

5403 S. Harlem Ave., Chicago, IL

**NOW: \$2,500/mo. MG**

*Move-In Incentives Available*



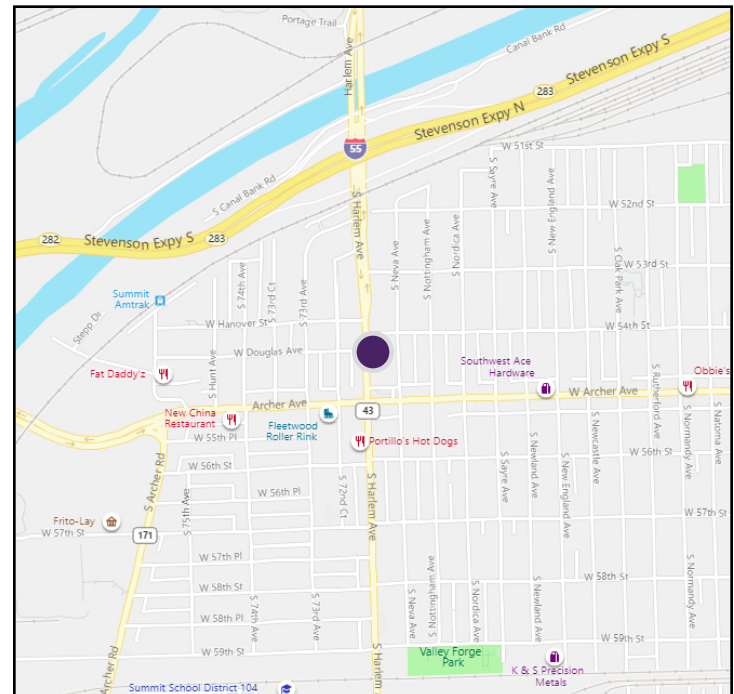
## Property Highlights

- 1,250 SF storefront for lease
- Unit in vanilla box condition
- Large open area plus office
- Co-tenant with Subway, Domino's
- Part of 7,500 SF retail center with shared parking lot
- Highly visible signage available
- Great potential for clothing store, coffee shop, salon or office
- Close to Archer Ave. and I-55
- Nearby businesses: Walgreens, AutoZone, Aldi and more
- Land Area: 26,460 SF
- Traffic Count: 38,900 cars daily
- Zoning: C1-1

## Property Overview

Close to Archer and Harlem, a 1,250 square foot storefront is available for lease. The unit is in vanilla box condition with a large showroom area, an office and a storage area. Part of a 7,500 square foot retail center, the unit is co-tenants with Subway, Domino's, a tattoo parlor and a smoke shop. Highly visible placement on the pedestal sign is available. This unit has great potential for a variety of businesses including a clothing store, a coffee shop, a salon or an office.

Located on Harlem Ave, this property is part of a strong commercial corridor on the southwest side of Chicago. Nearby businesses include Walgreens, AutoZone, Aldi, Portillo's, Burger King and more.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	16,933	125,241	465,671
Households	5,837	44,379	150,014
Median Income	\$69,584	\$65,139	\$60,059

**Michael Mintz**

Vice President  
(312) 338 - 2578

mmintz@mpirealestate.com

**mpirealestate.com**

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