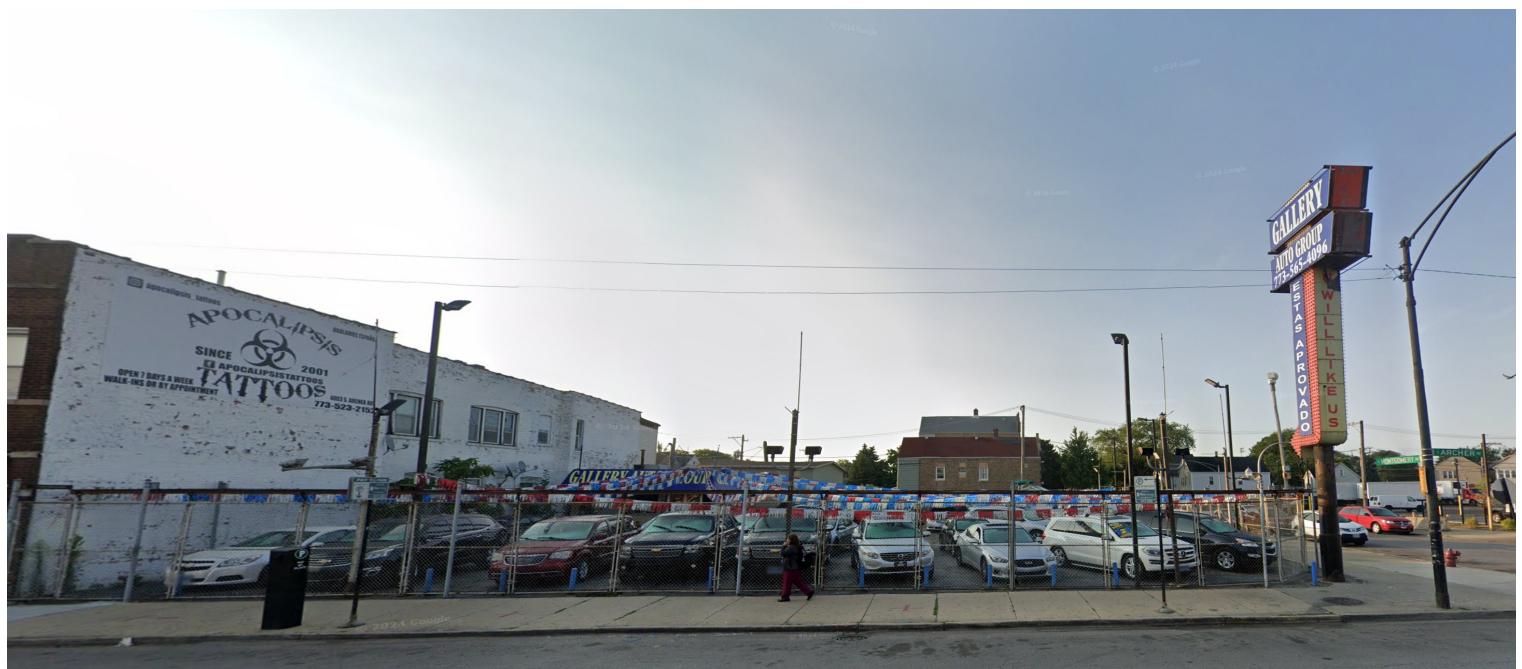


## PROPERTY SUMMARY

4013 S Archer Avenue Chicago, IL 60632



## OFFERING SUMMARY

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

## 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



## Survey

## **SOUTH ARCHER AVENUE**

80' R.O.W. HERETOFORE DEDICATED AS FOR PUBLIC ROAD PURPOSES  
ASPHALT PAVEMENT

ASPHALT PAVEMENT

## TRACT 2

LOT C

LOT 1

## Storage Shed (300 SF)

LOT B

LOT A

88 53' N35°04'23" W

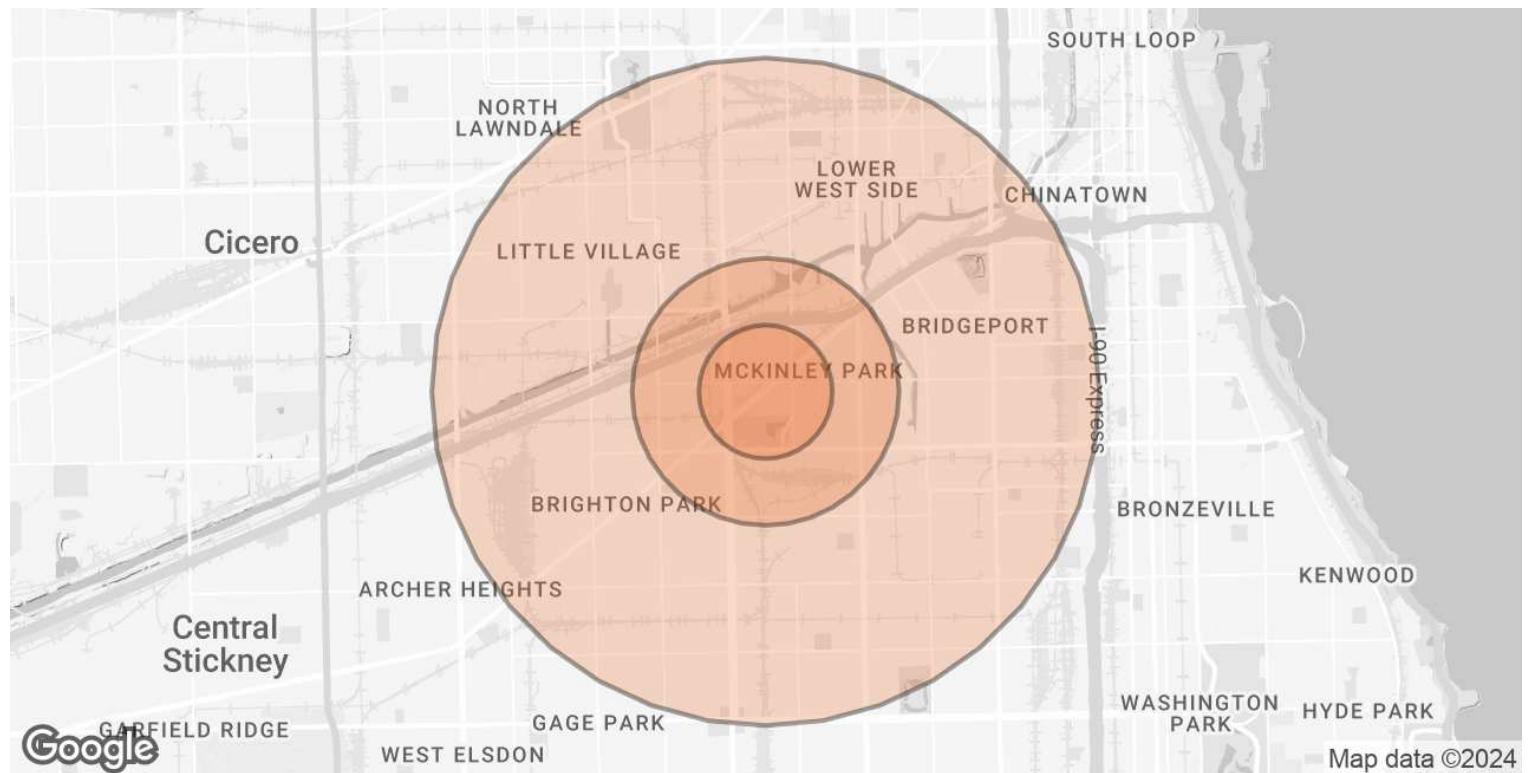
### CONC

◎

## **SOUTH MONTGOMERY PLACE**

66' R.O.W. HERETOFORE DEDICATED AS FOR PUBLIC ROAD PURPOSES  
ASPHALT PAVEMENT

# DEMOGRAPHICS MAP & REPORT



| POPULATION                  | 0.5 MILES | 1 MILE    | 2.5 MILES |
|-----------------------------|-----------|-----------|-----------|
| <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        |
| HOUSEHOLDS & INCOME         | 0.5 MILES | 1 MILE    | 2.5 MILES |
| <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