

4269 S Archer Ave., Chicago, IL

\$450,000



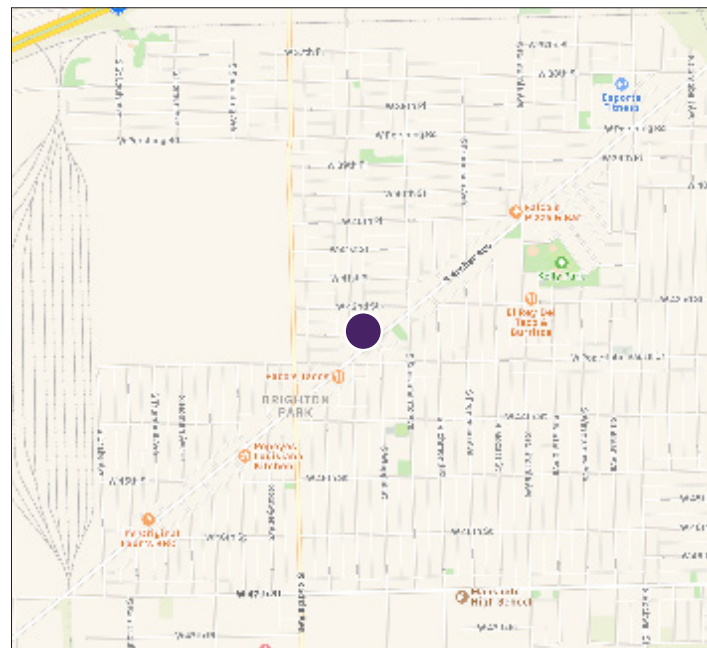
Property Highlights

- 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 2032. 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

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