

# BUSINESS WITH REAL ESTATE FOR SALE

+ 3 BEDROOM AND 1.1 BATH SINGLE FAMILY HOME

JAMESON.

OFFERING  
MEMORANDUM



8116 ARCHER AVE,  
WILLOW SPRINGS, IL 60480

**RICHARD GARDELLA**

SENIOR VICE PRESIDENT, SALES  
rgardella@jameson.com  
312.296.9669



# DISCLAIMER

**This Offering memorandum is not intended to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective purchasers may need or desire.**

©Jameson Real Estate Brokerage LLC. All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof & it is submitted subject to errors, omissions, changes, prior sale or lease, or withdrawal without notice. Projections, opinions, assumptions & estimates are presented as examples only & may not represent actual performance. Consult tax & legal advisors to perform your own investigation.

## LEAD WARNING STATEMENT

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligent quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property may be required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based hazards. A risk assessment or inspection from possible lead-based paint hazards is recommended prior to purchase.

## HAZARDOUS MATERIALS DISCLOSURE

Various construction material may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and as such may need to be specifically treated, handled or removed. For example, some transformers and other electrical components contain PCB's, and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulations, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or the area, there may be hazardous or understandable metals, minerals, chemicals, hydrocarbons or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous and undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Buyer to retain qualified experts to detect and correct such matters and the consult with legal counsel of their choice to determine what provisions, if any, they may wish to include in transactions documents regarding the Property.

## AMERICANS WITH DISABILITIES ACT

The United States Congress has recently enacted the Americans with Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities. As such, modifications to real property may be required. Federal, state and local laws, codes and regulations also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult their attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

## STATE OF ILLINOIS DUAL AGENCY DISCLOSURE

The State of Illinois has enacted regulations relative to disclosure of representation. In all transactions relative to the Property, Essex Realty Group, Inc. is representing the Owner. However, in any situation where there is not a cooperating broker representing the purchaser, Essex Realty Group, Inc. is deemed to also be representing the purchaser. Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon the Licensee's/Agent's advice and the client's respective interest may be adverse to each other. Licensee/Agent will undertake this representation only with the written consent of ALL clients in the transaction. Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interest and on their own behalf. Seller hereby acknowledges that Licensee/Agent has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

## WHAT A LICENSEE / AGENT CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT:

1) Treat all clients honestly; 2) Provide information about the Property to the Buyer; 3) Disclose all latent material defects in the Property that are known to Licensee/Agent; 4) Disclose financial qualification of the Buyer to the Seller; 5) Explain real estate terms; 6) Help the Buyer to arrange for Property inspections; 7) Explain closing costs and procedures; 8) Help the Buyer compare financing alternatives; 9) Provide information about comparable properties that have sold, so both clients may make educated decisions on what price to accept or offer.

## WHAT A LICENSEE / AGENT CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT:

1) Confidential information that Licensee/Agent may know about the clients, without that client's permission. 2) The price the Seller will take other than the listing price without the permission of the Seller; 3) The price the Buyer is willing to pay without the permission of the Buyer; 4) A recommended or suggested price the Buyer should offer; 5) A recommended or suggested price the Seller should counter with or accept. If either client is uncomfortable with this disclosure and dual representation, please let the Licensee/Agent know. You are not required to sign this document unless you want to allow the Licensee to proceed as a Dual Agent in this transaction. By initialing below, you acknowledge that you have read and understand this form and voluntarily consent to the Licensee/Agent acting as Dual Agent, should that become necessary.

## NEITHER SELLER NOR AGENT IS MAKING AND HAS NOT, AT ANY TIME, MADE ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESSED OR IMPLIED WITH RESPECT TO THE PROPERTY. CONTEMPORANEOUS OFFERS

Agent and Designated Agent obtain contemporaneous offers from two or more clients. Clients of the Designated Agent may request to be referred to a different Jameson Designated Agent.



# TABLE OF CONTENTS

## PROPERTY INFO ..... 4

Executive Summary	5
Property Highlights	6
Investment Highlights	7
Property Photos	8-12

## LOCATION INFO ..... 13

Location Overview	14
Regional Map	15
Aerial Map	16
Transportation Highlights	17
Traffic Count Map	18
Points of Interest	19

## MARKET INFO ..... 20

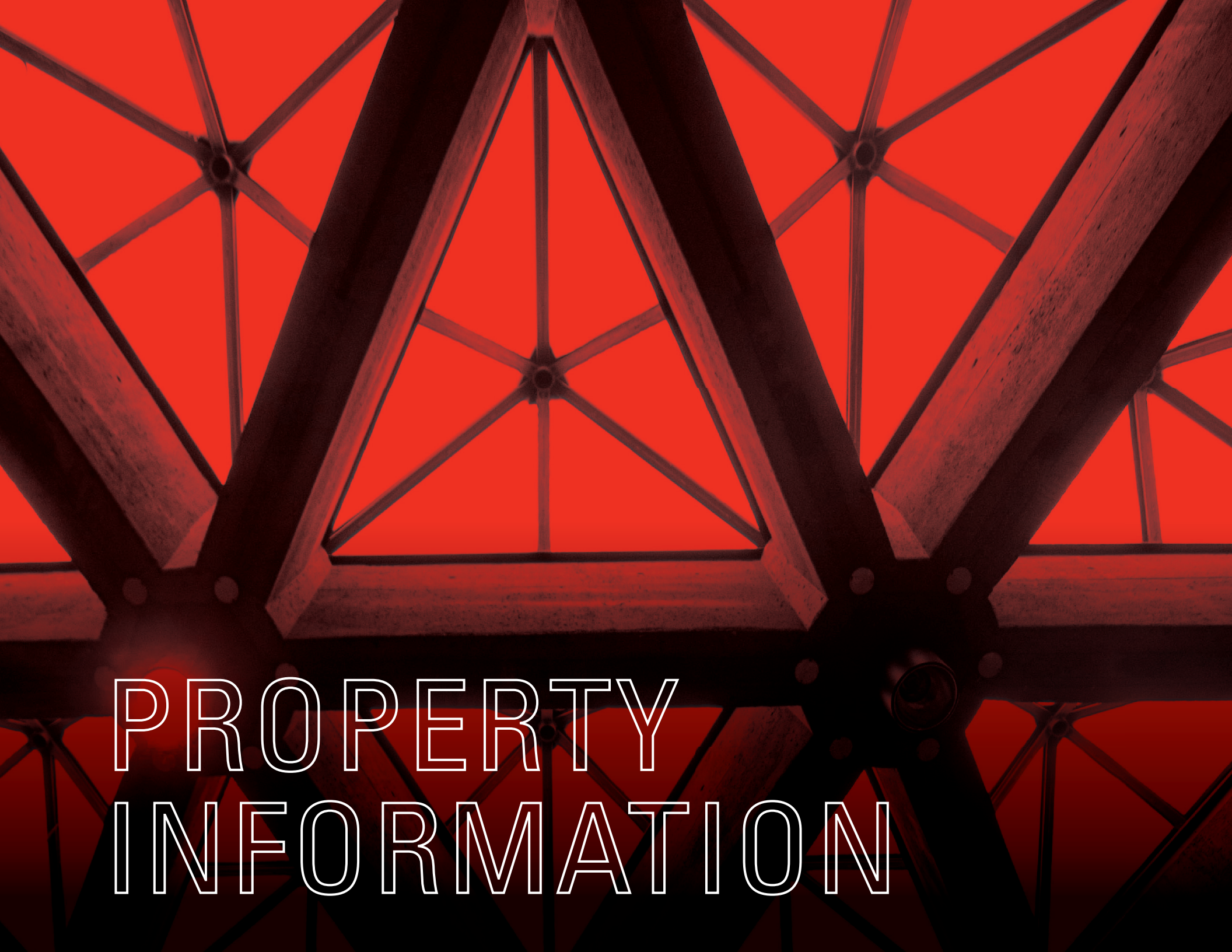
Chicagoland Market Data	21
Demographic Insights	22

## ADDITIONAL INFO ..... 23

About Jameson Commercial	24
--------------------------	----

Why Work With Us	25
About Your Broker	26





# PROPERTY INFORMATION



# EXECUTIVE SUMMARY

Discover a rare mixed-use opportunity at 8116 S Archer Ave, Willow Springs, IL, featuring a detached retail space alongside a single-family home. The property includes a 2,500 SF retail/restaurant-ready building with high visibility on Archer Avenue, plus a 3-bedroom, 1.5-bathroom home with a 2-car detached garage.

The retail building offers a blank canvas for a variety of commercial uses, including restaurant, boutique, or service-oriented businesses, and benefits from excellent exposure, accessibility, and local foot traffic. Separately, the residential home provides comfortable living accommodations or rental potential, creating flexible opportunities for investors or owner-operators seeking both commercial and residential income streams.

This detached configuration provides privacy and independence between the business and living spaces, enhancing versatility for live-work scenarios, rental income, or future redevelopment. Whether you're an entrepreneur seeking a high-traffic retail location, an investor aiming to maximize returns, or a homeowner wanting an integrated live-work property, 8116 S Archer Ave offers unmatched flexibility and potential in Willow Springs' thriving market.

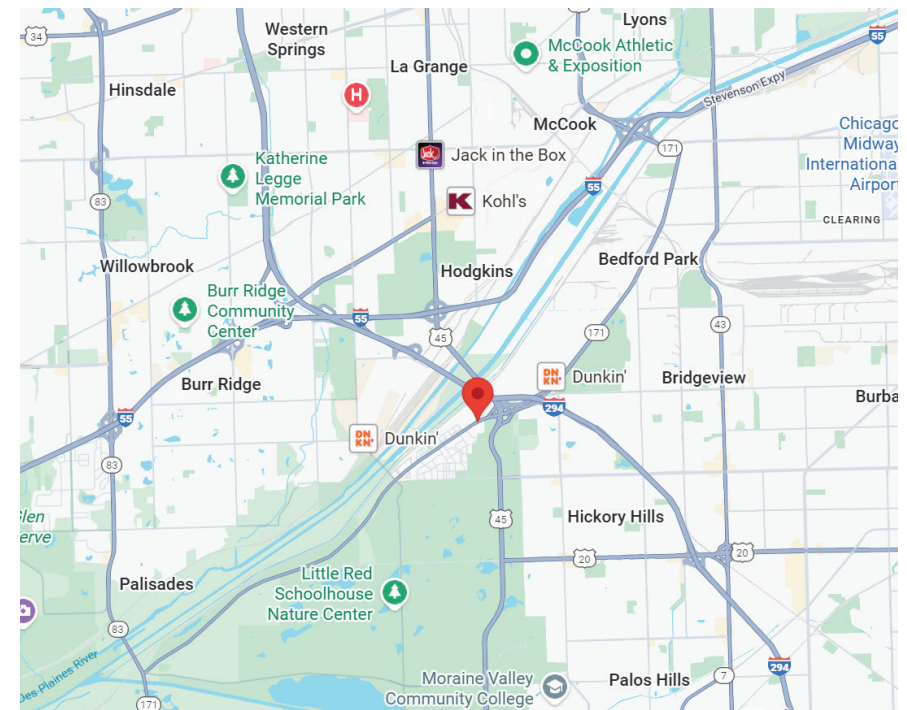
Secure a property that combines prime commercial space, a detached residence, and strong long-term growth potential, all on a single parcel in a desirable suburban corridor.

**SALES PRICE:** ..... \$775,000

**SPACE SIZE:** ..... 2,500

**PRICE PER SF:** ..... \$310

**PIN:** ..... 18-34-106-011-0000





# PROPERTY HIGHLIGHTS

PROPERTY GLA: ..... 2,500 SF    FRONTAGE: ..... ARCHER  
STORIES: ..... 1    YEAR BUILT: ..... 2002  
TYPICAL FLOOR: ..... 2,500 SF    SALE TYPE: ..... OWNER USER  
CLASS: ..... B    CONSTRUCTION: ..... REINFORCED CONCRETE  
ZONING: ..... B-2    TENANCY: ..... SINGLE  
PROPERTY MIX: ..... MIXED-USE    TAXES: ..... \$11.44/SF (2023)







# INVESTMENT HIGHLIGHTS

## 1. PRIME LOCATION:

Situated along Archer Avenue in Willow Springs, this property benefits from excellent visibility, strong local traffic, and convenient access to major transportation routes, including I-55 and nearby commuter rail lines, connecting residents and visitors to the greater Chicago area.

## 2. VERSATILE LAYOUT:

The property features a detached 2,500 SF retail/restaurant-ready building alongside a 3-bedroom, 1.5-bathroom single-family home with a 2-car detached garage, offering multiple income streams or live-work opportunities on a single parcel.

## 3. FLEXIBLE COMMERCIAL OPPORTUNITY:

The retail building provides a blank canvas for a variety of uses, including restaurant, boutique, service-oriented business, or professional office, while the detached residence can serve as rental income, owner occupancy, or additional commercial support space.

## 4. GROWING MARKET DYNAMICS:

Willow Springs and the surrounding suburban market continue to attract residential and commercial demand due to its community amenities, schools, and accessibility to Chicago, positioning this property for both long-term value appreciation and stable rental income potential.























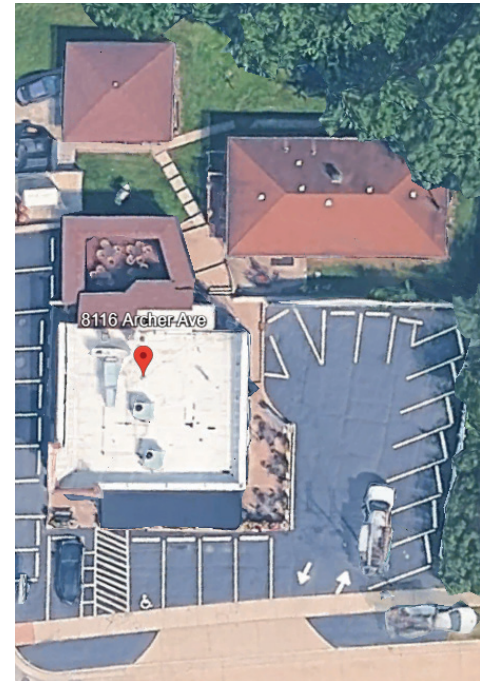


# LOCATION INFORMATION

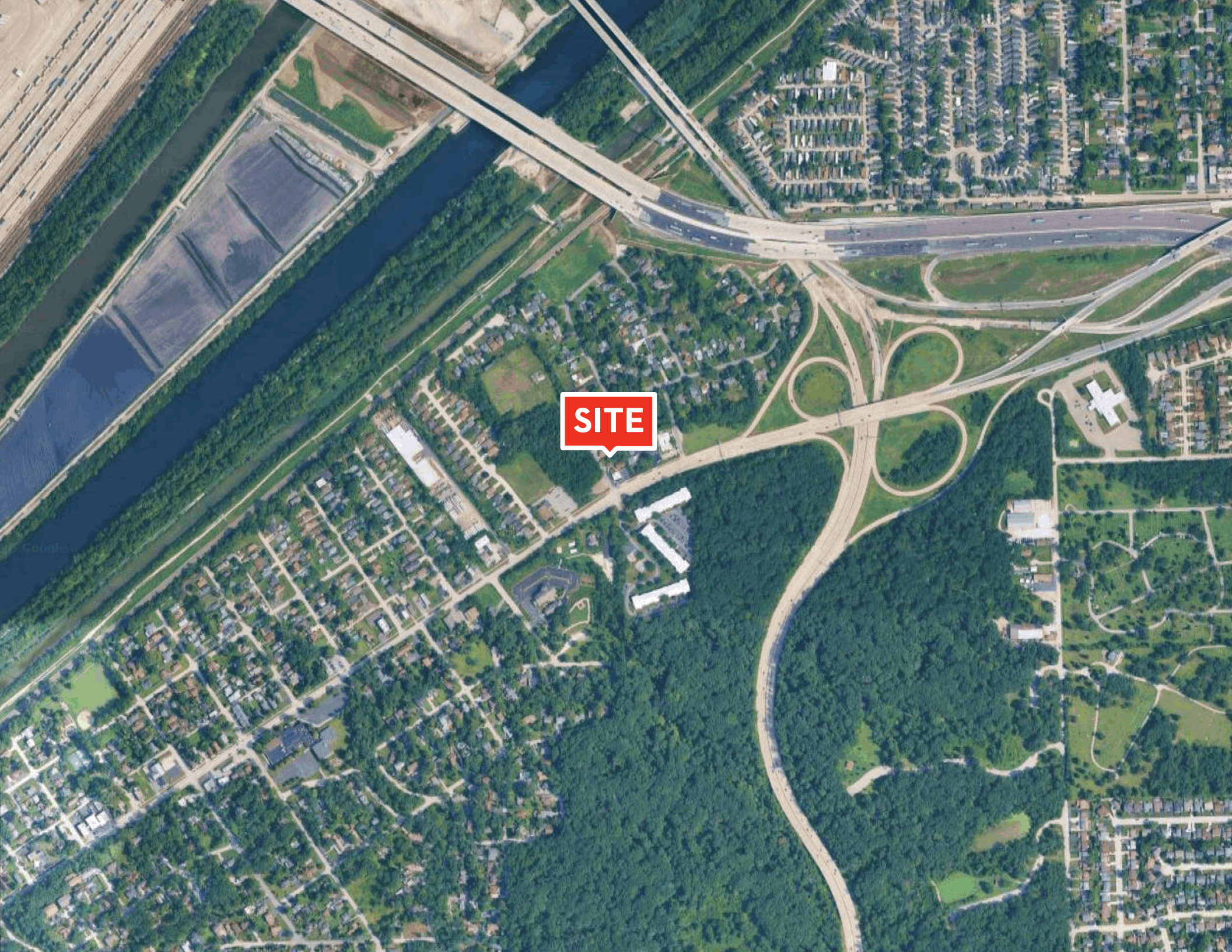


# LOCATION OVERVIEW

ZIP: ..... 60480  
SUB-MARKET: ..... GREATER CHICAGO  
SUB-MARKET CLUSTER: ..... CHICAGO- SOUTHWEST SUBURBS  
LOCATION TYPE: ..... SUBURBAN  
MARKET: ..... CHICAGO METROPOLITAN AREA  
COUNTY: ..... COOK  
STATE: ..... ILLINOIS  
CBSA: ..... CHICAGO-NAPERVILLE-ELGIN, IL-IN-WI  
DMA: ..... CHICAGO, IL  
COUNTRY: ..... UNITED STATES

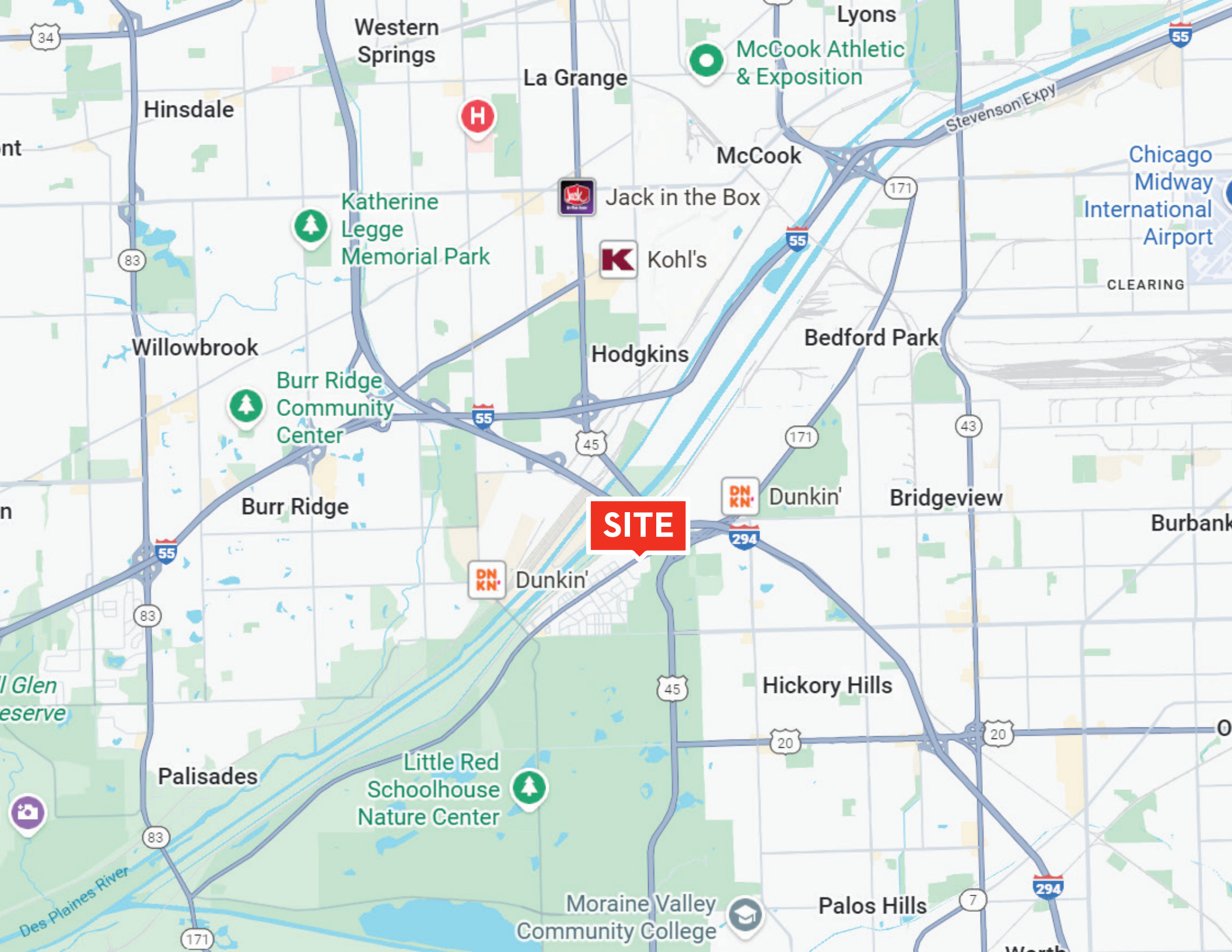






**SITE**







# TRANSPORTATION HIGHLIGHTS

## COMMUTER RAIL

Willow Springs Metra Train Station  
(Heritage Corridor Line)

## DRIVE

2 min

## DISTANCE

1.4 MI

Summit Metra Train Station  
(Heritage Corridor Line)

9 min

6.4 mi

## AIRPORT

Chicago O'Hare International Airport

## DRIVE

34 min

## DISTANCE

24 mi

Chicago Midway International Airport

13 min

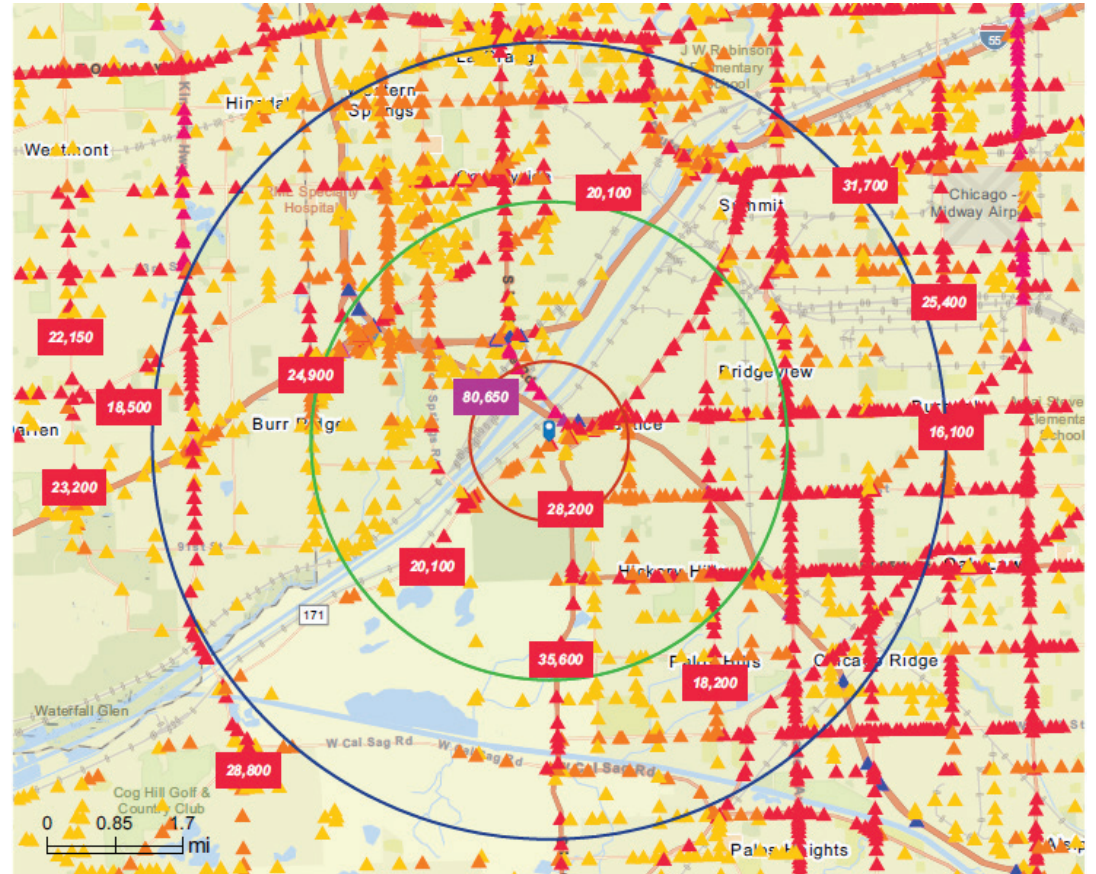
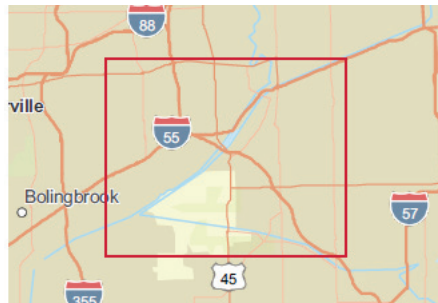
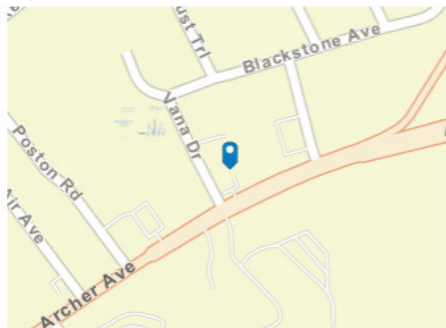
7.7 mi



# TRAFFIC COUNT MAP

## AVERAGE DAILY TRAFFIC VOLUME

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





# POINTS OF INTEREST



## RESTAURANTS

WILLOW SPRINGS FAMILY RESTAURANT  
CAPRI OF WILLOW SPRINGS  
WINGSTOP  
SPRING FOREST DELI AND CATERING



## BARS

THE FRIENDLY TAP  
COACH'S CORNER OF WILLOW SPRINGS  
MO'S WILLOW PUB AND GRUB  
JUST US SPORTS BAR



## SHOPPING

OLD WILLOW SHOPPING CENTER  
HILL CREEK SHOPPING CENTER



## COFFEE SHOP

DUNKIN'  
ASHBARY COFFEE HOUSE  
ZANDO CAFE



## FINANCIAL

HUNTINGTON BANK  
CHASE BANK  
OLD NATIONAL BANK



## SCHOOLS

WILLOW SPRINGS SCHOOL DISTRICT 108  
GLEN OAKS ELEMENTARY SCHOOL  
OAK RIDGE SCHOOL



## ENTERTAINMENT

LUCKY SLOT LOUNGE  
PGN FUN VILLAGE  
HAUNTED TRAILS FAMILY ENTERTAINMENT CENTER





# MARKET INFORMATION



# CHICAGOLAND MARKET DATA

**9.5 MILLION+**

population - 3rd largest  
in the United States

**3RD LARGEST**

gross metropolitan product  
exceeding \$680 BN

**4.5 MILLION+**

employees-3rd largest  
labor pool in the U.S.

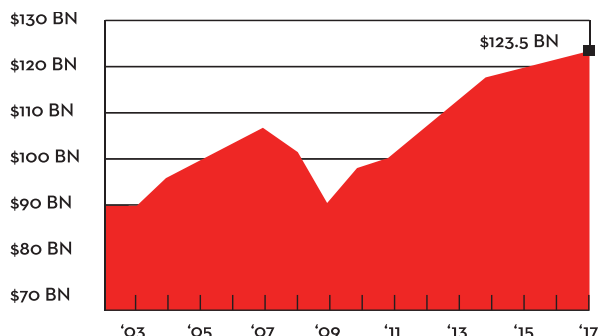
## THE ECONOMY

Home to an unrivaled talent pool, Chicago features a strong, globally diverse economy - larger than that of many countries, has a uniquely friendly and welcoming business community, and boasts one of the best quality-of-life to cost-of-living ratios in the nation.

Chicago is located at the center of global trade, transit and data networks. The city is an economic powerhouse, home to more than 400 major corporate headquarters, including 36 in the Fortune 500. Among the most diversified economies in the nation, Chicago is a key player in every sector from risk management innovation to manufacturing to information technology to health services. Chicago's industry possesses no single economic engine employing more than 12% of its workforce. The metro also hosts 1,800 foreign-based companies, with more than \$100 billion in foreign direct investments.

### CHICAGO METRO RETAIL SALES

\$123.5 BN, the HIGHEST Retail Sales in Chicagoland History



**12%**  
**DIVERSIFIED**  
**WORKFORCE**

the largest portion  
of the workforce  
employed by any  
single industry

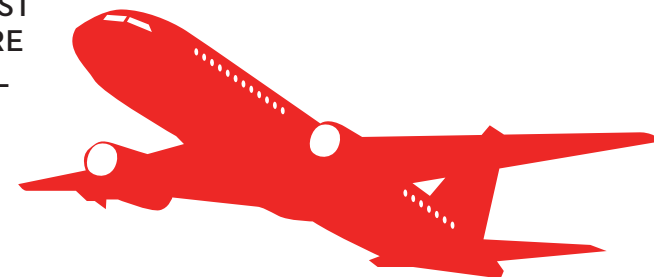
## EDUCATION + TRANSPORTATION

Chicago provides easy access to the world with more than 1,400 daily departures (between O'Hare + Midway) to more than 250 cities worldwide. The city serves as a hub for six of the nation's seven Class 1 North American railroads, as well as six major U.S. Interstates. Virtually every major data network in the world intersects in Chicago.

**WORLD'S BUSIEST**  
**AIRPORT: O'HARE**  
**INTERNATIONAL**  
**AIRPORT**

79,828,183  
passengers

903,000  
flights



The CTA, one of three service boards within the Regional Transportation Authority, operates the second largest public transportation system in the United States. Metra trains provide service to and from downtown Chicago with 241 stations over 11 hours.

**303 MILES OF**  
**BIKE LANES**

2nd highest percentage  
of commuters riding their  
bikes to work

**714K**

people with bachelor's degrees or  
greater live in the City of Chicago



**145K**

annual graduates from 138 degrees-  
granting colleges & universities



## CULTURE + REC

Chicago was the second most visited city in the United States with 57.6 million domestic and international visitors, behind the 62 million visitors to New York City in 2018. Chicago is home to 2,720,546 residents (9,504,753 Chicago metro) in 50 wards, 77 community areas, and 100 neighborhoods.

**8,200+ RESTAURANTS**

26 Michelin-Starred  
40 James Beard Awards

**167+ BREWERIES & DISTILLERIES**

more than any other city in  
the United States

## WORLD CLASS SPORTS

Chicago has won championships in each of the four major professional leagues.



**CHICAGO WHITE SOX**  
3 World series



**CHICAGO CUBS**  
3 World series



**CHICAGO BEAR**  
9 Championships



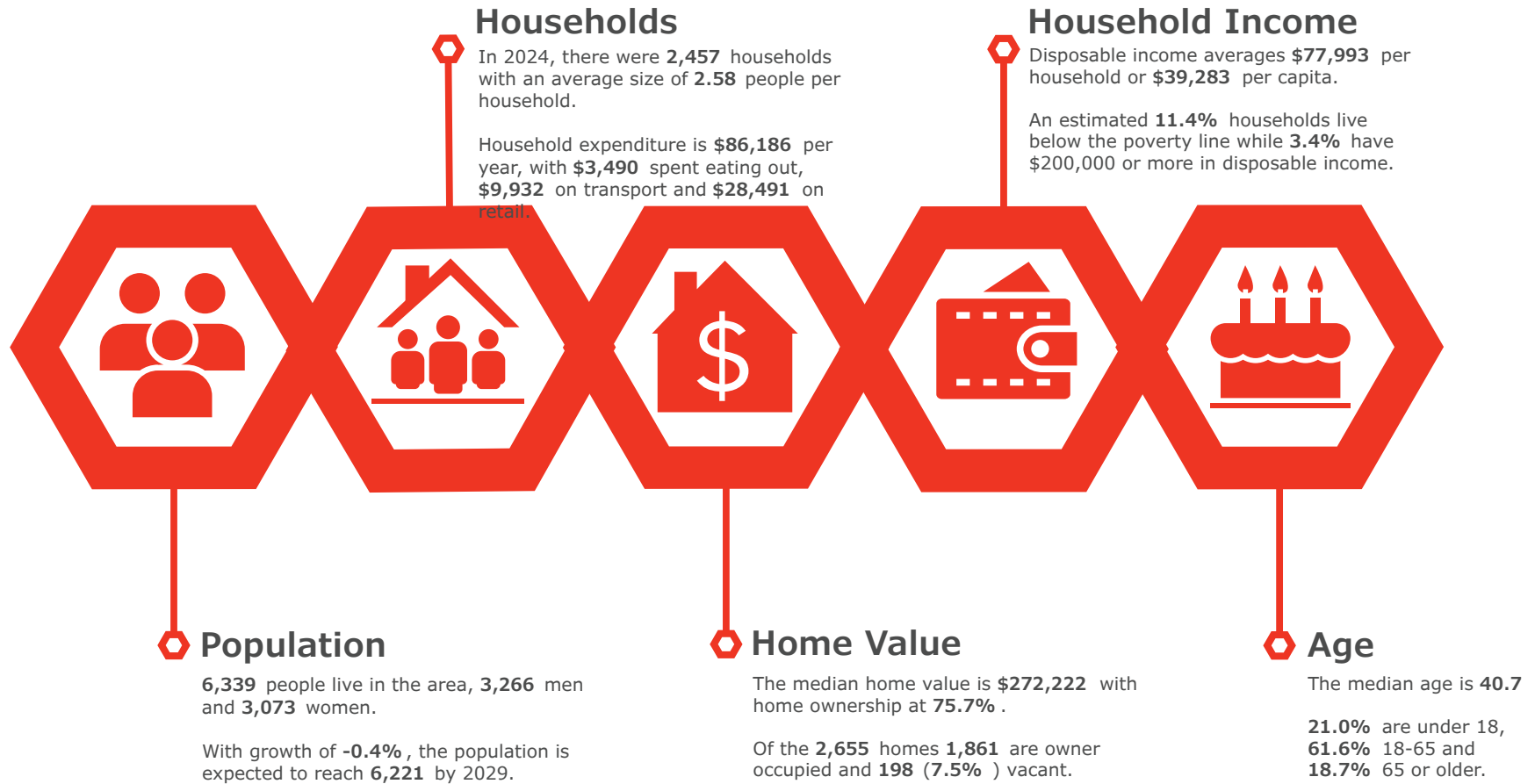
**CHICAGO BLACKHAWKS**  
9 Stanley Cups



**CHICAGO BULLS**  
6 NBA Championships



# DEMOGRAPHIC INSIGHTS







ADDITIONAL  
INFORMATION



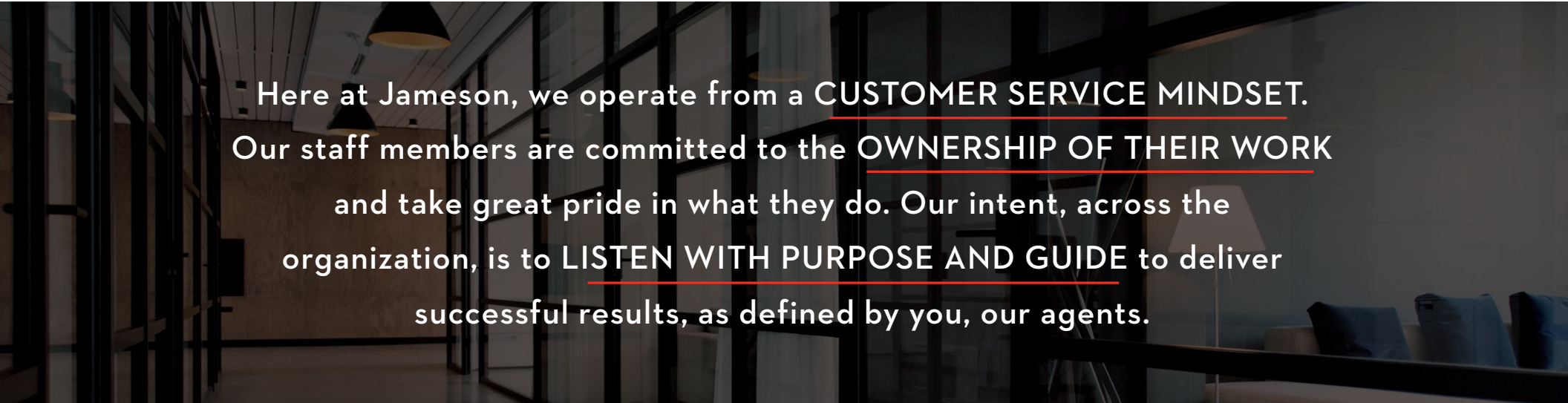
# ABOUT JAMESON COMMERCIAL

With billions of dollars in transactions, Jameson Commercial has been a proven member of the Chicagoland Real Estate community since 1982. The expertise you will find at Jameson Real Estate's Commercial Division applies to all types of transactions, from purchases to sales to leasing. We have specialists in multi-family, retail, office, land, industrial, and business real estate - the right fit for your commercial real estate needs.

Our Jameson Commercial professionals offer a wealth of experience and knowledge. Because of our day-in and day-out presence in the marketplace, we have an extensive database of clients and properties. Our commercial real estate brokers are familiar with the marketplace and have marketed a wide variety of property types using an array of sales methods. This experience ensures that your goals will be optimized.

Founders Charley and Harry Huzenis have been active in the real estate industry for over 30 years. Shortly after acquiring their real estate licenses, the Huzenis brothers started Jameson Realty Group in 1982. They grew the company from a traditional storefront brokerage into one of the city's foremost representatives of developers of both new construction and renovation projects. The company has been responsible for successfully marketing over 300 residential development projects.

Now, Chris Feurer, CEO brings his years of successful experience in almost every facet of real estate: sales, leasing, management, training, commercial, and development. Jameson Real Estate has quickly grown to a nearly \$3 billion dollar company to become one of Chicago's leading realty firms.



Here at Jameson, we operate from a CUSTOMER SERVICE MINDSET.  
Our staff members are committed to the OWNERSHIP OF THEIR WORK  
and take great pride in what they do. Our intent, across the  
organization, is to LISTEN WITH PURPOSE AND GUIDE to deliver  
successful results, as defined by you, our agents.



# WHY WORK WITH US

1

## THE PLACE INVESTORS GO TO GET "OFF MARKET" & "FIRST-TO-MARKET" DEALS

We transact a large number of "off market" deals and actively market these opportunities to our database of past and prospective clients. Our "off market" inventory is created through our comprehensive farming, unique marketing and lead generation, social media, strong developer relationships, and collaboration with the residential real estate agents of Jameson Sotheby's International Realty.

2

## STRONG RELATIONSHIPS WITH DEVELOPERS

We identify land and building opportunities for developments, underwrite them, and advise on floor plans, unit mix, amenities, pricing, and absorption rate. We also connect developers with lenders, investors, architects and builders. Finally, we help the developer sell or lease the development. With over 350 developments sold, we have a track record that is unrivaled in the Chicago real estate industry.

3

## WE LEVERAGE THE SOTHEBY'S INTERNATIONAL REALTY BRAND

Sotheby's International Realty is a globally recognized residential real estate brand with over 25,000 agents in 1,000 offices across 77 countries and territories worldwide. Our relationship with Jameson Sotheby's International Realty gives our Jameson Commercial agents access to 430+ local residential agents between 6 offices on Chicago, the North Shore, Hinsdale and Barrington, as well as opportunities to tap into their network of high net worth clients. This relationship provides a remarkable source for lead generation and client support between Jameson Commercial and Jameson Sotheby's International Realty agents.

4

## AN ACCOMPLISHED BUSINESS BROKERAGE DIVISION

Our Business Brokerage Division generates numerous bar, nightclub, and restaurant listings. Our experience in Municipal licensing and the transferring of liquor licenses within the City of Chicago is second to none.



5

## DOMINANT RETAIL SHOP PRESENCE IN CHICAGO'S MOST MERCANTILE AREAS

Our retail shop signage creates extensive call volume, lead generation, and substantial retail presence in Chicago's most mercantile areas. This presence gives us insider expertise on current market trends in the local marketplace.

6

## WE SPECIALIZE IN \$2-20M DEALS

We close over \$150M in commercial properties annually on average with a focus on investment sales in the middle market ranging from \$2-20M.

7

## TRAINED TEAM OF TALENT

The technological and marketing resources we provide are unrivaled. Nowhere else - within real estate or outside of it - can an agent receive support like we provide. Our marketing team is filled with creative, daring, and innovative specialists who take our brand and our agents to a whole new level. We create semi-custom to fully custom marketing strategies for every single agent. Our technology interface allows us to implement marketing seamlessly; company-wide, resources are easily accessed on-line and are mobile-optimized. With the highest staff-to-agent ratio in our market, our team is available to all of our agents to facilitate the success of their business.



# ABOUT YOUR BROKER



RGARDELLA@JAMESON.COM  
312.296.9669

## ■ ABOUT RICHARD

Richard has extensive experience with commercial sales and leasing of vacant land, multi-unit dwellings, retail properties and office space. He is very successful at, and known for acquiring unlisted, pre-marketed properties for his clients ensuring them the best opportunity to build their portfolio. In addition Richard also specializes in creating relationships between investors and developers to create multi-family developments, then marketing these developments throughout Chicago land. Richard P. Gardella joined Century 21 Sussex & Reilly, to head their commercial division in February 2008. Prior to his time at Sussex & Reilly, Richard had spent 13 years in commercial real estate at The Habitat Company, which recently merged into Baird & Warner prior to his leaving.

Richard was born and reared in Chicago, holds an Illinois Real Estate Broker's license and earned a bachelor's degree in business from the University of Illinois.





JAMESON.

**JAMESON COMMERCIAL REAL ESTATE**

425 W. NORTH AVENUE | CHICAGO, IL

[JAMESONCOMMERCIAL.COM](http://JAMESONCOMMERCIAL.COM)