

LEASE

# McKinley Park's Archer Retail

3557 S ARCHER AVENUE

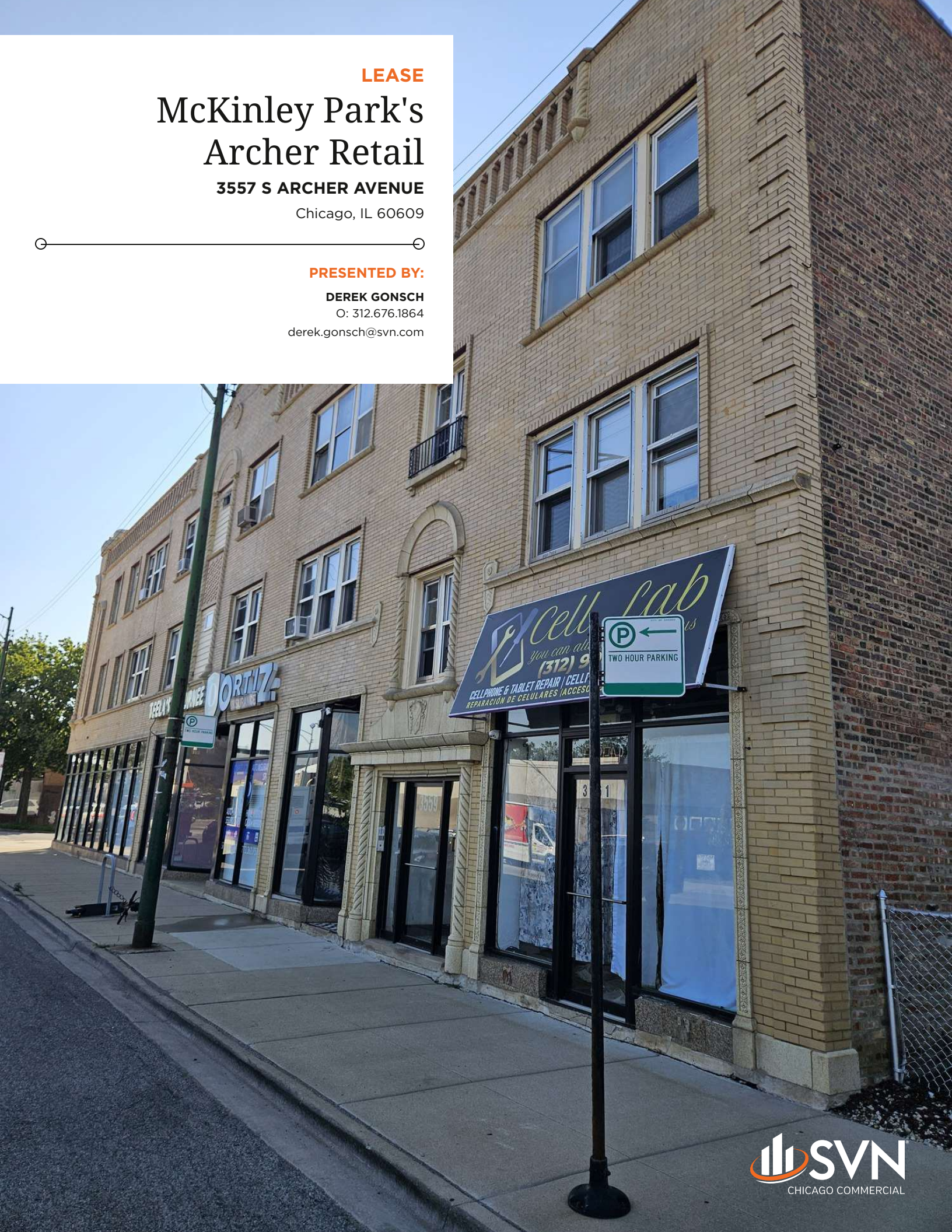
Chicago, IL 60609

PRESENTED BY:

DEREK GONSCH

O: 312.676.1864

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# PROPERTY SUMMARY



## LOCATION DESCRIPTION

From the intersection of S Archer Ave and Western Ave, head northeast approximately two blocks.

## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$1,500.00 per month (Gross)
<b>AVAILABLE SF:</b>	850 SF
<b>LOT SIZE:</b>	0.17 Acres
<b>BUILDING SIZE:</b>	16,933 SF

## PROPERTY DESCRIPTION

SVN proudly presents this affordable lease opportunity on busy Archer Ave. There are 3 storefronts with various layouts in varying conditions. The storefronts sit prominently on the main road and have excellent visibility.

This historic building is home to multiple businesses and residences on the 2nd floor above. Due to a school being nearby, the site will not be able to accommodate liquor or tobacco sales, nor will it be able to accommodate a tattoo parlor or any other business type restricted by being near a school. Street parking available. The landlord is willing to do some work inside of the units. These spaces won't last long, call today!

## PROPERTY HIGHLIGHTS

- 3553 S Archer Ave - 400 SF - \$850/month
- 3557 S Archer Ave - 850 SF - \$1,500/month
- 3561 S Archer Ave - 600 SF - \$1,200/month

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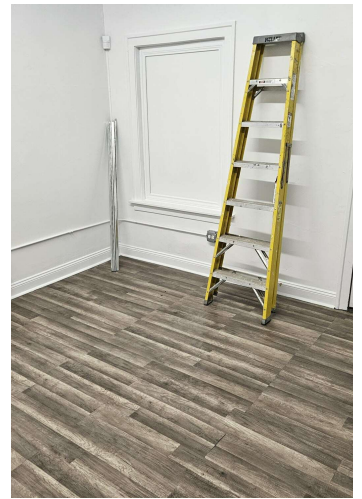
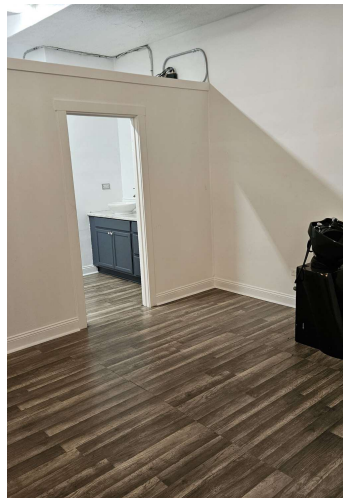
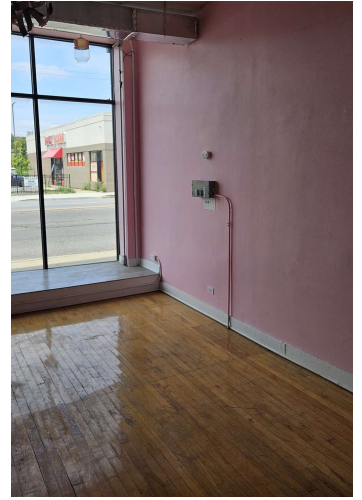
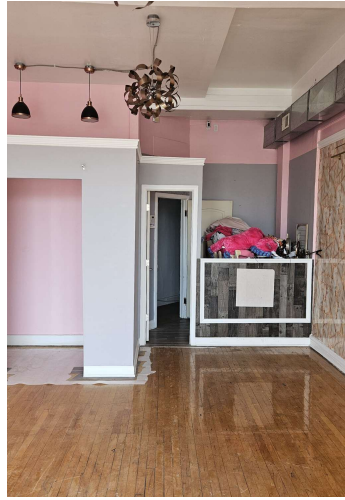
# AERIALS



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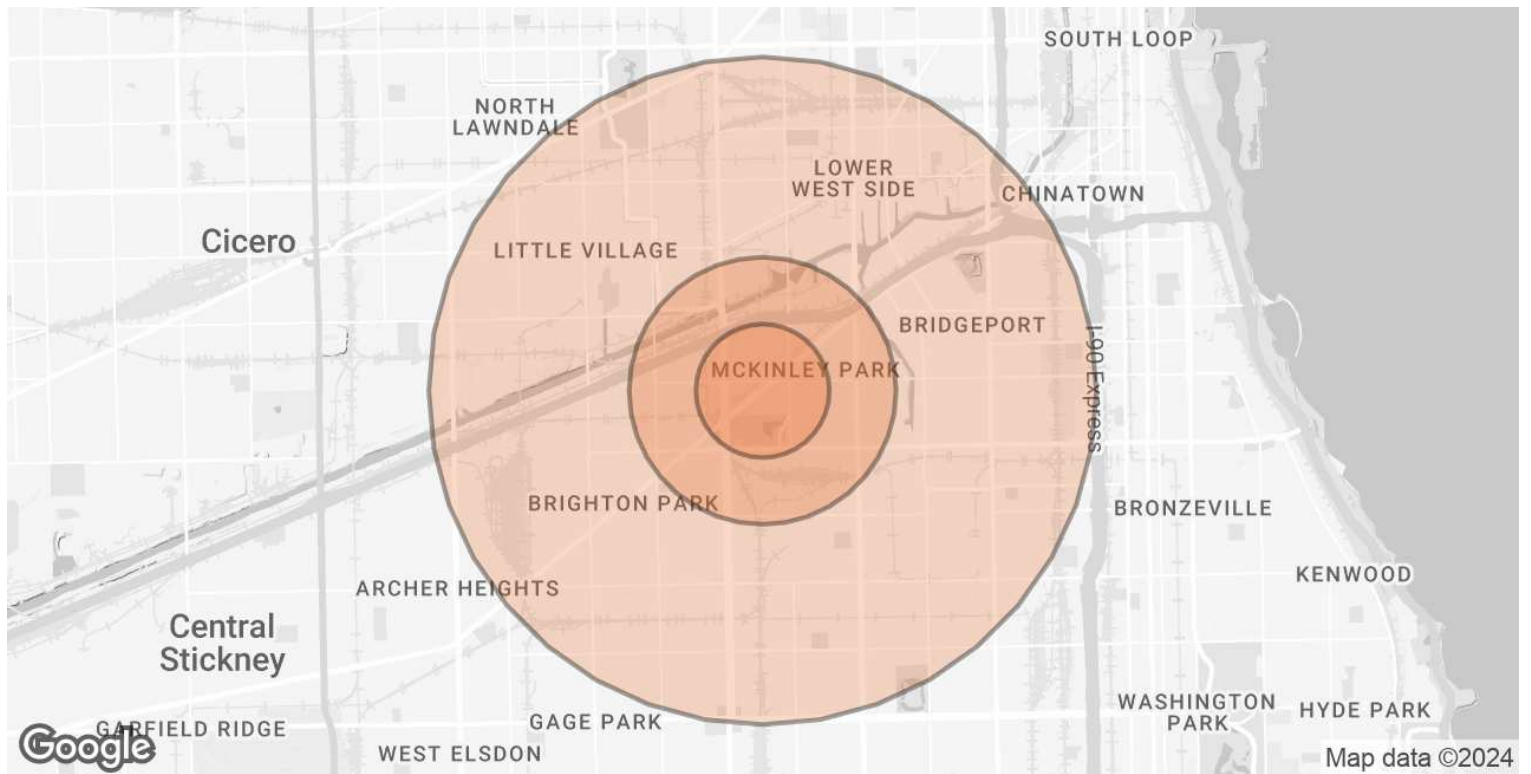


## ADDITIONAL PHOTOS



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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>2.5 MILES</b>
<b>TOTAL POPULATION</b>	10,750	24,636	238,634
<b>AVERAGE AGE</b>	39	38	37
<b>AVERAGE AGE (MALE)</b>	38	38	36
<b>AVERAGE AGE (FEMALE)</b>	40	39	37
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>2.5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	3,812	8,284	79,696
<b># OF PERSONS PER HH</b>	2.8	3	3
<b>AVERAGE HH INCOME</b>	\$85,889	\$81,366	\$73,606
<b>AVERAGE HOUSE VALUE</b>	\$315,263	\$319,351	\$328,693

*Demographics data derived from AlphaMap*

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## ADVISOR BIO 1



### DEREK GONSCH

Associate Advisor

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Direct: **312.676.1864** | Cell: **708.267.9988**

### PROFESSIONAL BACKGROUND

Derek Gonsch is an experienced associate advisor with SVN specializing in sales and leasing for retail, office, and investment properties for clients of all sizes. Derek has been a licensed real estate professional since the summer of 2020. He has built an expertise in Chicago's market of the south suburbs where he was born, raised, and currently resides.

Prior to joining SVN, Mr. Gonsch served as a broker with Houbolt Real Estate (HRE) based in Oak Lawn, where he managed a portfolio of over 600 units comprised of a mix of residential, retail, and office units. He also closed on numerous leases and sales during his time at his previous company.

Derek also holds an Accredited Commercial Practitioner Certification, a certification that is held by less than 100 brokers in Illinois. He has also enrolled in various other real estate based classes such as business brokering, and transaction specialist courses. Mr. Gonsch is a member of the Chicago Association of Realtors (CAR) and the National Association of Realtors (NAR), while also being an active member in various south suburban chambers of commerce.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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