

THE CROSSINGS SHOPS

5322-5334 S ARCHER AVE
CHICAGO, IL 60632

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Property Summary



OFFERING SUMMARY

Available SF:

Lease Rate: Negotiable

Lot Size: 0 SF

Year Built: 1989

Building Size: 17,500

Zoning: B3-1

Market: Chicago

Submarket: South Chicago

PROPERTY OVERVIEW

Small retail/professional space Archer Avenue. Strong co-tenancy with medical and service tenants including NovaCare Physical Therapy, Dentist, Medical Office, Hair Salon/Barber Shop and day care. Ideal location for cell phone store jeweler, nail salon, insurance office, smoothie shop. Affordable rent. Space offered in as-is condition.

LOCATION OVERVIEW

Positioned at the corner of Archer Ave & Kilpatrick, just east of Cicero Ave. Property offers exposure to more than 20,000 VPD on Archer Ave, and more than 70,000 VPD at the intersection of Archer Ave and Cicero Ave.

Less than a mile from Midway International Airport with over 22 million passengers per year.

PROPERTY HIGHLIGHTS

- Busy Center at Archer & Cicero
- Close to Midway Airport
- Anchored by NovaCare Physical Therapy
- Other Tenants include Day Care, Dentist, and Barber Shop
- More than 20,000 VPD

Available Spaces

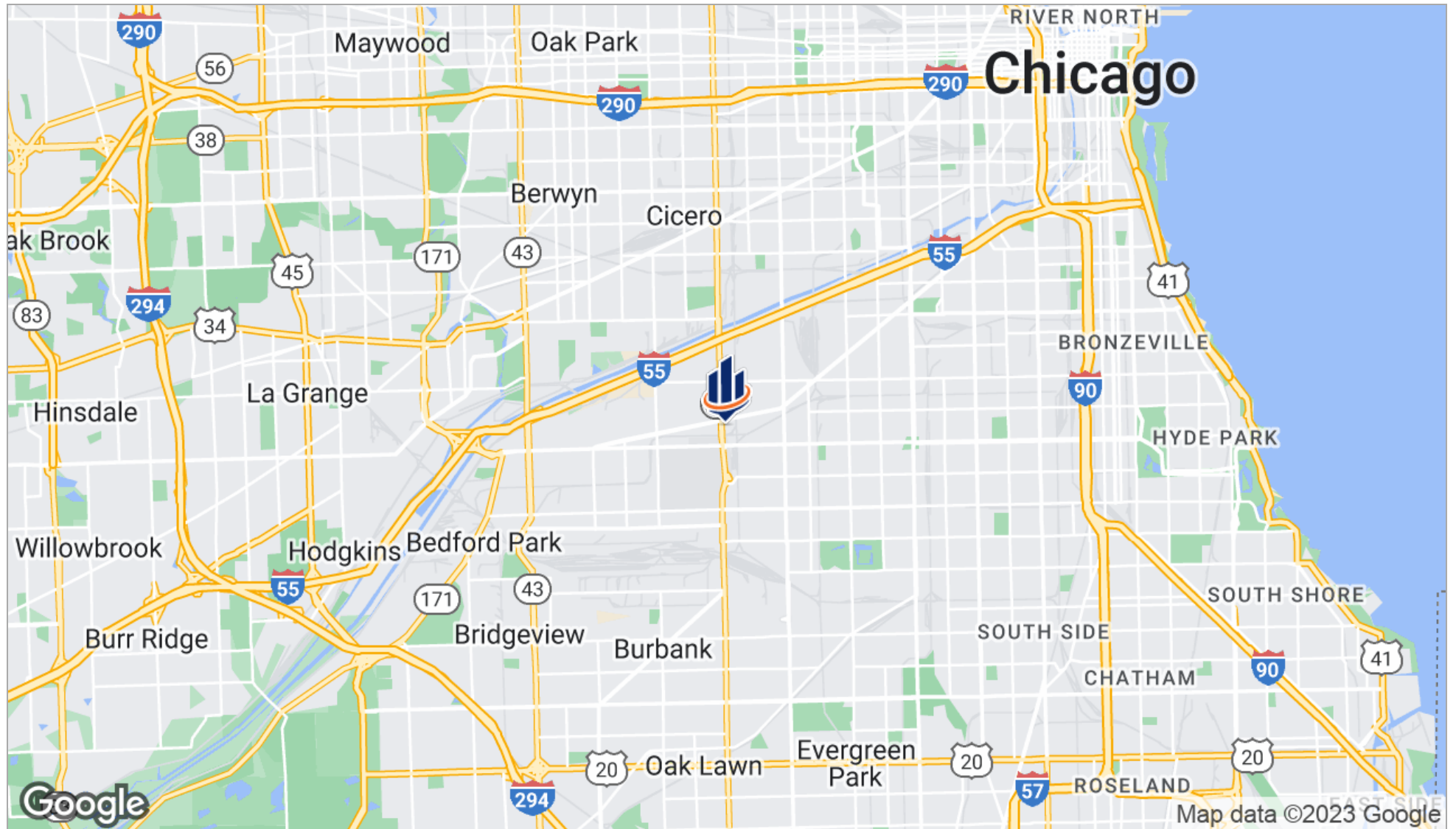
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
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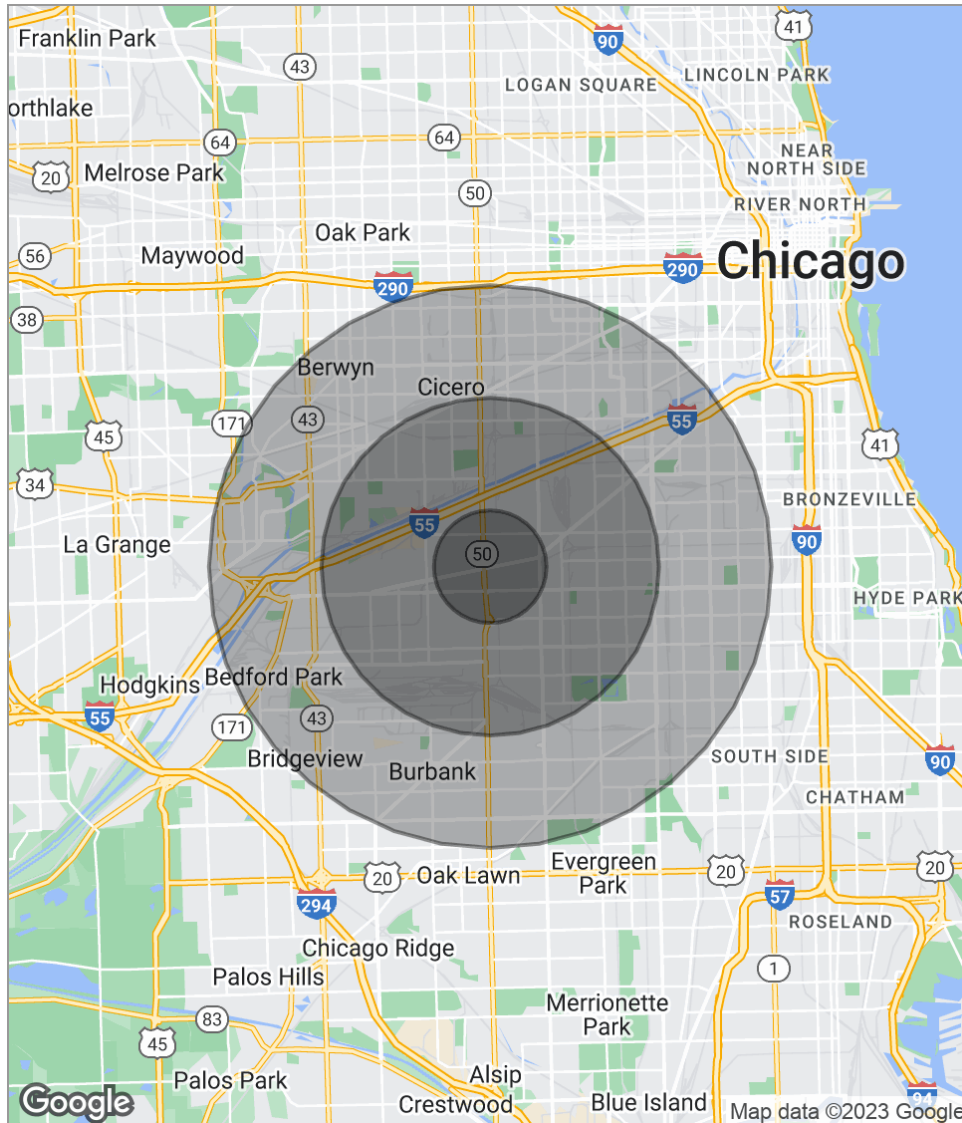
Additional Photos



Location Maps



Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	27,813	242,817	804,405
Median age	32.0	30.2	30.0
Median age (male)	31.2	29.3	29.0
Median age (Female)	33.1	31.1	31.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	8,199	69,363	227,920
# of persons per HH	3.4	3.5	3.5
Average HH income	\$57,840	\$56,766	\$53,985
Average house value	\$227,023	\$236,097	\$230,011

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	60.2%	70.4%	60.0%

RACE (%)

	1 MILE	3 MILES	5 MILES
White	51.7%	49.3%	42.4%
Black	9.5%	4.2%	18.1%
Asian	3.1%	1.1%	1.3%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.1%	0.5%	0.3%
Other	34.6%	42.9%	36.2%

* Demographic data derived from 2020 ACS - US Census