



# 2,100 SF FORMER AT&T AVAILABLE

## Archer Station Shopping Center

### 2628 West Pershing Road

### Chicago, IL



**GREAT STREET**

Owned and Operated By:



**SULLY STADLER**

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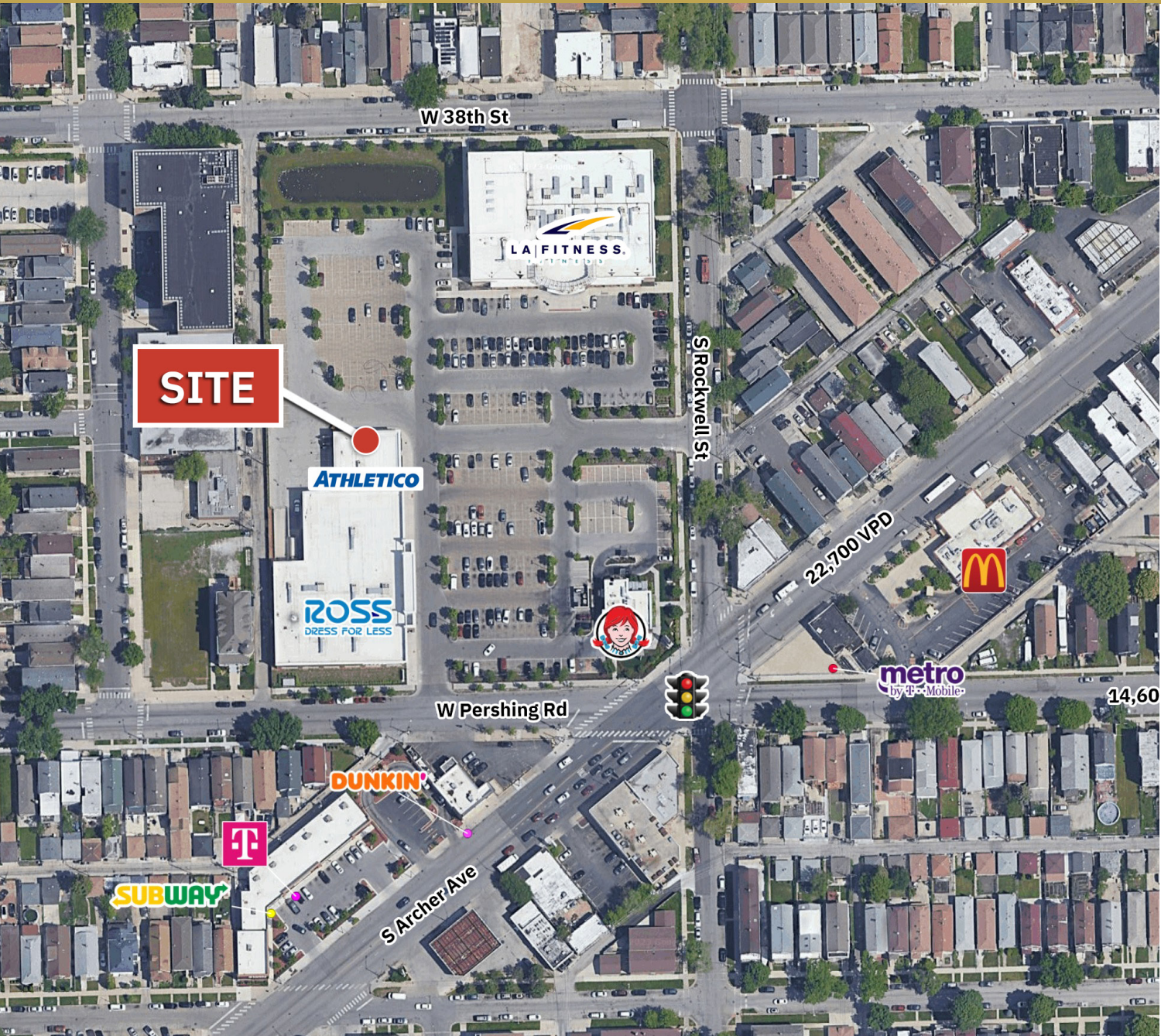
AERIAL



The information provided herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. You should conduct a careful, independent investigation on the property and verify all information. Any reliance on this information is solely at your own risk.

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PROPERTY OVERVIEW



- Located in Archer Station
- Anchored by Ross and LA Fitness
- Significant barriers to entry due to the densely concentrated immediately area
- Positioned at a heavily trafficked signalized intersection
- Approximately one-half mile south of Interstate 55 (184,500 vehicles per day)
- Located blocks southwest from the CTA Orange Line ‘L’ 35th/Archer Station

DEMOGRAPHICS		
TOTAL POPULATION	1 MILE	44,140
	2 MILE	158,129
	3 MILE	357,820
DAYTIME POPULATION	1 MILE	7,682
	2 MILE	42,089
	3 MILE	91,517
AVERAGE HH INCOME	1 MILE	\$76,312
	2 MILE	\$74,386
	3 MILE	\$76,209

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## A photograph of the exterior of an LA Fitness gym. In the foreground, a large, multi-tiered sign stands on a concrete base. The sign features a red top section with "Archer Station" in white, a black middle section with "LA FITNESS" in white, and a white bottom section with "LA FITNESS" in black. To the right of the sign is a landscaped area with mulch and small green shrubs. In the background, the gym building is visible, featuring a large, curved, metallic roof structure and the "LA FITNESS" logo. A parking lot with a few cars is visible to the left.



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