

JAMESON.

# FOR LEASE

## OFFICE/RETAIL

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4900 S Archer Ave  
Chicago, IL 60632

\$22.00 SF/yr Modified Gross

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## LEASE OVERVIEW

|                |                       |
|----------------|-----------------------|
| LEASE PRICE:   | \$24.00 SF/yr         |
| LEASE TYPE:    | Modified Gross        |
| MIN SF AVAIL:  | 1,050 SF              |
| MAX SF AVAIL:  | 1,050 SF              |
| YEAR BUILT:    | 1963                  |
| ZONING:        | C2-3                  |
| CROSS STREETS: | -Archer Ave & 49th St |

## AREA TENANTS

- Target
- Walgreens
- Jewel-Osco
- Chase Bank

## PROPERTY DESCRIPTION

Great opportunity to lease medical office/retail space in the Archer Medical Arts Building. Zoned C2-3. The available suite is 1,050 SF and contains a private bathroom, 7 offices/exam rooms, 6 of which have plumbing, and foyer. Ideal for private practice, dental office, satellite office for medical group, wellness center, massage therapy, and many other uses. Private parking lot for over 30+ cars along with plenty of street parking on Archer & 49th St. Prime location in Archer Heights at the traffic light corner of Archer Avenue (25,200 VPD) & 49th Street, just east of Pulaski Road (30,300 VPD). Heavy pedestrian traffic being located directly across the street from Curie HS and within walking distance to CTA Orange Line Station. Many national & regional retailers in the immediate area including Target, Jewel-Osco, Pete's Fresh Market, Aldi, Walgreens, Planet Fitness, Chase Bank, Byline Bank and many others. DO NOT DISTURB TENANTS.

## PROPERTY HIGHLIGHTS

- Prime Location in Archer Heights
- Flexible Floor Plan
- Tenant Pays Rent, Electric & RE Tax Increases
- Private Parking Lot for 30+ Vehicles

## AREA AND TRANSPORTATION HIGHLIGHTS

- Archer Avenue Traffic Count 25,200 VPD
- Pulaski Road Traffic Count 30,300 VPD
- Walking Distance to CTA Pulaski Orange Line Station
- Short Drive to Interstate 55
- Near Midway Airport

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## INTERIOR PHOTOS - SUITE C

4900 S Archer Ave, Chicago, IL 60632

\$24.00 SF/yr



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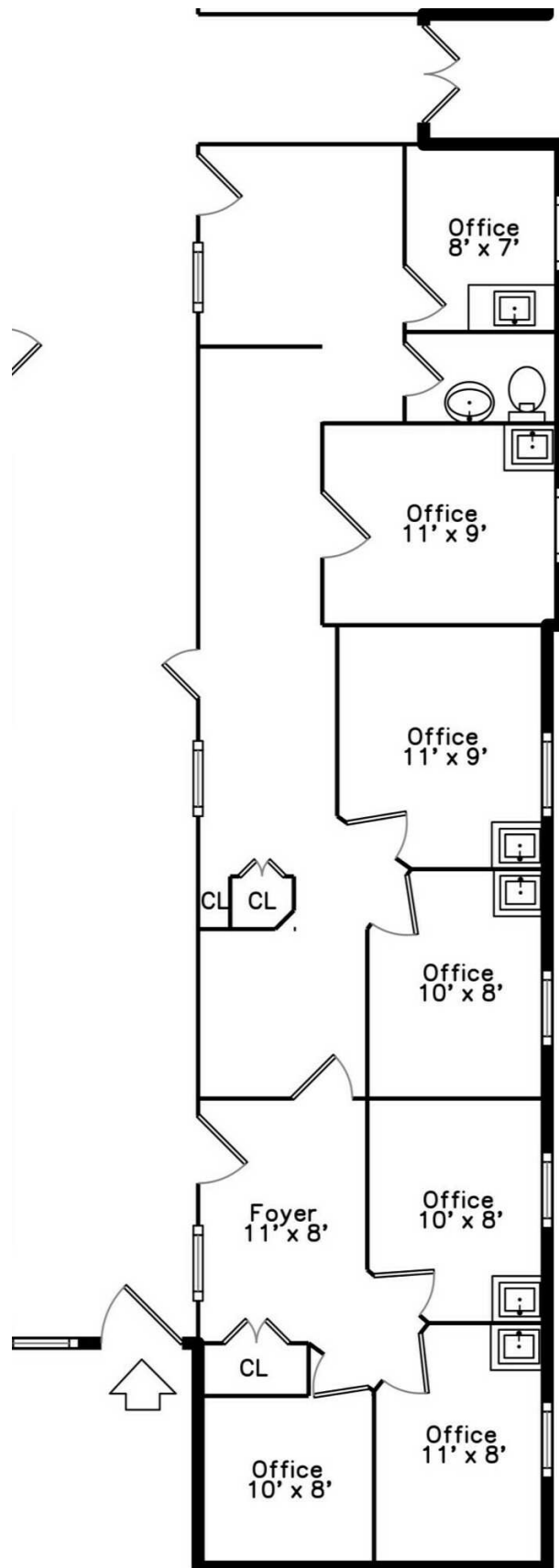
\$24.00 SF/yr



# FLOOR PLAN - SUITE C

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\$24.00 SF/yr



# AERIAL & STREET DETAIL

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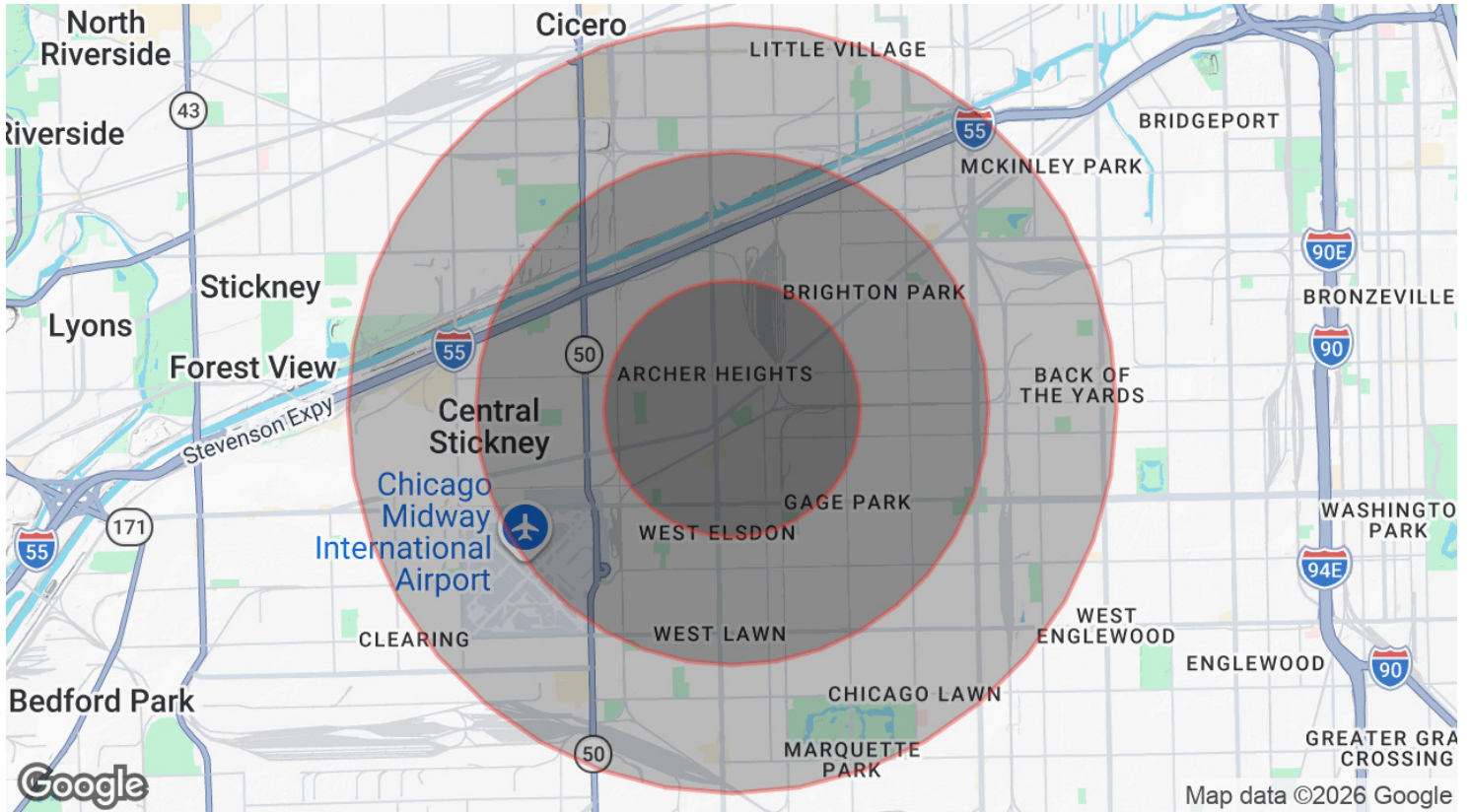
\$24.00 SF/yr



# DEMOGRAPHICS MAP & REPORT

4900 S Archer Ave, Chicago, IL 60632

\$24.00 SF/yr



## POPULATION

|                      | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 31,744 | 142,855 | 304,238 |
| Average Age          | 36     | 36      | 36      |
| Average Age (Male)   | 36     | 36      | 36      |
| Average Age (Female) | 37     | 37      | 37      |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 2 MILES   | 3 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 9,156     | 40,995    | 89,246    |
| # of Persons per HH | 3.5       | 3.5       | 3.4       |
| Average HH Income   | \$81,770  | \$74,647  | \$71,148  |
| Average House Value | \$252,334 | \$263,906 | \$255,480 |

\* Demographic data derived from 2020 ACS - US Census