

5445 S. HARLEM AVE.

BUILD TO
SUIT



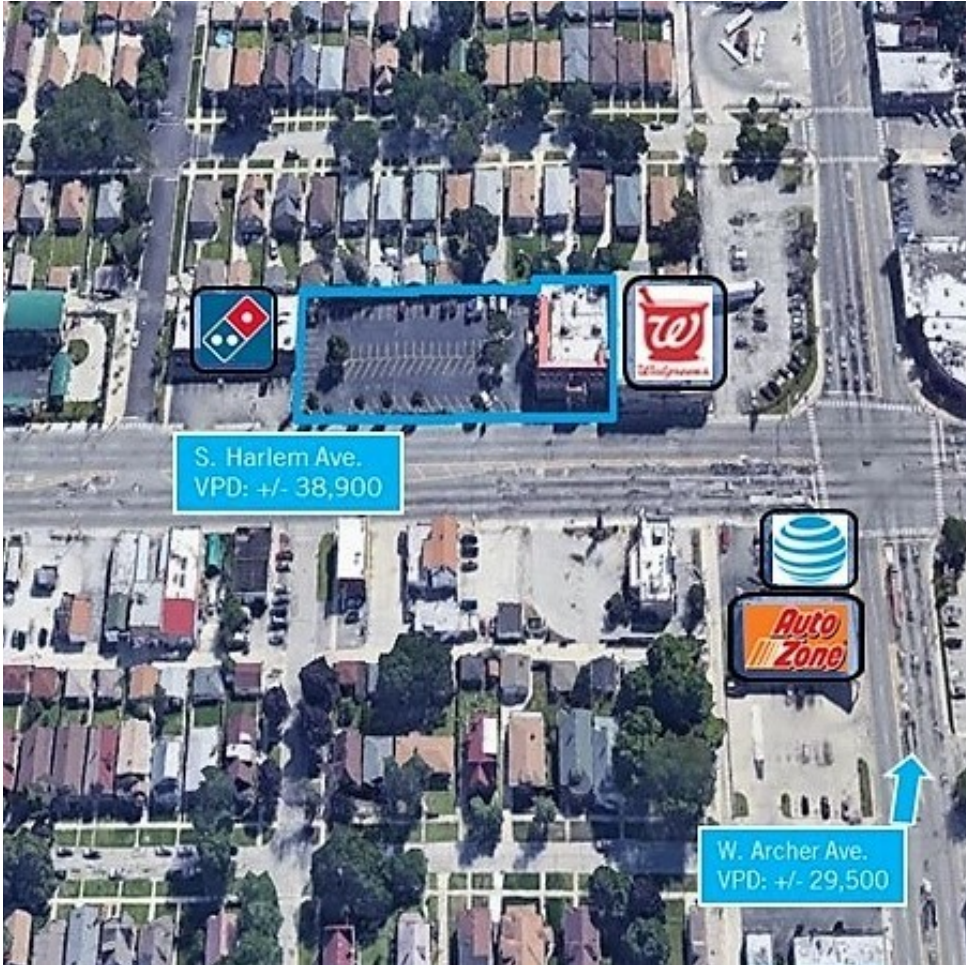
5M REAL ESTATE, INC.

1016 W. Jackson Blvd | Chicago, IL 60607
312.324.3557 | 5mgroup.com

MARK J. REITER

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Property Brochure



HIGHLIGHTS

- Build to Suit
- Freestanding Building with Drive-Thru lanes
- Lot Size: 37,557 SF
- Zoning: C1-1
- PIN: 19-07-323-009, 010, 045, 053, 054, 055, 056
- Maximum RBA: 12,000 SF
- On-site parking available
- Subject property is 3 blocks south of Interstate-55
- VPD on S. Harlem Ave: +/- 38,900 vehicles
- VPD on W. Archer Rd: +/- 29,500 vehicles
- 3.6 miles West of Chicago's Midway International Airport

PROPERTY INFORMATION

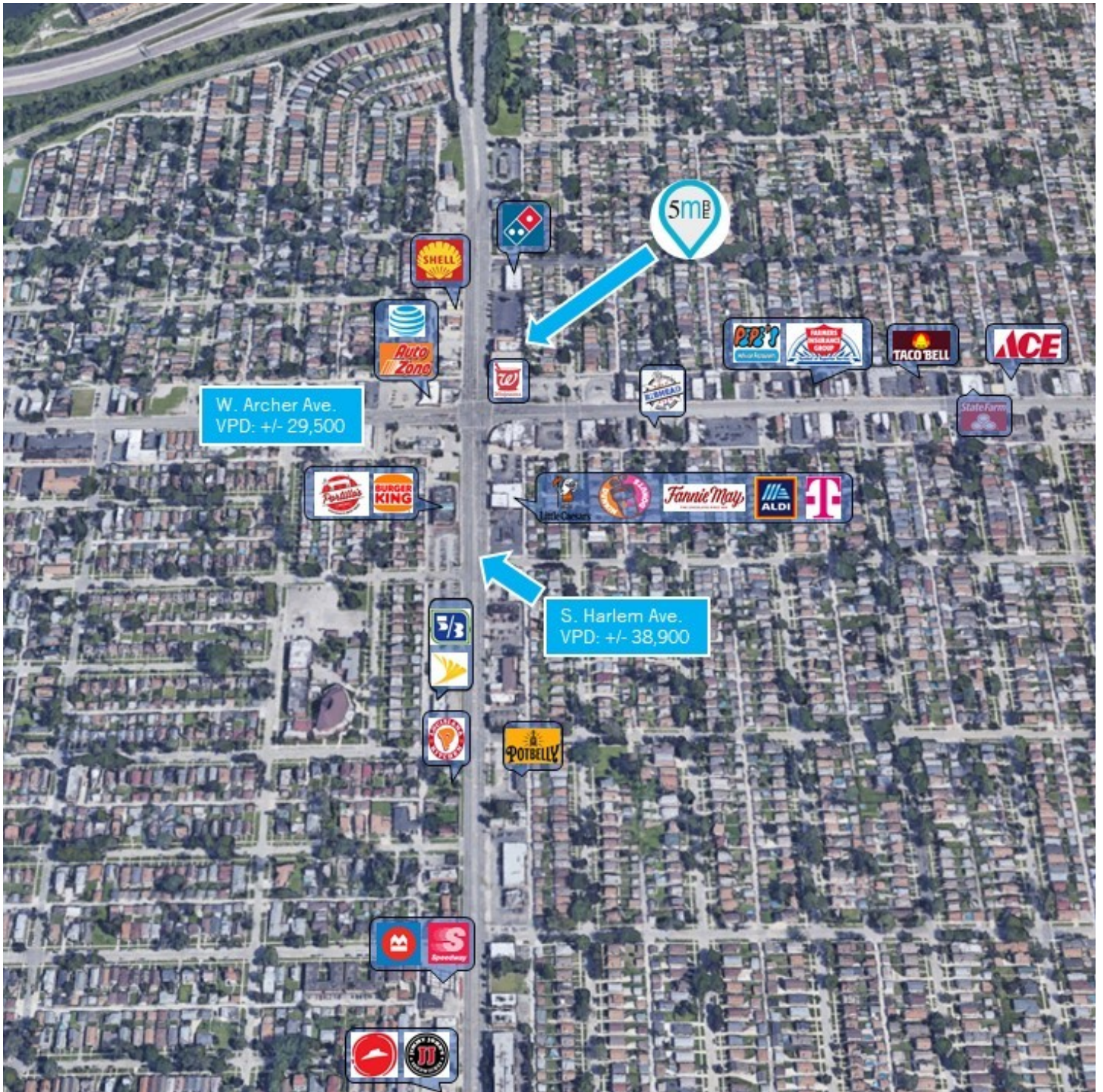
5445 S. Harlem Ave. is a new retail development site located in Chicago's "Garfield Ridge" neighborhood. Located at the corner of W. Archer Ave. & S. Harlem Ave, this intersection receives on average 40,000 vehicles of daily traffic. Build to suit, this property presents itself as an exceptional opportunity for an investor or owner/user to acquire and develop 3 blocks south of Interstate 55, 3.5 miles west of Chicago's Midway International Airport, and retaining access to Chicago and the surrounding Chicago suburbs.

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Aerial View



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Section 1

PROPOSED SITE OPTIONS

Section 2

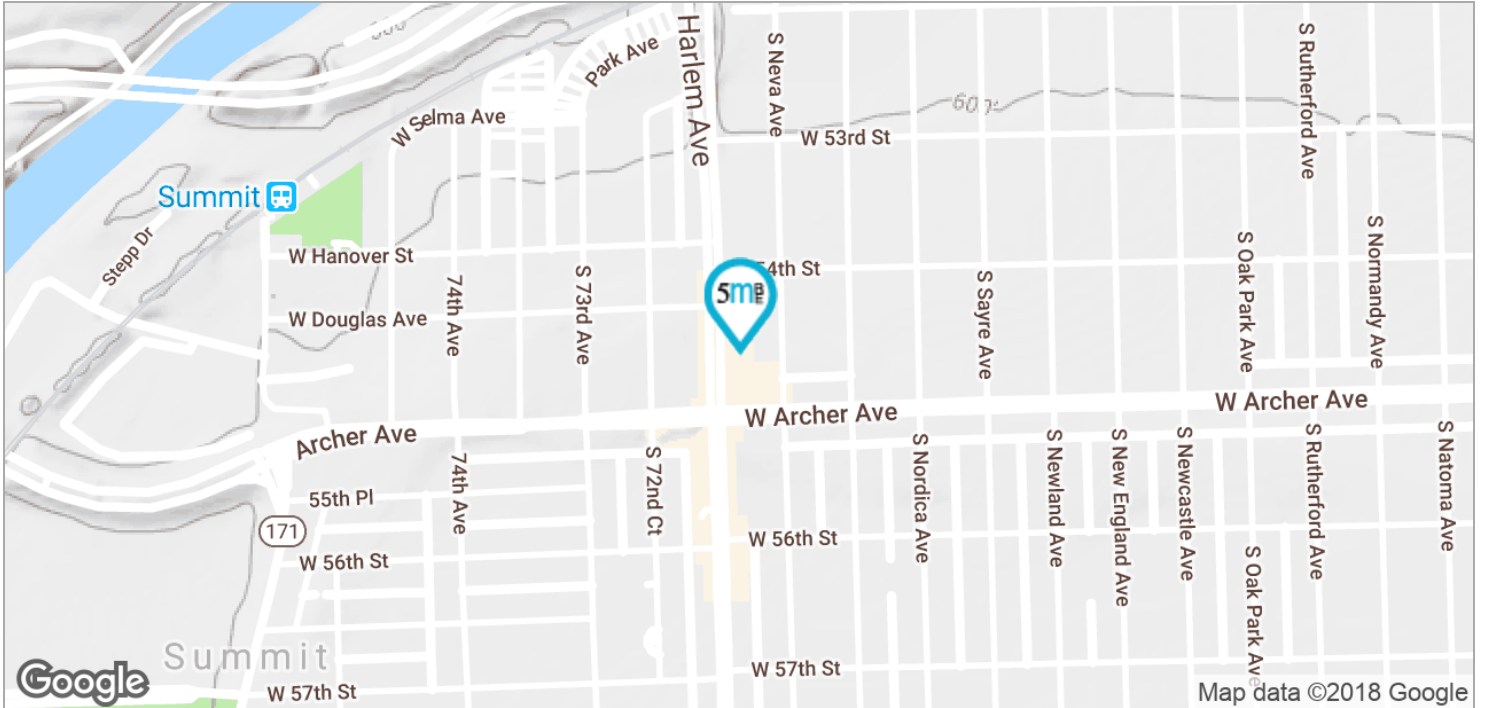
LOCATION INFORMATION

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Location Maps



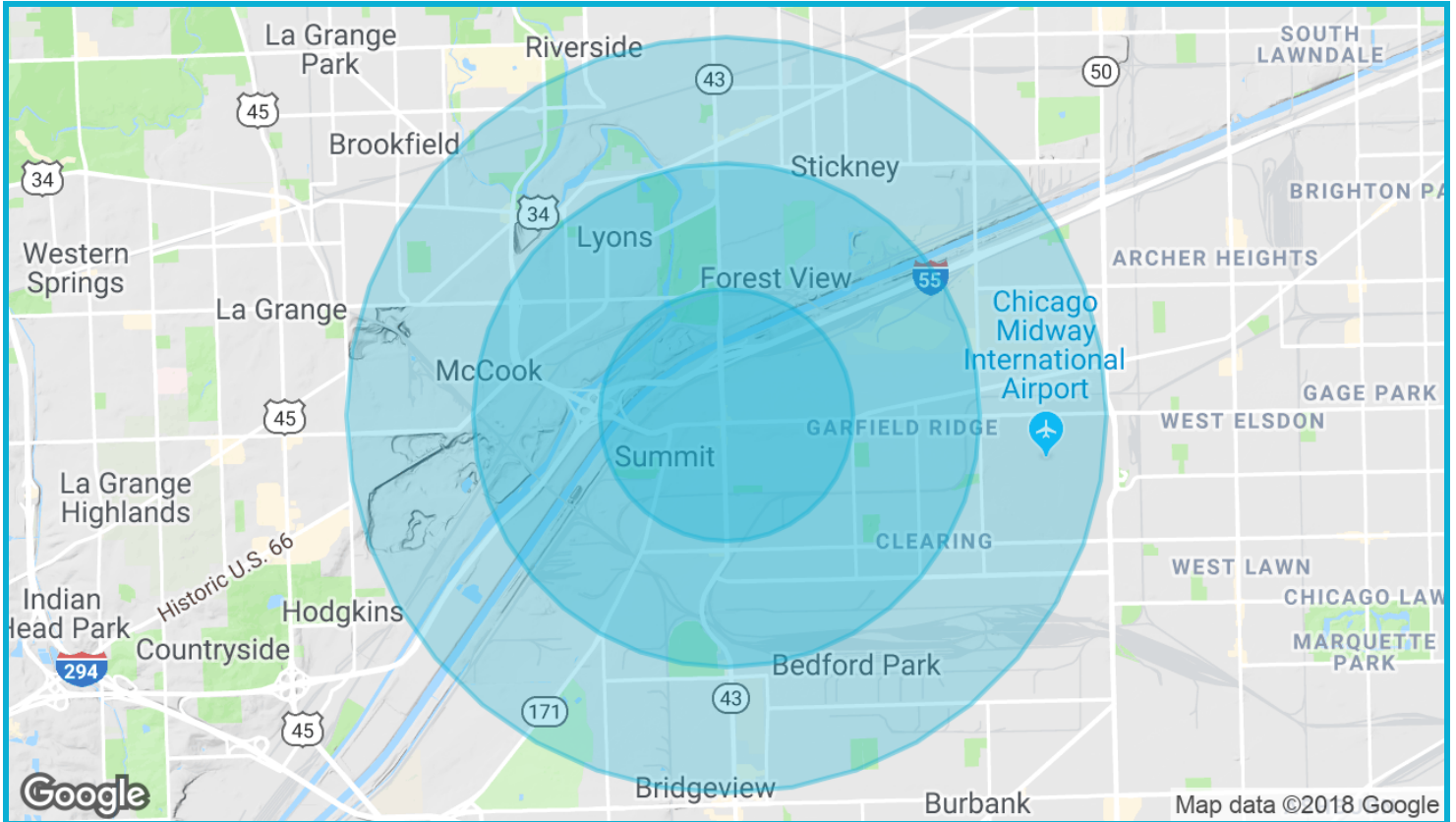
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Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	21,052	64,418	135,525
MEDIAN AGE	35.9	35.4	35.3
MEDIAN AGE (MALE)	34.1	33.5	33.7
MEDIAN AGE (FEMALE)	37.5	37.0	36.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	7,339	22,794	47,832
# OF PERSONS PER HH	2.9	2.8	2.8
AVERAGE HH INCOME	\$67,049	\$66,469	\$68,031
AVERAGE HOUSE VALUE	\$254,036	\$253,160	\$269,030

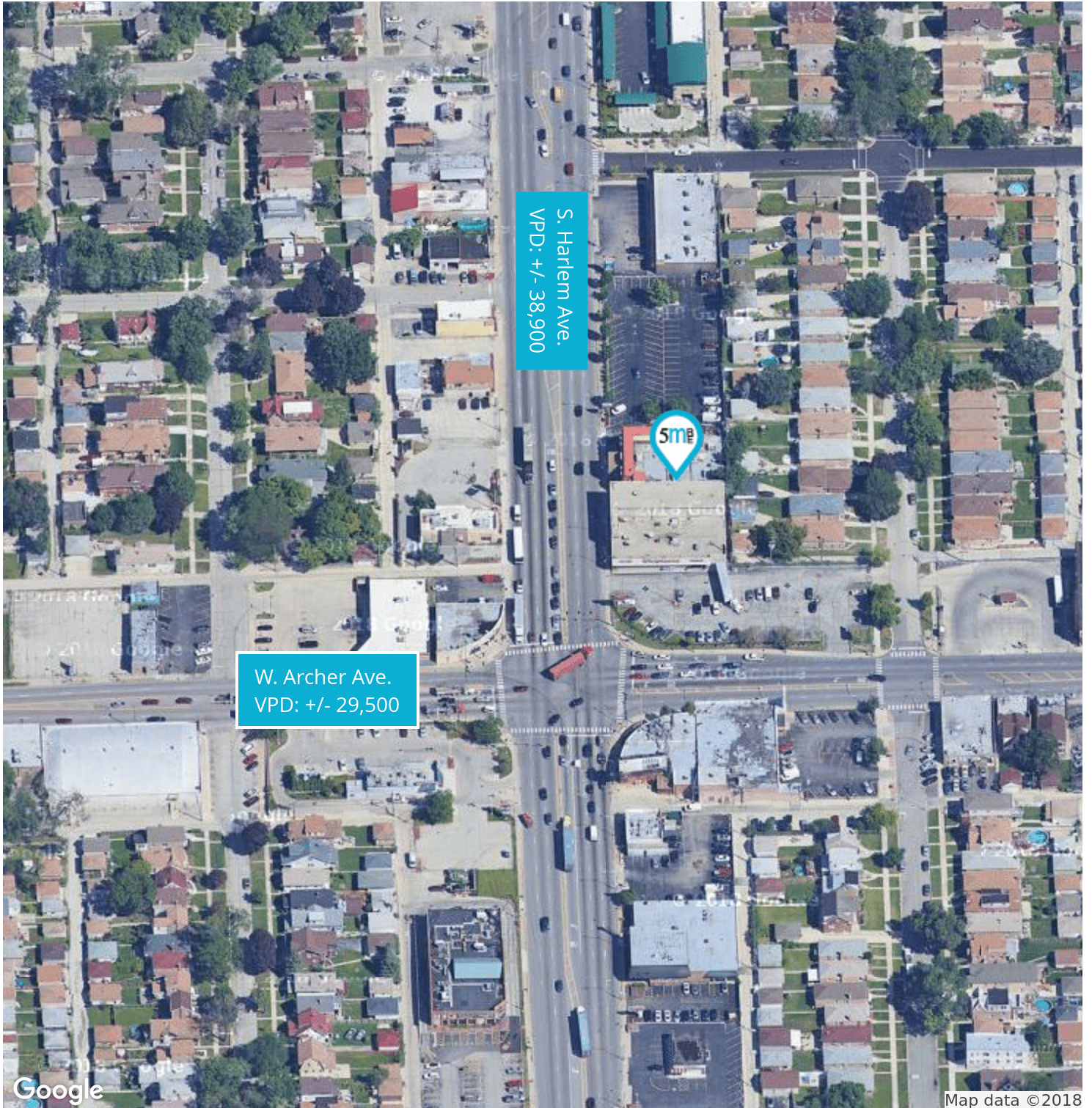
* Demographic data derived from 2010 US Census

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Retailer Map



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