

JAMESON.

FOR LEASE OFFICE/RETAIL

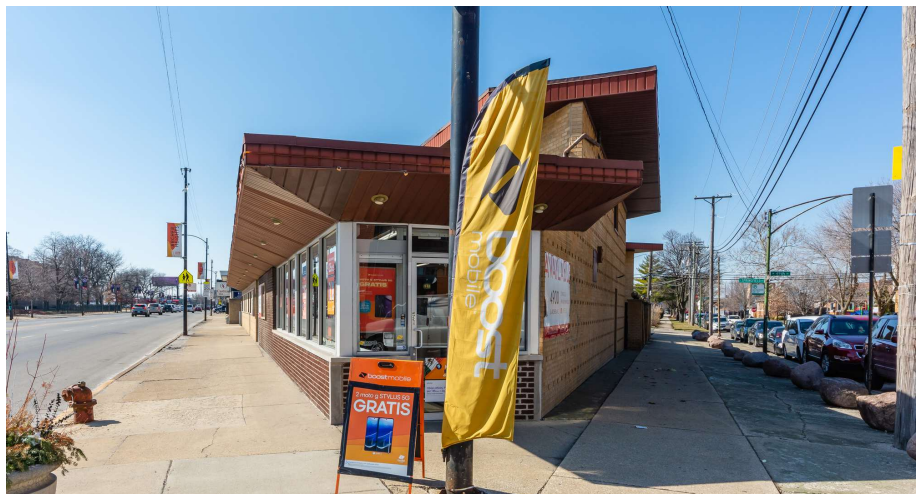
4900 S Archer Ave
Chicago, IL 60632

\$22.00 SF/yr

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LEASE OVERVIEW

LEASE PRICE:	\$22.00 SF/yr
LEASE TYPE:	Modified Gross
MIN SF AVAIL:	1,950 SF
MAX SF AVAIL:	5,450 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 1,950 SF available for immediate occupancy with potential of up to 5,450 SF. 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 (21,700 VPD) & 49th Street, just east of Pulaski Road (31,100 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 21,700 VPD
- Pulaski Road Traffic Count 31,100 VPD
- Walking Distance to CTA Pulaski Orange Line Station
- Short Drive to Interstate 55
- Near Midway Airport

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INTERIOR PHOTOS - SUITE A

4900 S Archer Ave, Chicago, IL 60632

\$22.00 SF/yr



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INTERIOR PHOTOS - SUITE A

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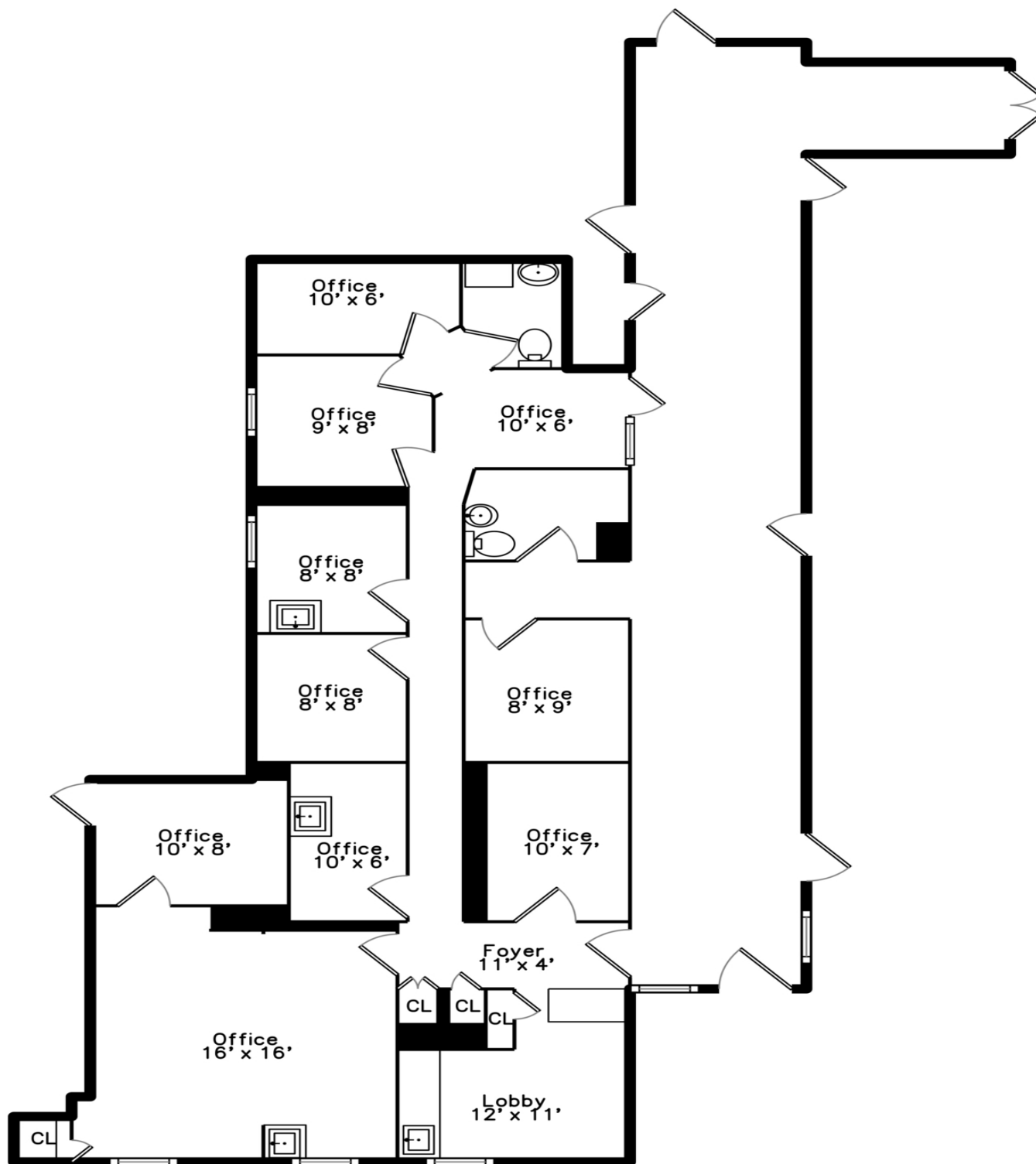
\$22.00 SF/yr



FLOOR PLAN - SUITE A

4900 S Archer Ave, Chicago, IL 60632

\$22.00 SF/yr

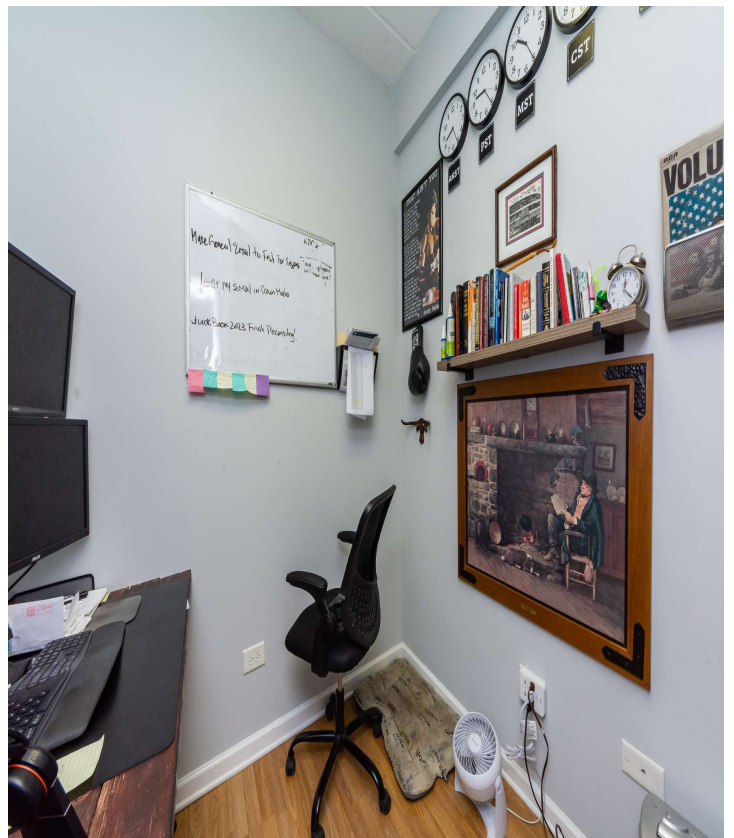
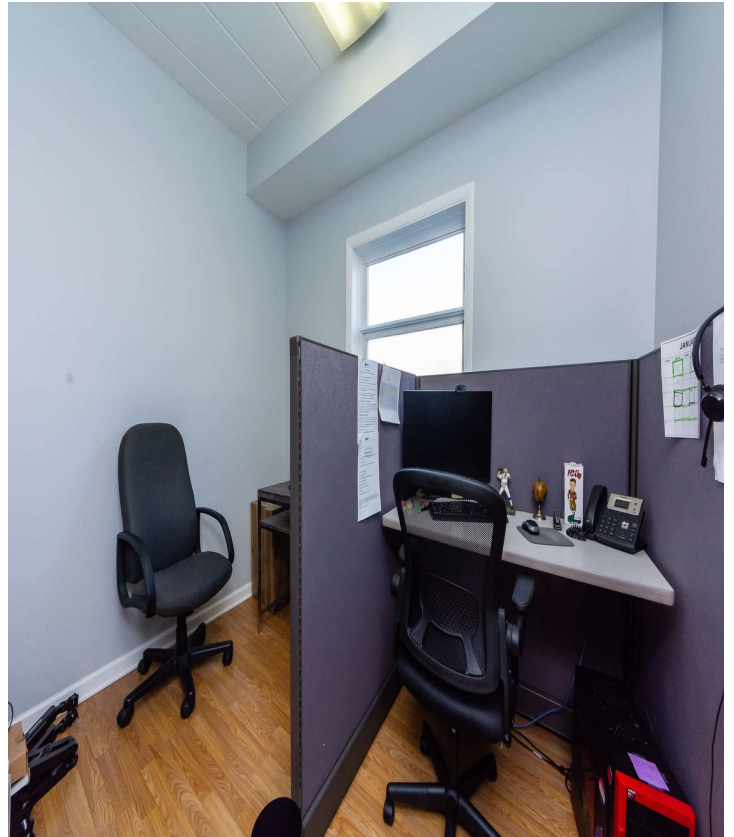


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INTERIOR PHOTOS - SUITE B

4900 S Archer Ave, Chicago, IL 60632

\$22.00 SF/yr



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INTERIOR PHOTOS - SUITE C

4900 S Archer Ave, Chicago, IL 60632

\$22.00 SF/yr

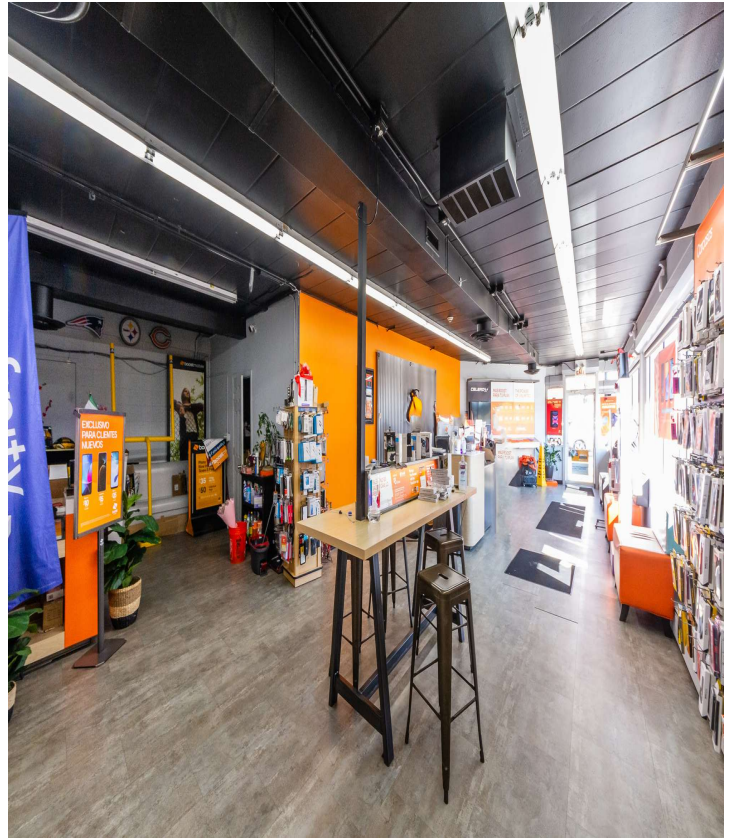


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INTERIOR PHOTOS - SUITE D

4900 S Archer Ave, Chicago, IL 60632

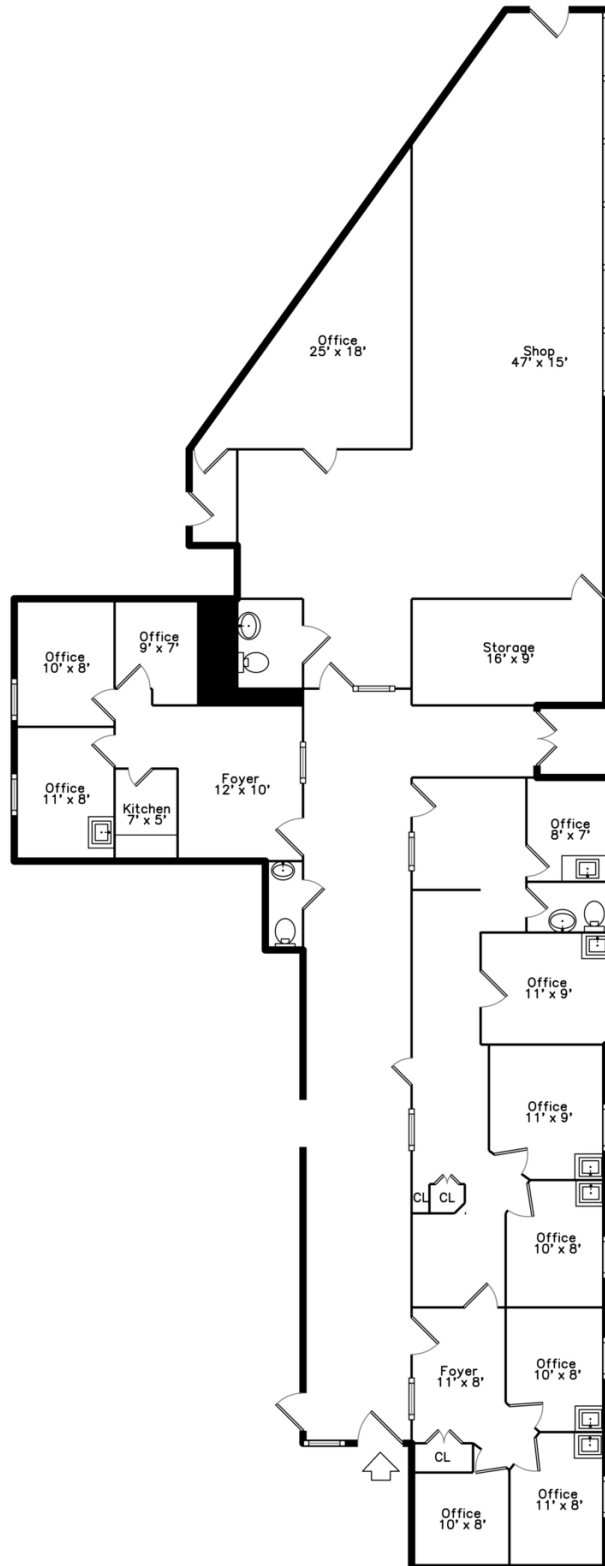
\$22.00 SF/yr



FLOOR PLAN - SUITE B, C & D

4900 S Archer Ave, Chicago, IL 60632

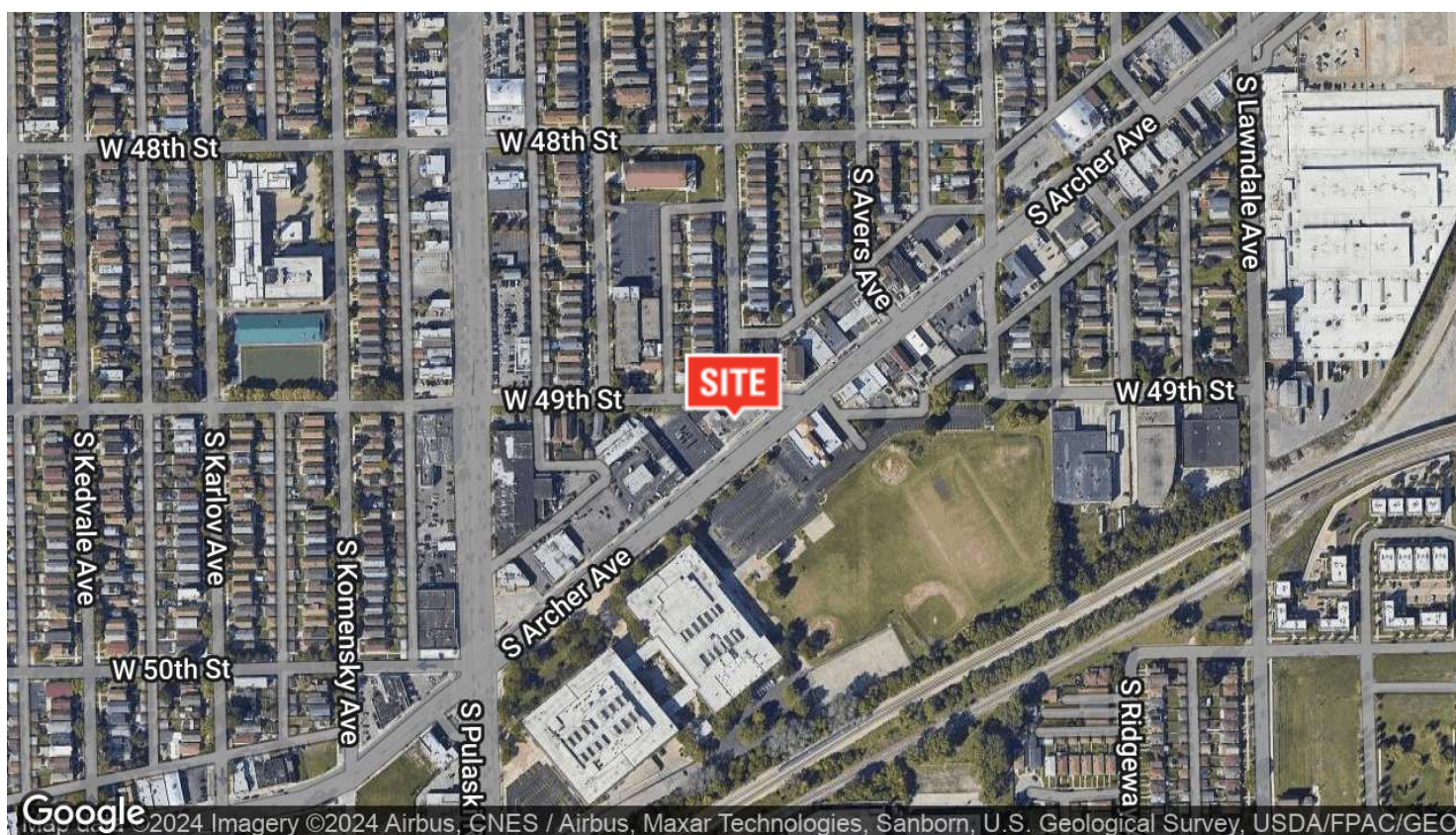
\$22.00 SF/yr



AERIAL & STREET DETAIL

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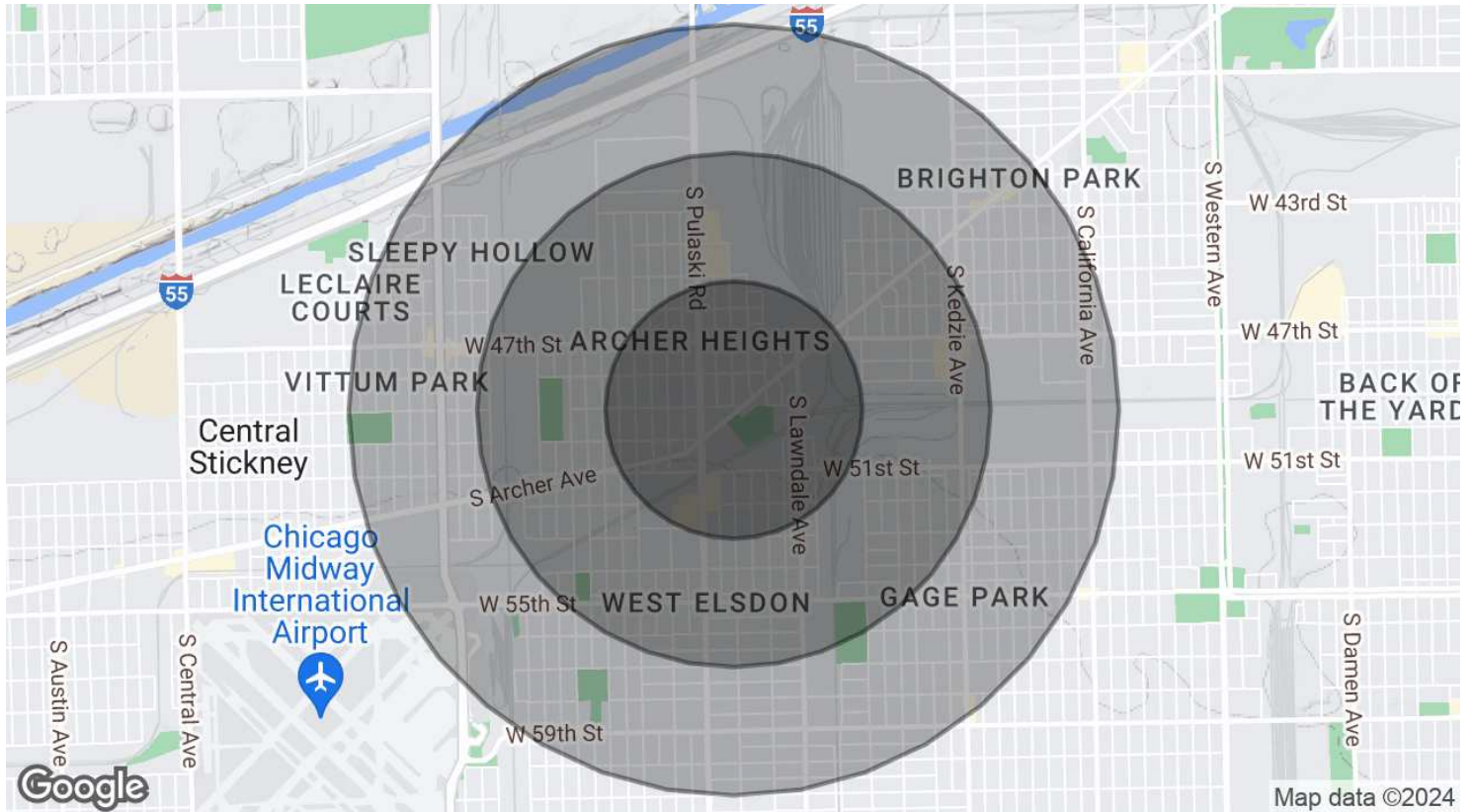
\$22.00 SF/yr



DEMOGRAPHICS MAP & REPORT

4900 S Archer Ave, Chicago, IL 60632

\$22.00 SF/yr



POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	7,994	31,847	76,453
Average Age	29.0	29.6	29.7
Average Age (Male)	28.7	28.4	28.7
Average Age (Female)	30.6	31.1	30.7

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	2,116	8,511	20,430
# of Persons per HH	3.8	3.7	3.7
Average HH Income	\$56,603	\$54,841	\$53,610
Average House Value	\$231,222	\$241,318	\$242,590

* Demographic data derived from 2020 ACS - US Census