

4269 S Archer Ave., Chicago, IL

\$450,000



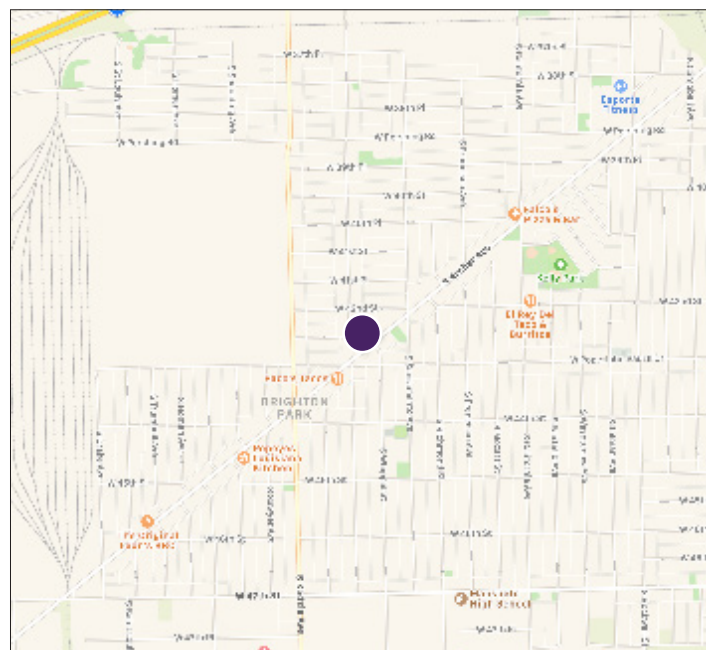
Property Highlights

- 6,000 SF retail storefront
- Net leased to Cannella School of Hair Design
- Currently in third renewal lease option until June 2032
- Current Annual Rent: \$48,000 net
- Tenant pays taxes, insurance, utility and maintenance costs
- Great visibility on Archer Ave near Kedzie Ave
- Projecting sign adds to visibility
- Nearby businesses include Walgreens, Dunkin', Jewel-Osco Pete's Fresh Market and more
- Traffic count: 25,237 vehicles daily
- Zoning: B3-2
- Taxes (2022): \$20,103.34

Property Overview

A net leased 6,000 square foot retail storefront on Archer Avenue is available for sale. Near Kedzie Avenue, the building is leased to a well-established Cosmetology school, Cannella School of Hair Design and is one of six locations throughout Chicagoland. This long-term tenant is currently under the third renewal option of their lease until June 2023. The building generates \$48,000/NN per year in rent. The property is in a great location, close to public transportation, major roads and I-55 Stevenson expressway. Nearby businesses include local and national retailers such as Walgreens, Dunkin', Jewel-Osco, Pete's Fresh Market, several restaurants and more.

Named one of Redfin's hottest neighborhoods, Brighton Park is a neighborhood on the southwest side of Chicago approximately 15 minutes from the Loop. Close to I-55, this is a desirable location for many businesses and residents.



| DEMOGRAPHICS | 1 Mile | 3 Mile | 5 Mile |
|---------------|----------|----------|----------|
| Population | 36,667 | 320,246 | 833,372 |
| Households | 9,414 | 82,194 | 256,728 |
| Median Income | \$41,996 | \$40,232 | \$41,960 |

Brad Thompson

Executive Director
(312) 338 - 3012

bthompson@mpirealestate.com

mpirealestate.com

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.