

JAMESON.

FOR LEASE OFFICE/RETAIL

4900 S Archer Ave
Chicago, IL 60632

\$22.00 SF/yr Modified Gross

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LEASE OVERVIEW

LEASE PRICE: \$22.00 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 office/retail space in the Archer Medical Arts Building. Zoned C2-3 with 1,050 SF available. Private parking lot for over 30+ cars and plenty of street parking on Archer Ave & 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 directly across the street from Curie HS and within walking distance to CTA Pulaski 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

\$22.00 SF/yr



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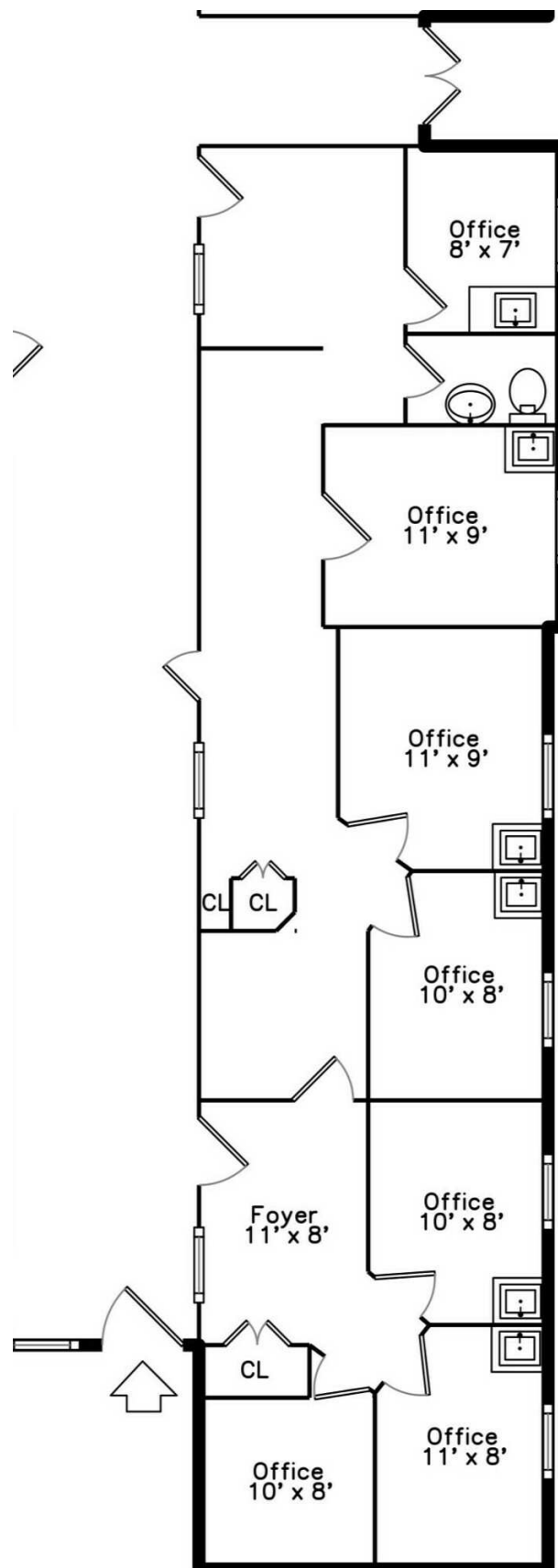
\$22.00 SF/yr



FLOOR PLAN - SUITE C

4900 S Archer Ave, Chicago, IL 60632

\$22.00 SF/yr



AERIAL & STREET DETAIL

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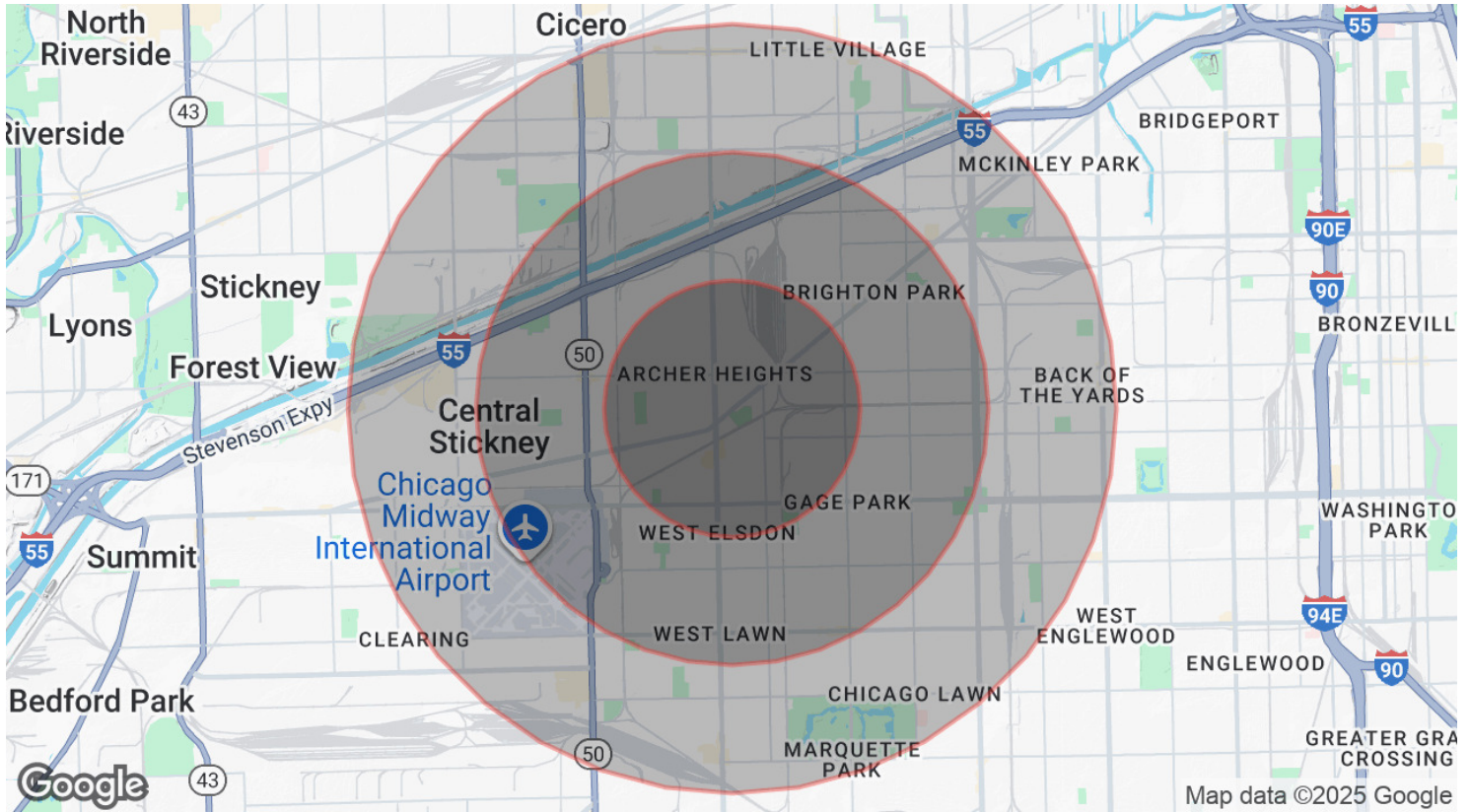
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DEMOGRAPHICS MAP & REPORT

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\$22.00 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