

# For Sale

In-Fill Hard Corner Pad Site Opportunity



## Large Hard Corner Pad Site Available for Sale

- Heavy daytime traffic counts at signalized intersection of Sacramento Ave. & Archer Ave. (+/- 23,800 vpd)
- Urban infill redevelopment opportunity alongside new TCF Bank
- Single or multi-tenant building opportunity with drive-thru potential
- 0.88 acre parcel (~31,299 SF)
- Ideal for retail, restaurant, service and medical users
- Site features cross-parking and access with new construction TCF Branch
- Q1 2019 Pad delivery

## Archer & Sacramento Brighton Park, Chicago

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# Demos

All numbers are taken from ESRI within 1 mile



49,300

Estimated population



6,750

Estimated daytime population



\$48,700

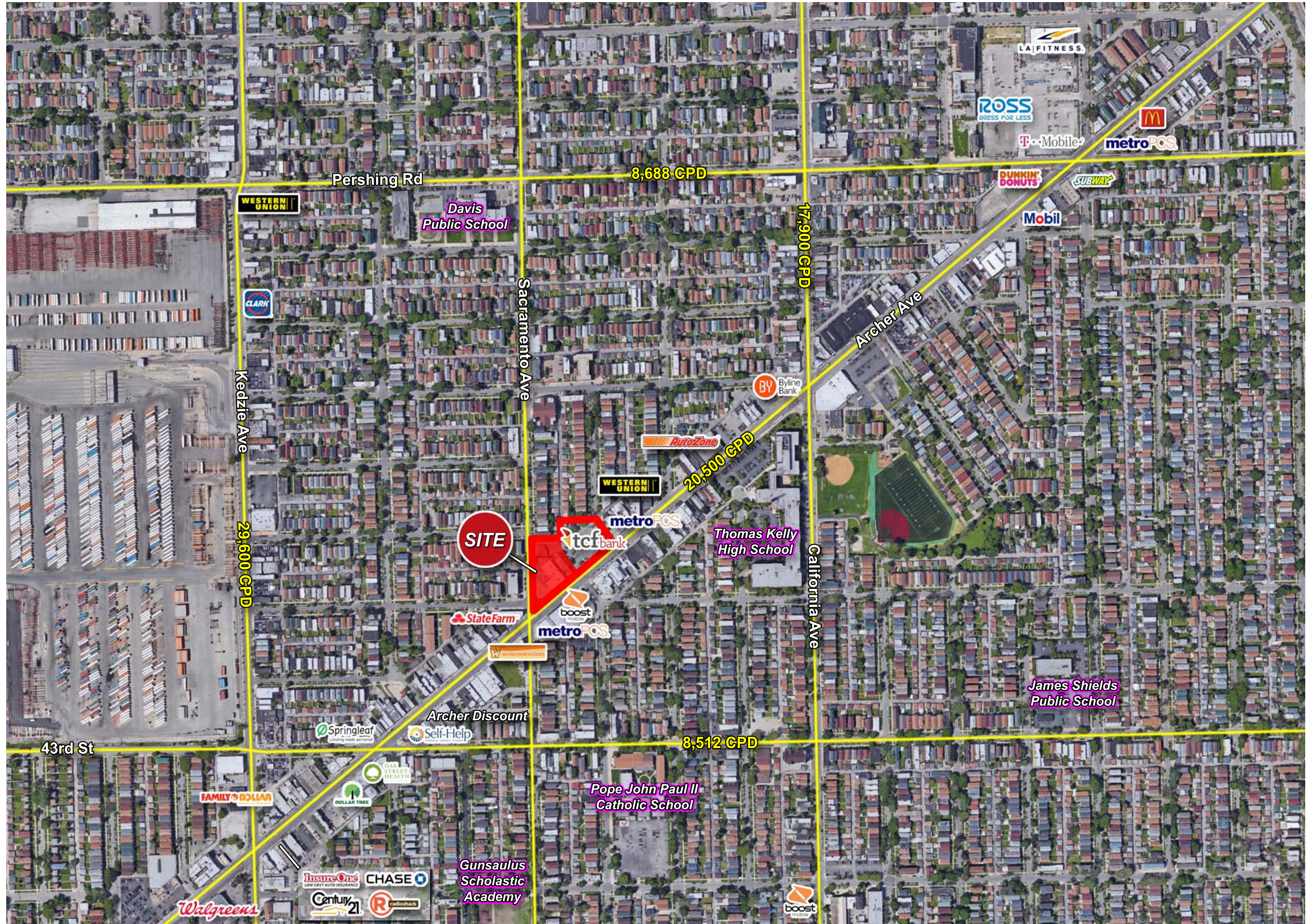
Average household income



13,200

Total households

All numbers are taken from ESRI within 1 mile





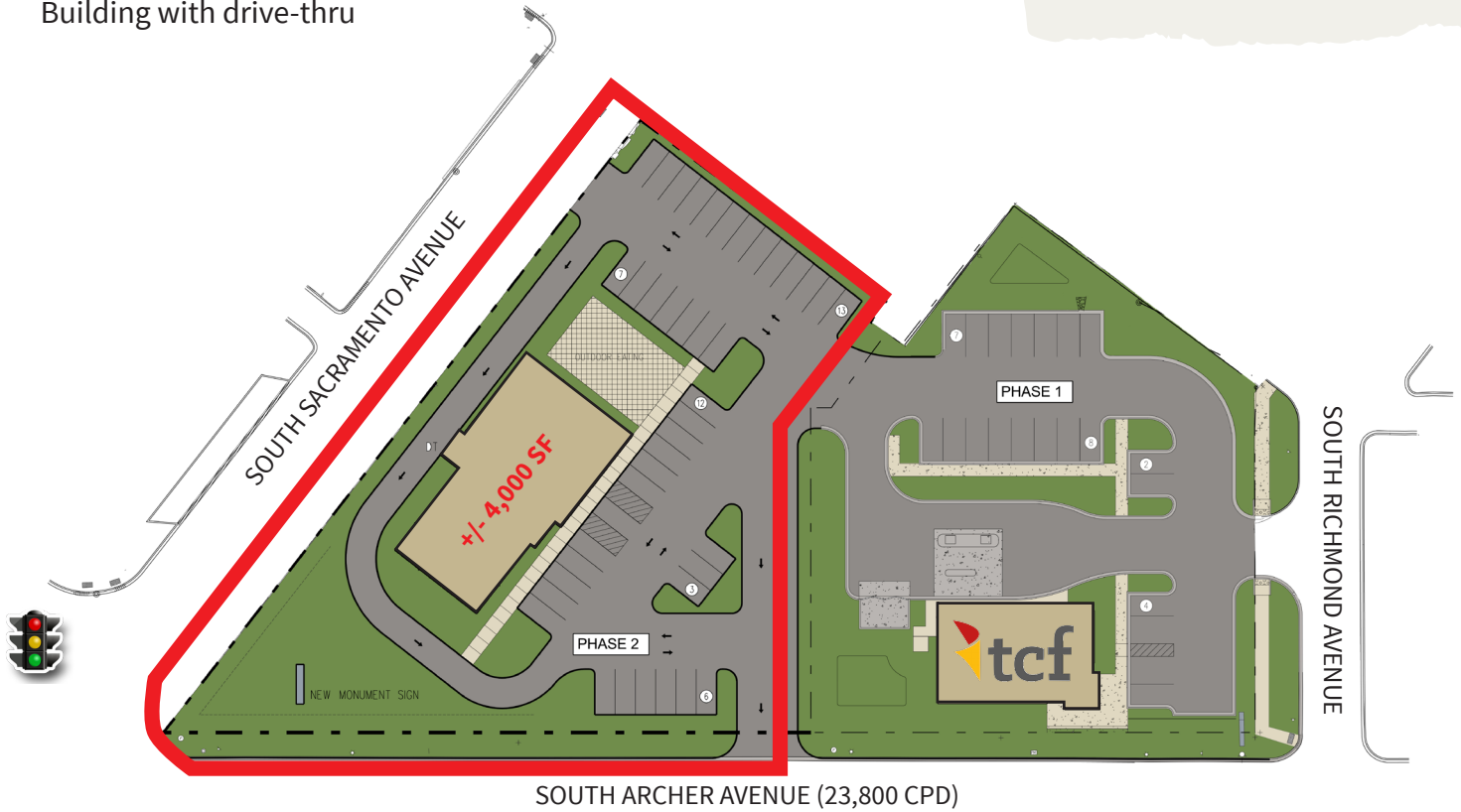
# Urban In-Fill Hard Corner Redevelopment Pad Site

+/- 31,299 SF Site Available for Sale

NEC Sacramento & Archer - Brighton Park, Chicago, IL

## Conceptual Plan

Building with drive-thru



## TCF Bank Branch Renderings



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