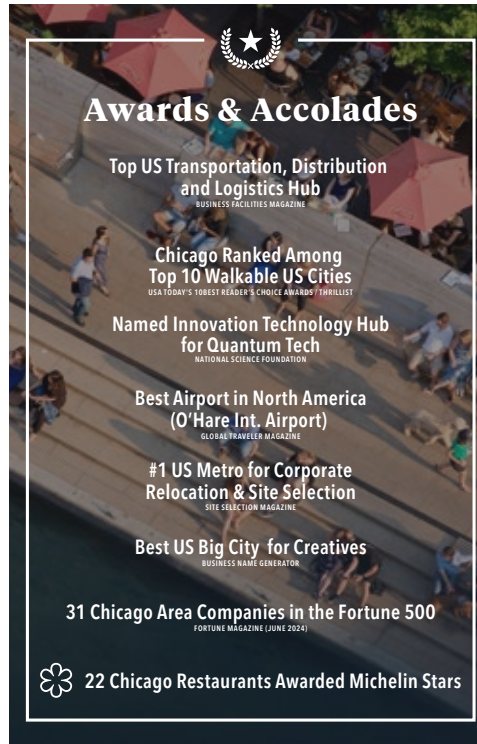


Chicago was named the **No. 2 Best City in the World*** and is among the **top 10 most popular travel destinations** in the U.S.

**According to the 2022 Time Out Index, which polled over 20,000 city-dwellers.*

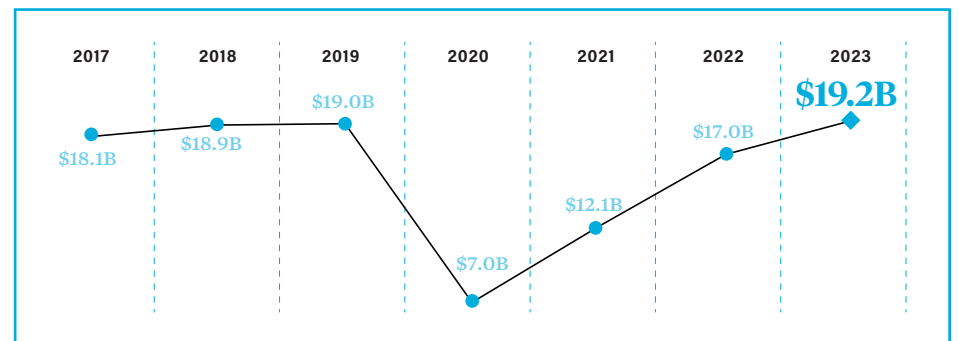
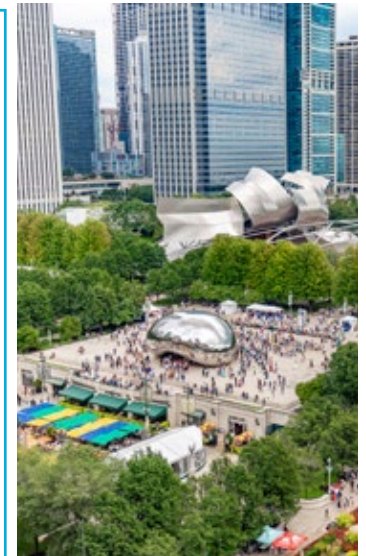


"Dual-hub" airport system of O'Hare International Airport and Midway International Airport, combined for over 95 million passengers in 2023.



The Chicago MSA is home to several world-class higher education institutions that provide the area with a constant supply of top job talent & disposable income.

CHICAGO MSA LARGEST CAMPUSES 4-YEAR INSTITUTIONS BY 2022-2023 ENROLLMENT	
 UIC	33K STUDENTS
 NORTHWESTERN UNIVERSITY	23K STUDENTS
 DEPAUL UNIVERSITY	20K STUDENTS
 THE UNIVERSITY OF CHICAGO	18K STUDENTS

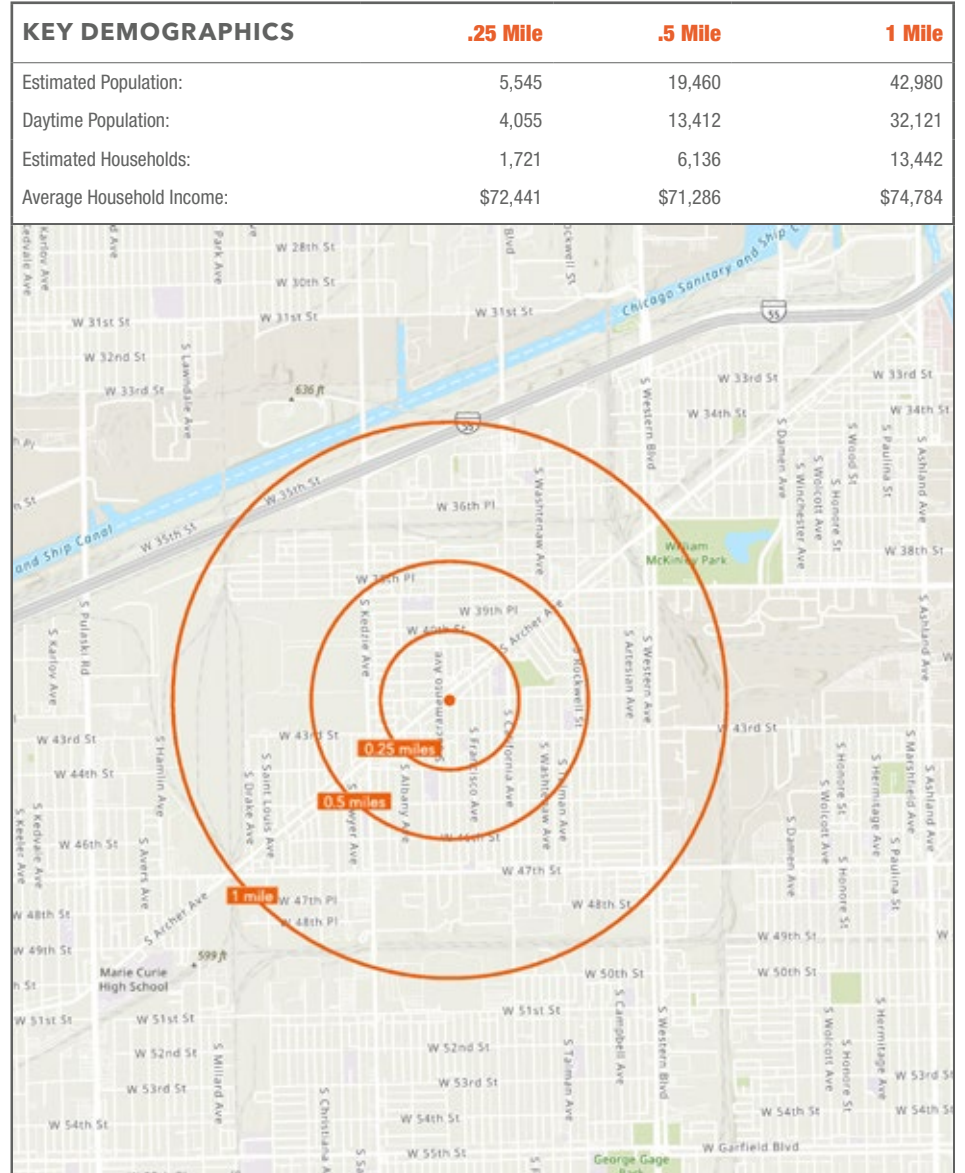


2023 direct tourism spending in Chicago accounted for approximately \$19.2 billion, exceeding 2019 spending for the first time since the pandemic. Chicago experienced a 6.9% increase in overseas and domestic visitation numbers from 2022, with nearly 52 million visitors in 2023.

DEMOGRAPHIC SUMMARY

	.25 mile	.5 mile	1 mile	
Population	2024 Estimated Population	5,545	19,460	42,980
	2029 Projected Population	5,344	18,669	41,308
	2020 Total Population (U.S. Census)	5,790	20,488	45,329
	2010 Population (U.S. Census)	5,760	20,555	45,613
	% Projected Growth 2023-2028	-3.6%	-4.1%	-3.9%
	% Historical Growth 2010-2021	-3.7%	-5.3%	-5.8%
	2024 Median Age	34.6	33.7	33.9
Households	2024 Estimated Households	1,721	6,136	13,442
	2029 Projected Households	1,706	6,084	13,362
	2020 Total Households (U.S. Census)	1,757	6,267	13,651
	2010 Total Households (U.S. Census)	1,569	5,618	12,237
	% HH Projected Growth 2023-2028	-0.9%	-0.8%	-0.6%
	% HH Historical Growth 2010-2021	9.7%	9.2%	9.8%
Income	2024 Average Household Income	\$72,441	\$71,286	\$74,784
	2024 Median Household Income	\$54,792	\$50,493	\$54,712
	2024 Per Capita Income	\$22,762	\$22,309	\$23,425
Business	2024 Total Businesses	87	225	639
	2024 Total Employees	848	2,149	6,868
	2024 Estimated Daytime Population	4,055	13,412	32,121
Education (Age 25+)	2024 Adult Population (Ages 25+)	3,527	12,185	27,199
	2024 Elementary (Level 0 to 8)	15.8%	17.6%	18.0%
	2024 Some High School (Level 9 to 11)	7.6%	8.7%	8.3%
	2024 High School Diploma	40.5%	37.1%	34.1%
	2024 Some College/No Degree	10.4%	11.0%	12.4%
	2024 Associate Degree	7.2%	5.4%	6.9%
	2024 Bachelor Degree	11.2%	10.3%	10.3%
	2024 Graduate Degree	3.8%	3.7%	4.0%
% Any College	32.5%	30.4%	33.5%	
Race & Ethnicity	2024 White Population	16.1%	16.2%	15.9%
	2024 Black/African American Population	1.3%	1.4%	1.5%
	2024 Asian Population	10.8%	9.5%	10.8%
	2024 American Indian/Alaska Native Population	3.9%	3.8%	3.7%
	2024 Pacific Islander Population	0.0%	0.0%	0.1%
	2024 Other Race	41.5%	44.3%	44.7%
	2024 Population of Two or More Races	26.3%	24.7%	23.4%
2024 Hispanic Population	13.5%	13.4%	13.3%	

Source: Esri, Esri and Infogroup, U.S. Census



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