



# 5215 S. Cicero Avenue CHICAGO, ILLINOIS

**Hard Corner Development Opportunity**  
Southeast corner of Cicero and Archer

FOR MORE INFORMATION, PLEASE CONTACT

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## DEMOGRAPHICS



**259k+**

Total Population  
3 Miles

101k+      29.5k+  
2 Miles      1 Mile



**\$85.4k+**

Average HH Income  
3 Miles

\$93.7k+      \$86.9k+  
2 Miles      1 Mile



**208k+**

Daytime Population  
3 Miles

81.6k+      23.5k+  
2 Miles      1 Mile

## GARFIELD RIDGE

- Extremely strong traffic counts along both S Cicero (48,700 VPD) and S Archer (23,300 VPD)
- Neighboring Chicago Midway International Airport
- Positioned on the hard corner at the signalized intersection of S Archer and S Cicero

## NEIGHBORING RETAILERS

**AutoZone**

**Cermak**  
PRODUCE  
FRESH MARKET

**CHASE**

**DOLLAR TREE**

**GOODYEAR**

**H&R  
BLOCK**

**Jewel-Osco**

**KFC**

**McDonald's**

**PNC**

**POPEYES**  
LOUISIANA KITCHEN

**RED LOBSTER**

**ROSATI'S**  
PIZZA



**SUBWAY**

**TACO  
BELL**

**UNITED STATES  
POSTAL SERVICE**

**Walgreens**

**Wendy's**

**TARGET**

**WING STOP**

**CANVAS**

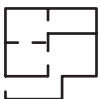
## SITE PLAN

**SPACE AVAILABLE**

**3,800 sf**

## Building

## LOT SIZE



**25,662<sup>sf</sup>**

Total

## TRAFFIC



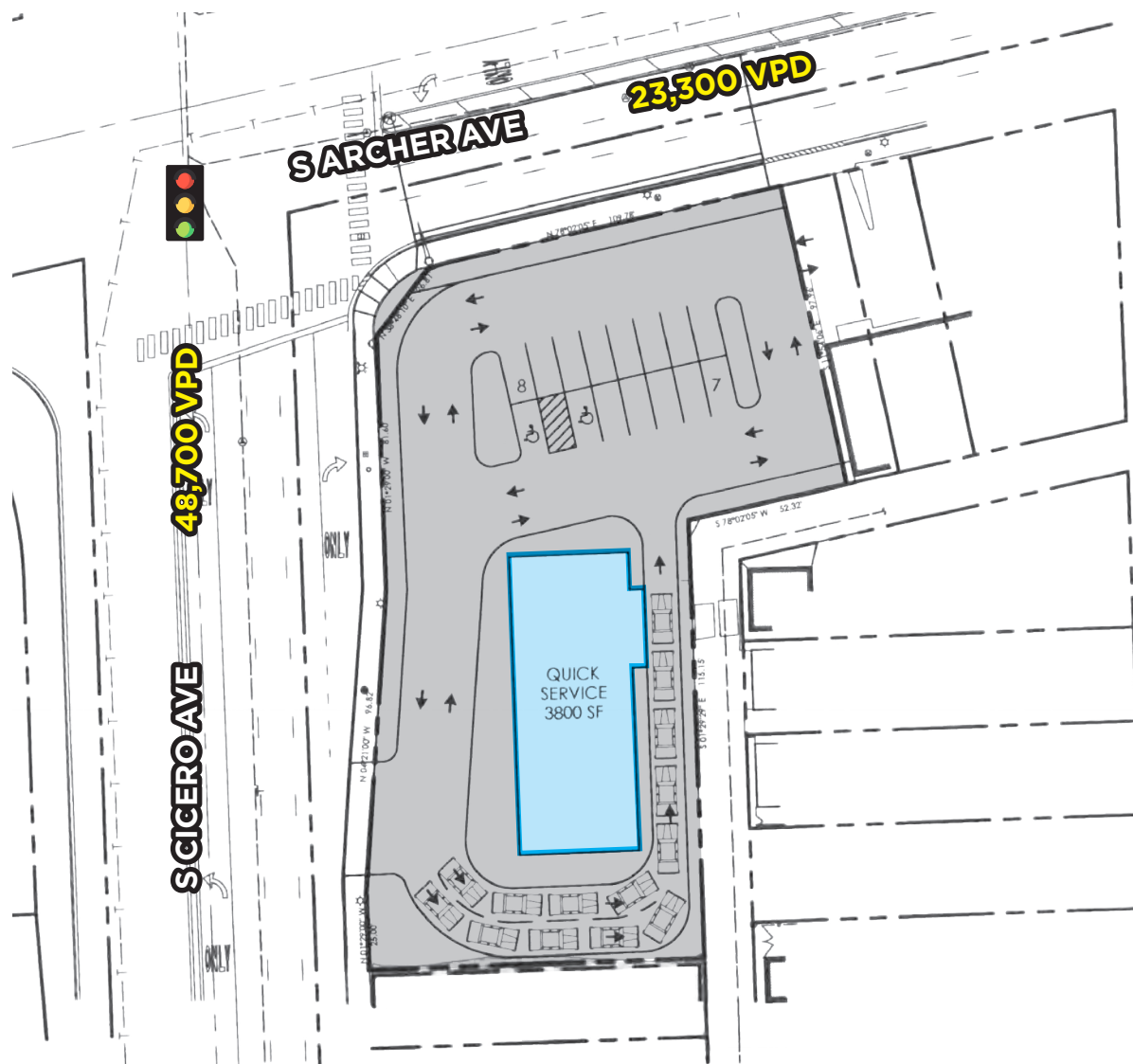
**48,700<sup>VPD</sup>**

Cicero Avenue



**23,300<sup>VPD</sup>**

Archer Avenue

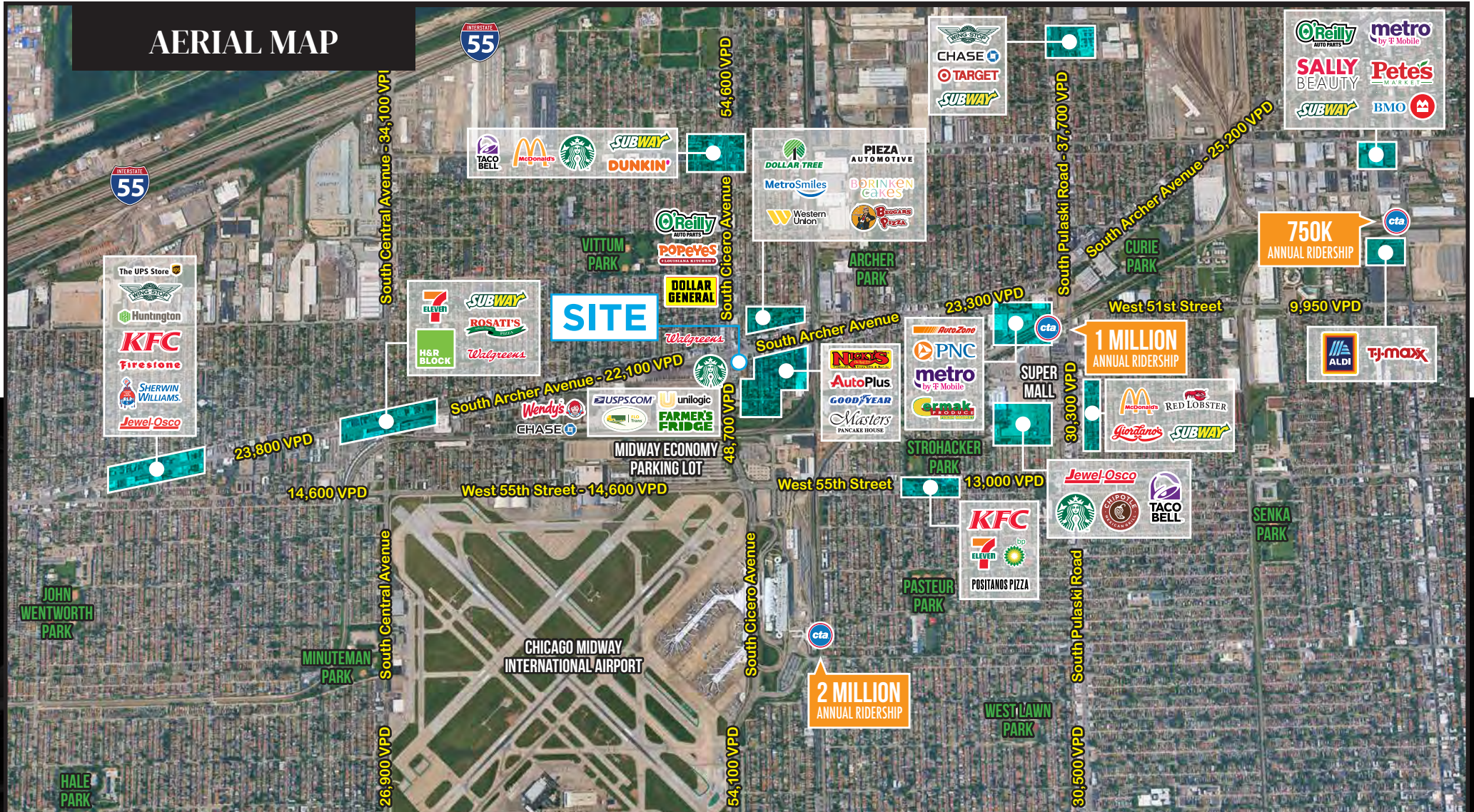


# CANVAS





# AERIAL MAP



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