



FOR SALE
GARFIELD RIDGE
MIXED-USE BUILDING
5440 S Narragansett Avenue
Chicago, IL 60638



HIGHLIGHTS

Property Type:	Mixed-Use
Taxes:	\$5,708.97 (2017)
Building Size:	3,331 Sq Ft
Zoning:	B3-1
Alderman:	Tabares
PIN (s):	19-07-431-018-0000

SNAPSHOT



- 3,331 Sq Ft mixed-use building available on a 5,500 Sq Ft lot
- 1st floor features a newly renovated restaurant space
- 2nd floor consists of a 3-bedroom / 2-bathroom apartment
- 8 parking spots available including 1 handicap spot plus 2 additional rear parking spaces and overflow parking available in the neighboring lot
- Situated in a high-visibility location, near busy retail corridor at 55th & Archer, with 32,200 vehicles per day and a Walk Score of 73
- In close proximity to Chicago Public Library - Garfield Ridge Branch, Wentworth Park, and Chicago Midway Airport

TRANSIT



0.1 miles to CTA #62
Archer bus route



0.1 miles to CTA #55 55th
Street bus route



2.7 miles to Midway
International Airport

DEMOGRAPHICS



Population

1 Mile 25,120



Households

1 Mile 9,097



**Avg Household
Income**

1 Mile \$92,492



**Consumer Spending
(000s)**

1 Mile \$252,241

AREA MAP



TRAFFIC COUNT

S Archer Ave

32,200

RESTAURANT PHOTOS



RESIDENTIAL PHOTOS

