



OFFERING SUMMARY

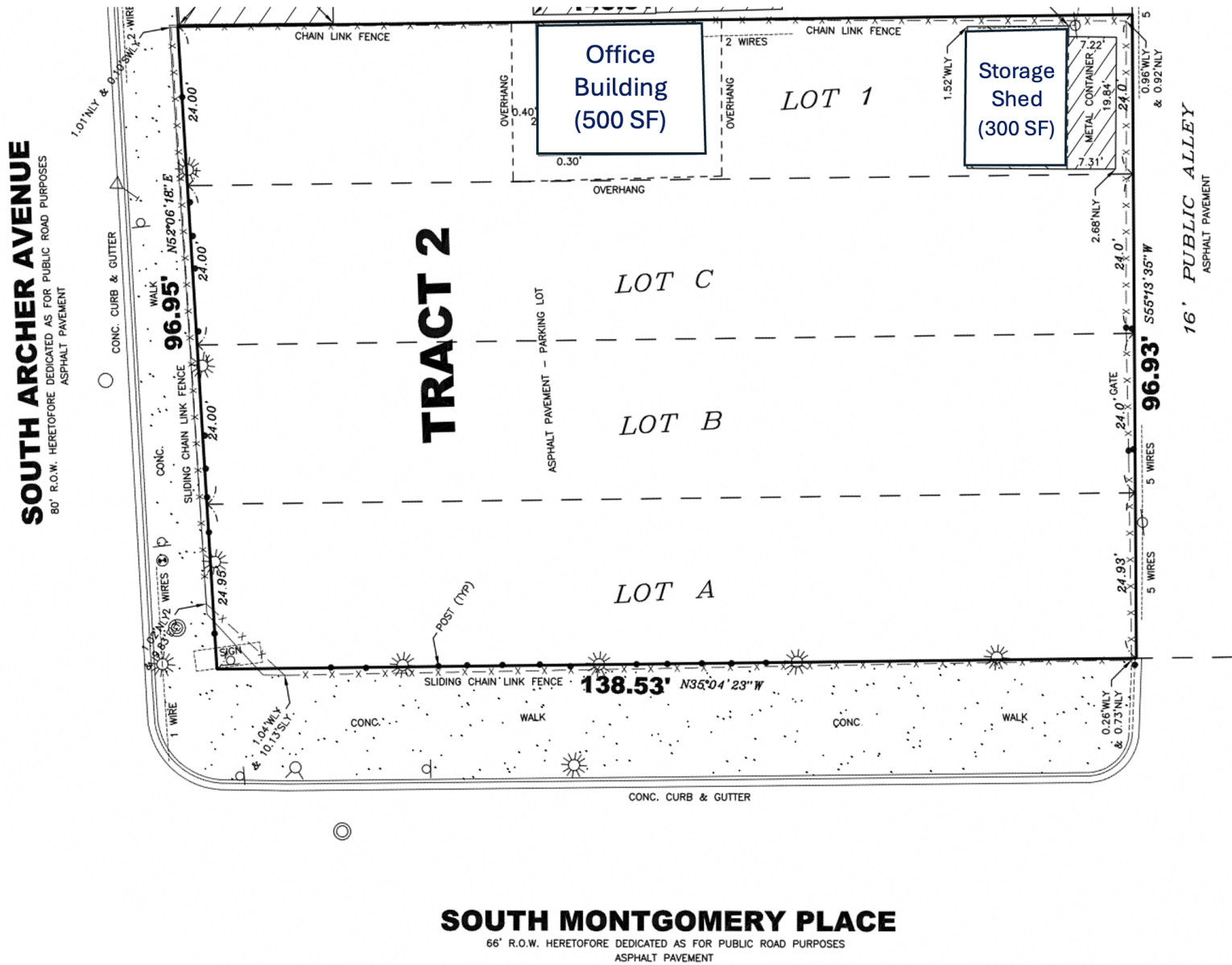
Lease Rate (Gross):	\$12.00/SF
Total Lot Size SF:	12,700 SF
Parking Lot SF:	11,900 SF
Office Building SF:	500 SF
Storage Building SF:	300 SF
Zoning:	C2-2

PROPERTY DESCRIPTION

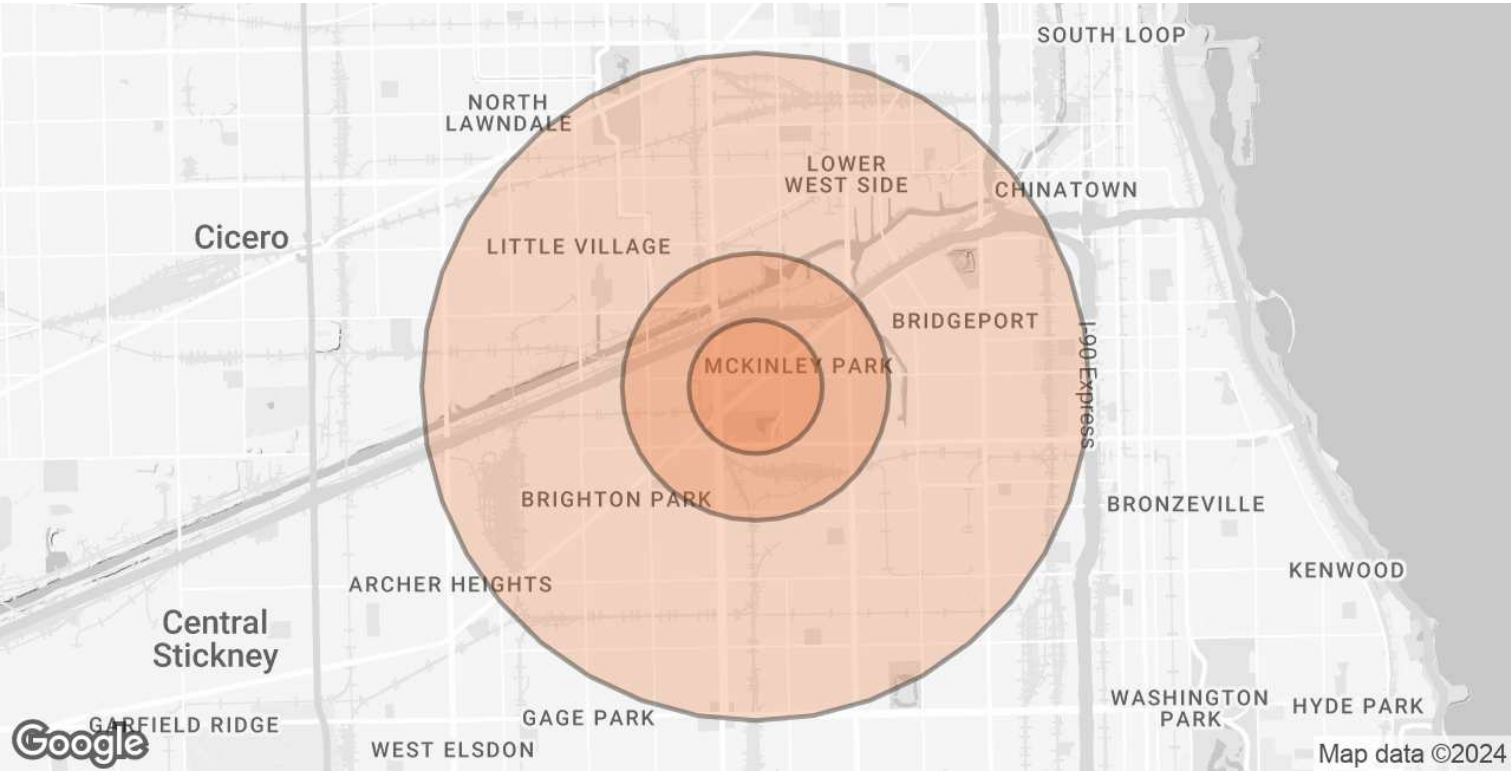
Formerly used as a Car Dealership, the property consists of a total lot size of 12,700 SF, including 500 SF of Office Space and a 300 SF Storage Shed. Situated at the intersection of Archer ave and California Ave, the property benefits from high visibility along one of the busiest roads in Chicago (Archer ave) with an average daily traffic count of over 22,500 cars per day.

AERIALS





DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	2.5 MILES
TOTAL POPULATION	10,750	24,636	238,634
AVERAGE AGE	39	38	37
AVERAGE AGE (MALE)	38	38	36
AVERAGE AGE (FEMALE)	40	39	37

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2.5 MILES
TOTAL HOUSEHOLDS	3,812	8,284	79,696
# OF PERSONS PER HH	2.8	3	3
AVERAGE HH INCOME	\$85,889	\$81,366	\$73,606
AVERAGE HOUSE VALUE	\$315,263	\$319,351	\$328,693

Demographics data derived from AlphaMap