

JAMESON.

FOR SALE

RETAIL

6842-6844 W Archer Ave
Chicago, IL 60638

\$387,000

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JAMESONCOMMERCIAL.COM

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SALE OVERVIEW

SALE PRICE:	\$387,000
LOT SIZE:	6,250 SF
BUILDING SIZE:	3,750 SF
YEAR BUILT:	1960
ZONING:	B3-1
RE TAXES:	\$13,099.83 (2018)
CROSS STREETS:	Archer & Newcastle

AREA TENANTS

- Walgreens
- McDonalds
- Aldi
- Burger King
- Taco Bell

PROPERTY DESCRIPTION

Tremendous retail opportunity on Archer Avenue retail corridor. Freestanding 3,750 SF retail building consisting of two storefronts on 6,250 SF lot with B3-1 zoning. Over 50' of frontage on Archer Avenue with traffic counts over 29,500 vehicles per day. Minutes from I-55 Harlem. Building has been meticulously maintained with recent updates such as roof, HVAC, windows and doors. Property is 100% leased but tenant at 6844 tenant is currently on a MTM lease so there is a great opportunity for an owner/operator to utilize the space for their business. Minimum 24-hour notice and proof of funds required prior to showing.

PROPERTY HIGHLIGHTS

- 100% Leased to tenants with longstanding operating history
- 29,500 Vehicles Per Day on Archer Avenue
- Meticulously maintained building
- Recent updates including HVAC, windows & doors
- Plenty of parking on-site

AREA AND TRANSPORTATION HIGHLIGHTS

- 3 Minute Drive to Interstate 55 Harlem Ramp
- 8 Minute Drive to Midway Airport
- CTA Bus #62 Archer Avenue
- Pace Bus #330 Archer/Harlem

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INTERIOR PHOTOS

6842-6844 W Archer Ave, Chicago, IL 60638

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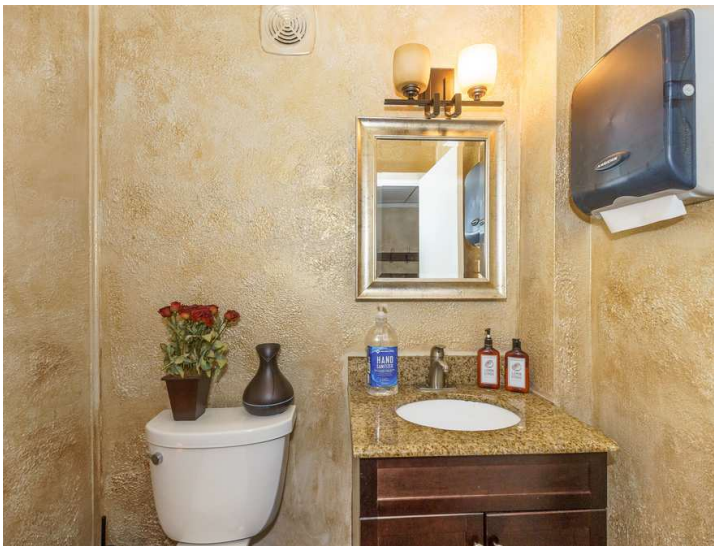


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Residential
Commercial
ALTA

PLAT OF SURVEY

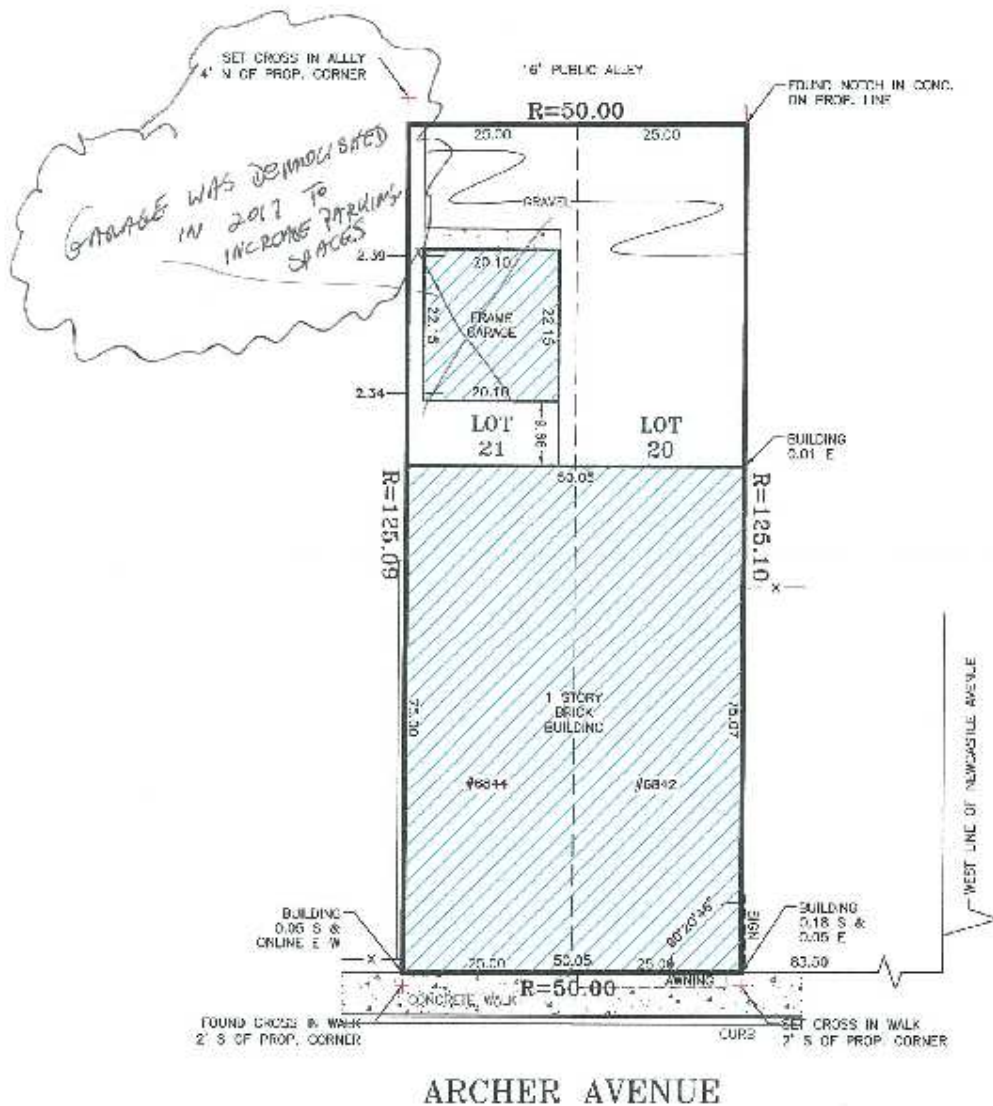
Studnicka and Associates, Ltd.

Topographical
Condominium
Site Plans

Tel. 815 485-0445
Fax 815 485-0528

17901 Haas Road
Mokena, Illinois 60448

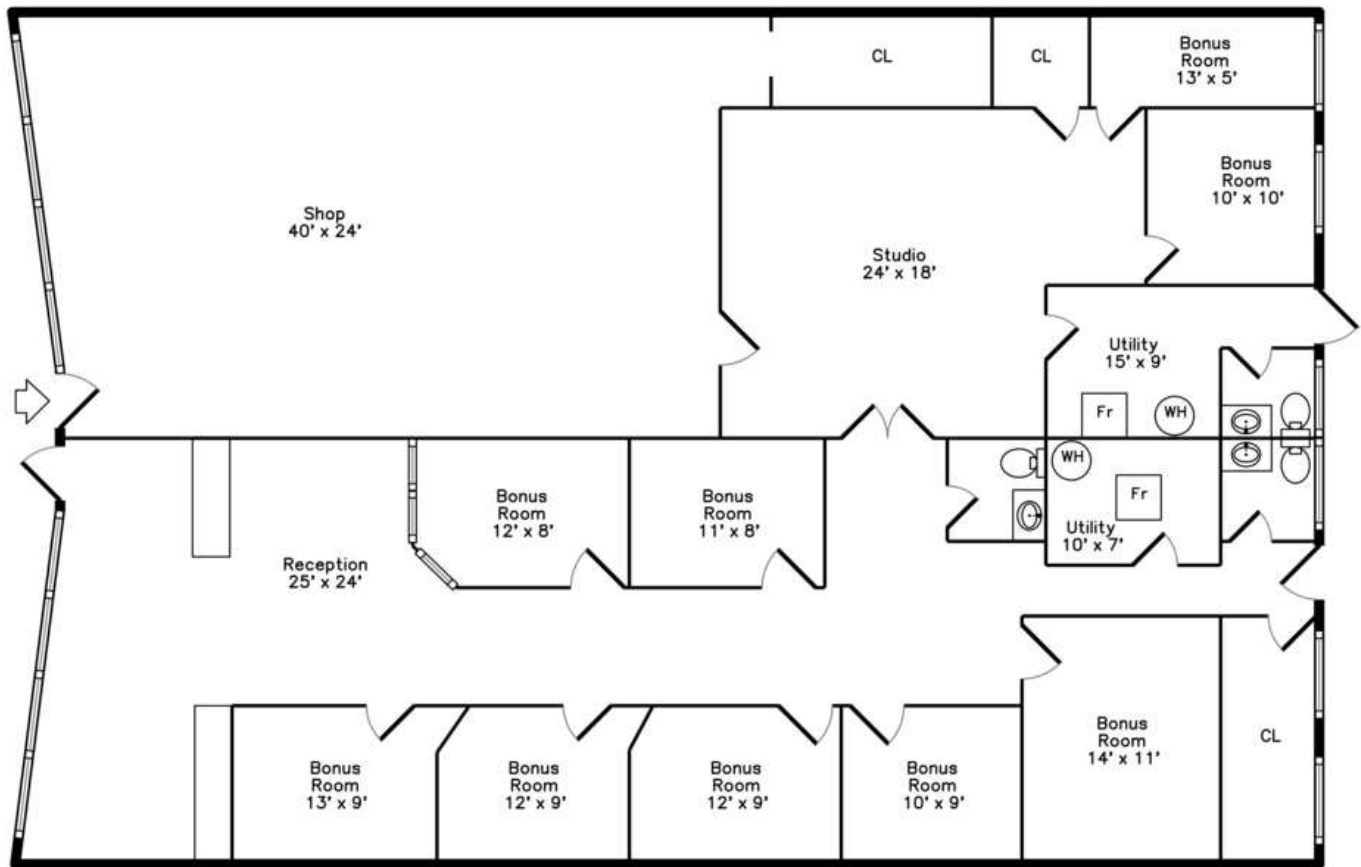
LOTS 20 AND 21, IN BLOCK 24, IN FREDERICK H. BARTLETT'S 3RD ADDITION TO BARTLETT HIGHLANDS, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



FLOOR PLAN

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RETAIL MAP

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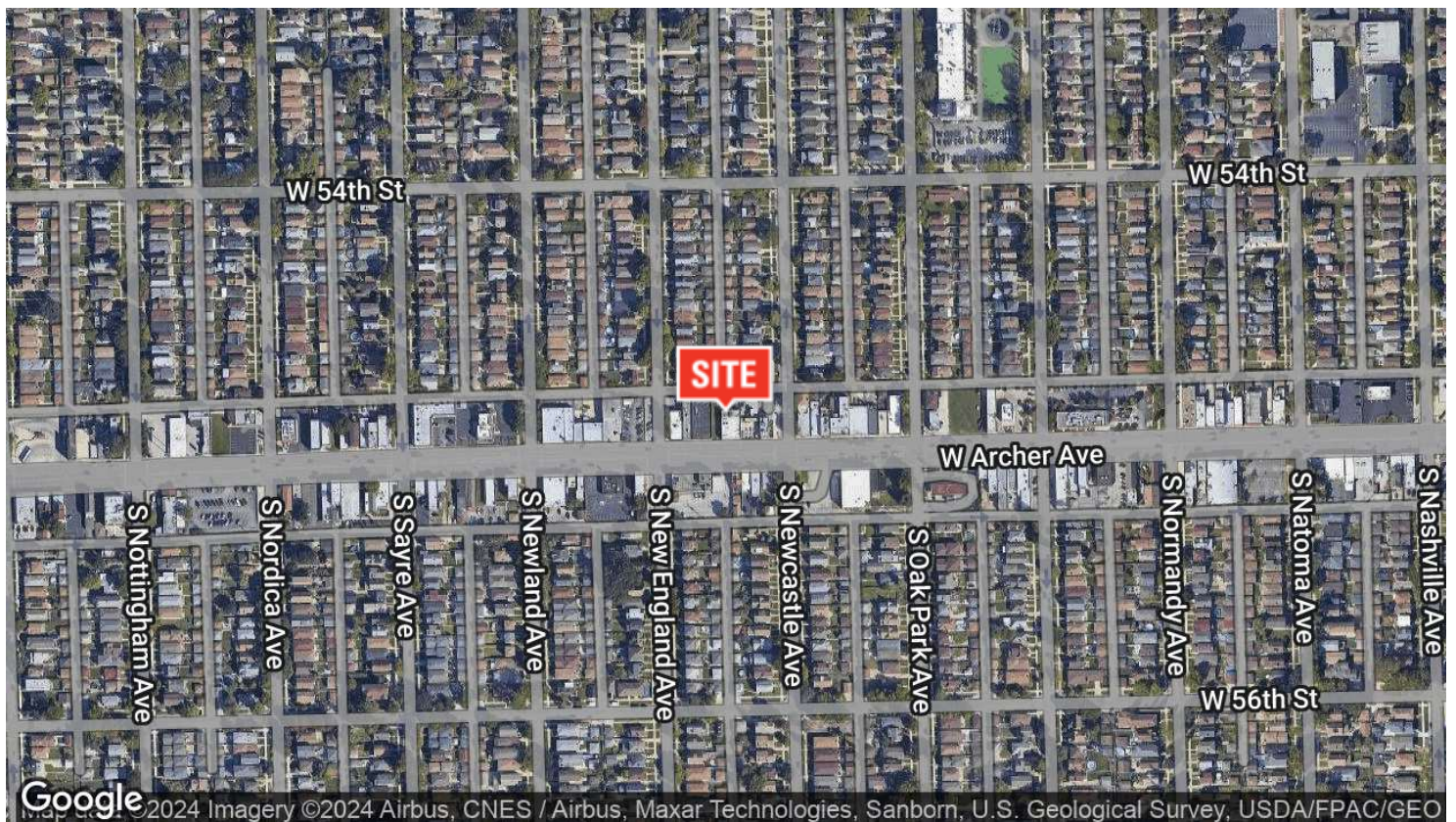
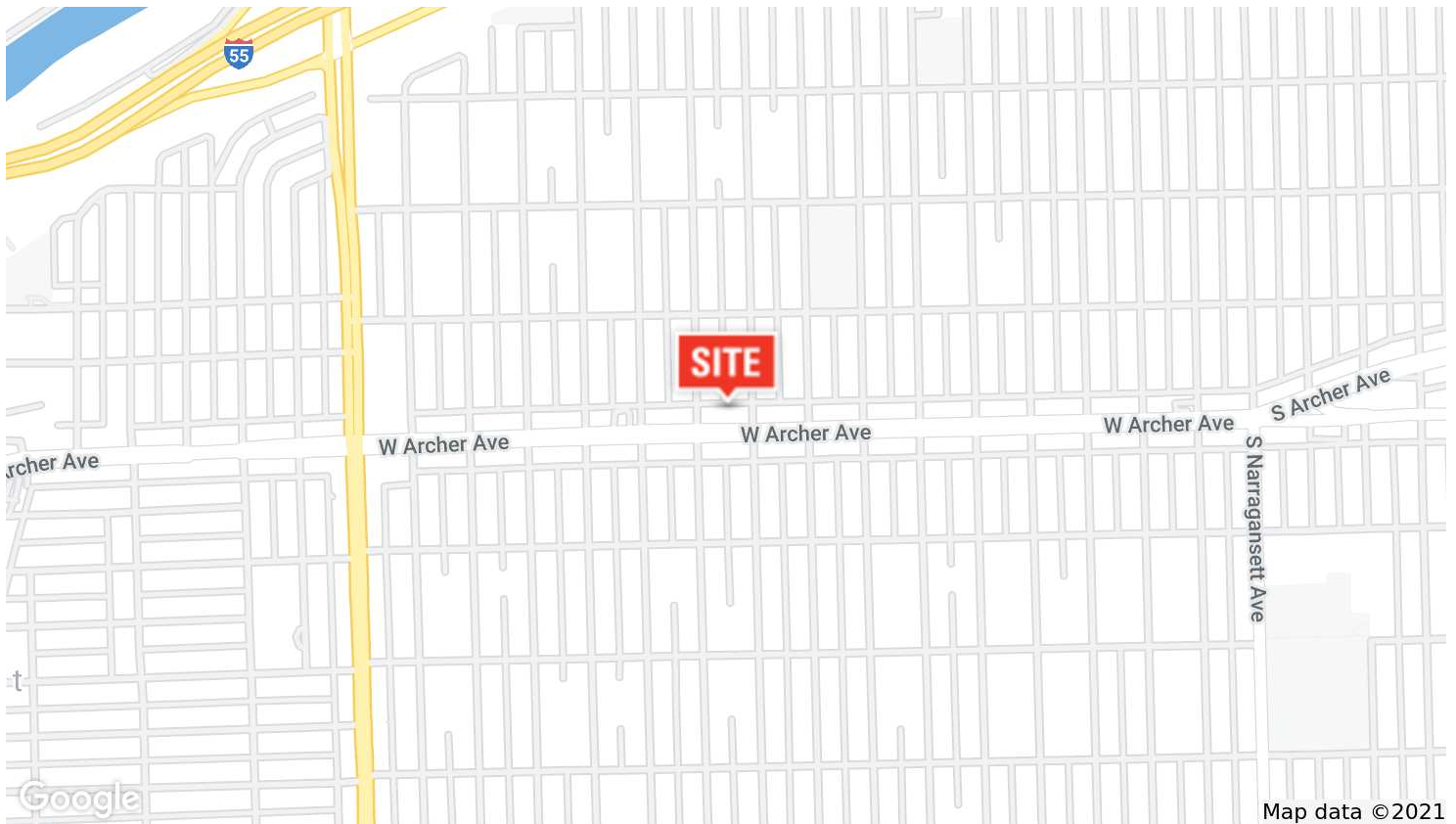


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AERIAL & STREET DETAIL

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DEMOGRAPHICS MAP

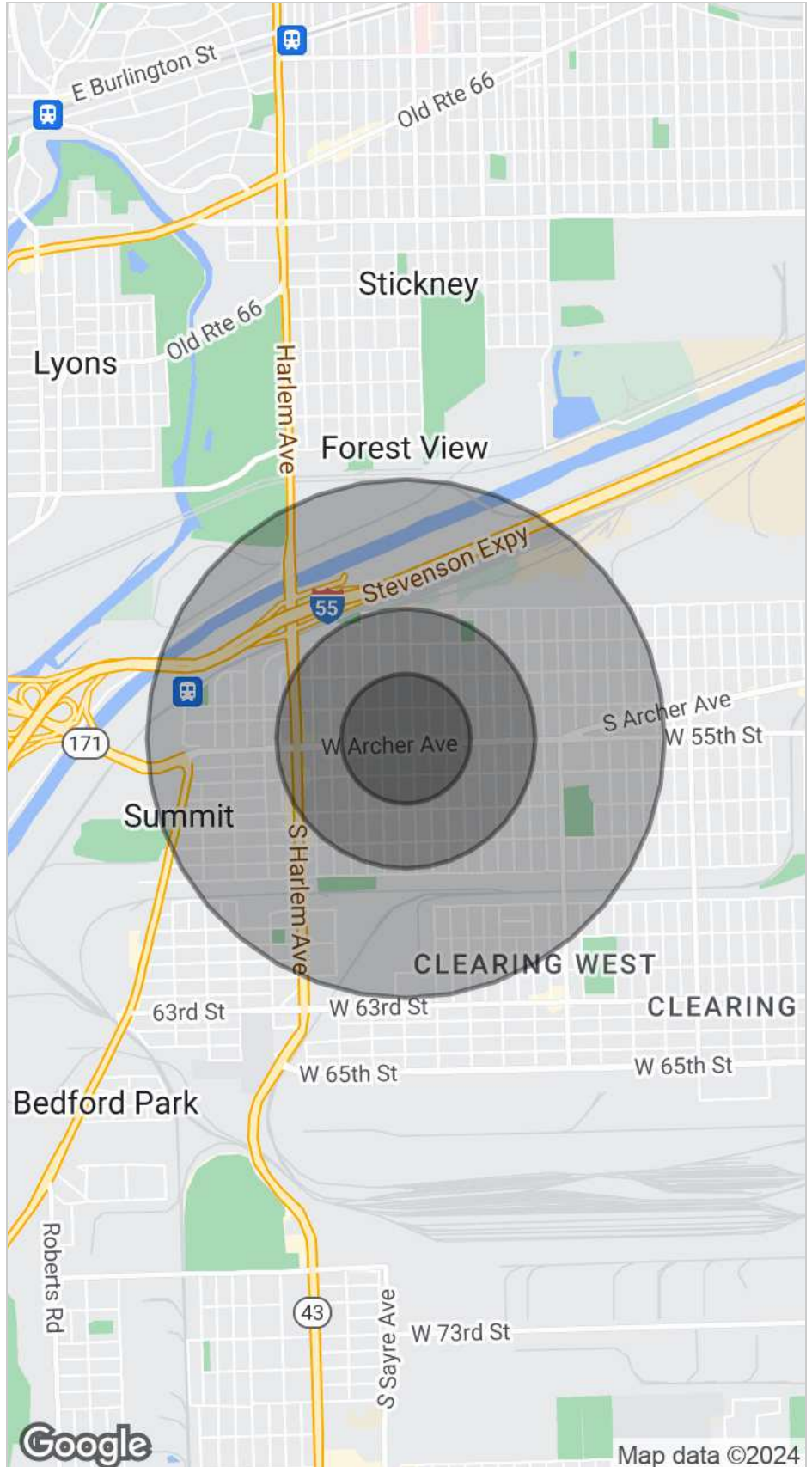
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2010 STATISTICS

POPULATION
(total)0.25 MILES
2,0020.5 MILES
7,9981 MILE
23,699HOUSEHOLDS
(total)0.25 MILES
7260.5 MILES
2,9041 MILE
8,557AVG. INCOME
(per household)0.25 MILES
\$77,5640.5 MILES
\$77,1821 MILE
\$72,056

MEDIAN AGE

0.25 MILES
40.70.5 MILES
40.51 MILE
37.5

DEMOGRAPHICS REPORT

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AGE

0.25 MILES

0.5 MILES

1 MILE

MEDIAN AGE

37.9

37.7

35.3

(male)

MEDIAN AGE

42.3

42.1

39.5

(female)

HOUSEHOLDS

0.25 MILES

0.5 MILES

1 MILE

PERSONS PER HH

2.8

2.8

2.8

AVG. HOUSE VALUE

\$277,599

\$277,100

\$265,341