

FOR SALE



JBSCRE

CBRE

±2,075 SF Freestanding Retail Building with Drive-Thru

8480 ARCHER AVE | WILLOW SPRINGS, IL

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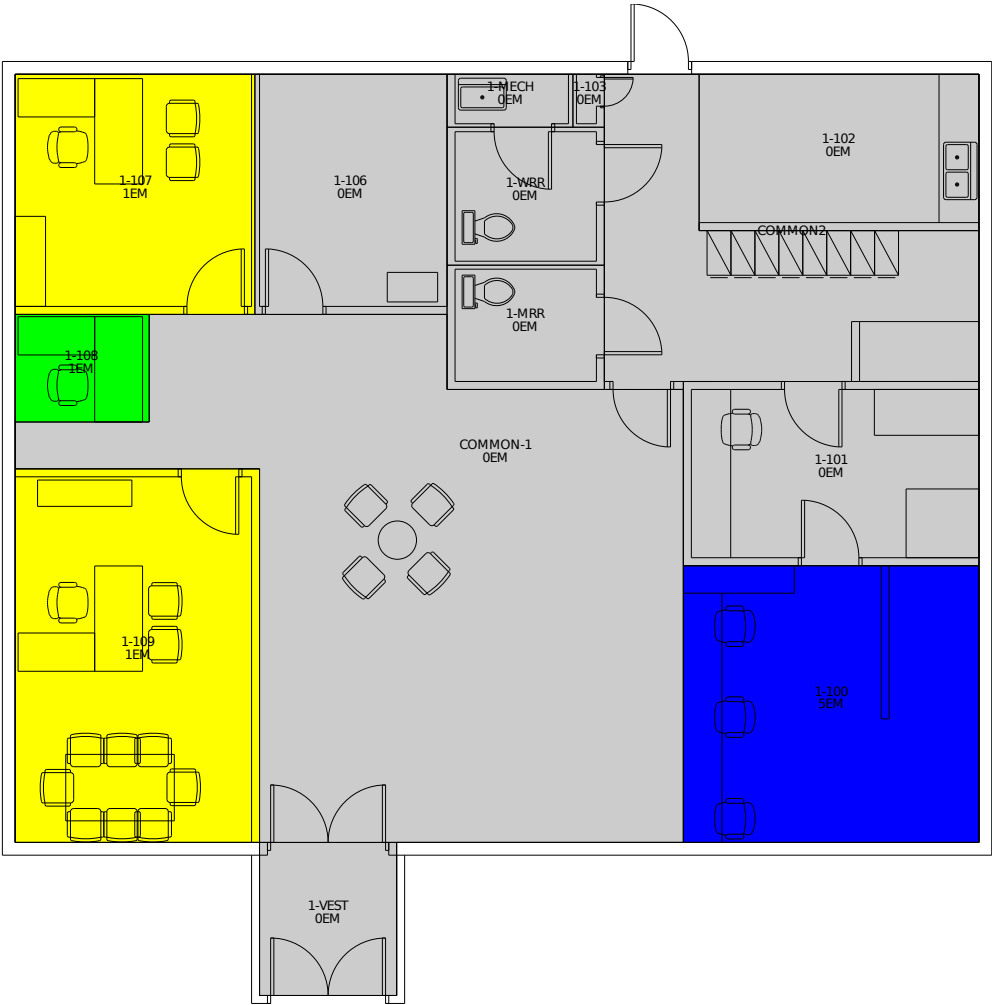
Property Details

±2,075 SF Freestanding Retail Building
with Drive-Thru Available For Sale

- **Address:** 8480 Archer Ave, Willow Springs, IL 60480
- **Building Size:** ±4,100 SF
- **Lot Size:** 0.75 AC
- **Parcel:** 18-33-316-037-0000, 18-33-316-035-0000, 18-33-316-024-0000, 18-33-316-023-0000 (Cook County)
- **Zoning:** B-1 (Community Shopping District)
- **Drive-Thru:** 3 Lanes
- **Parking Spaces:** 20 Spaces (estimated)
- **Convenient Access:** Located directly on Archer Avenue (IL-171), the primary commercial corridor through Willow Springs, with in-place drive-thru access and a short connection to I-55 (Stevenson Expressway).
- **Areas Retail:** Local retailers and restaurants along the Archer Avenue corridor, including Spring Forest Deli and Willow Springs Family Restaurant, plus regional and local businesses.
- **Excellent location** in the Village of Willow Springs core along Archer Avenue, a historic regional route, with adjacent forest preserve and commuter rail access.



Floor Plan

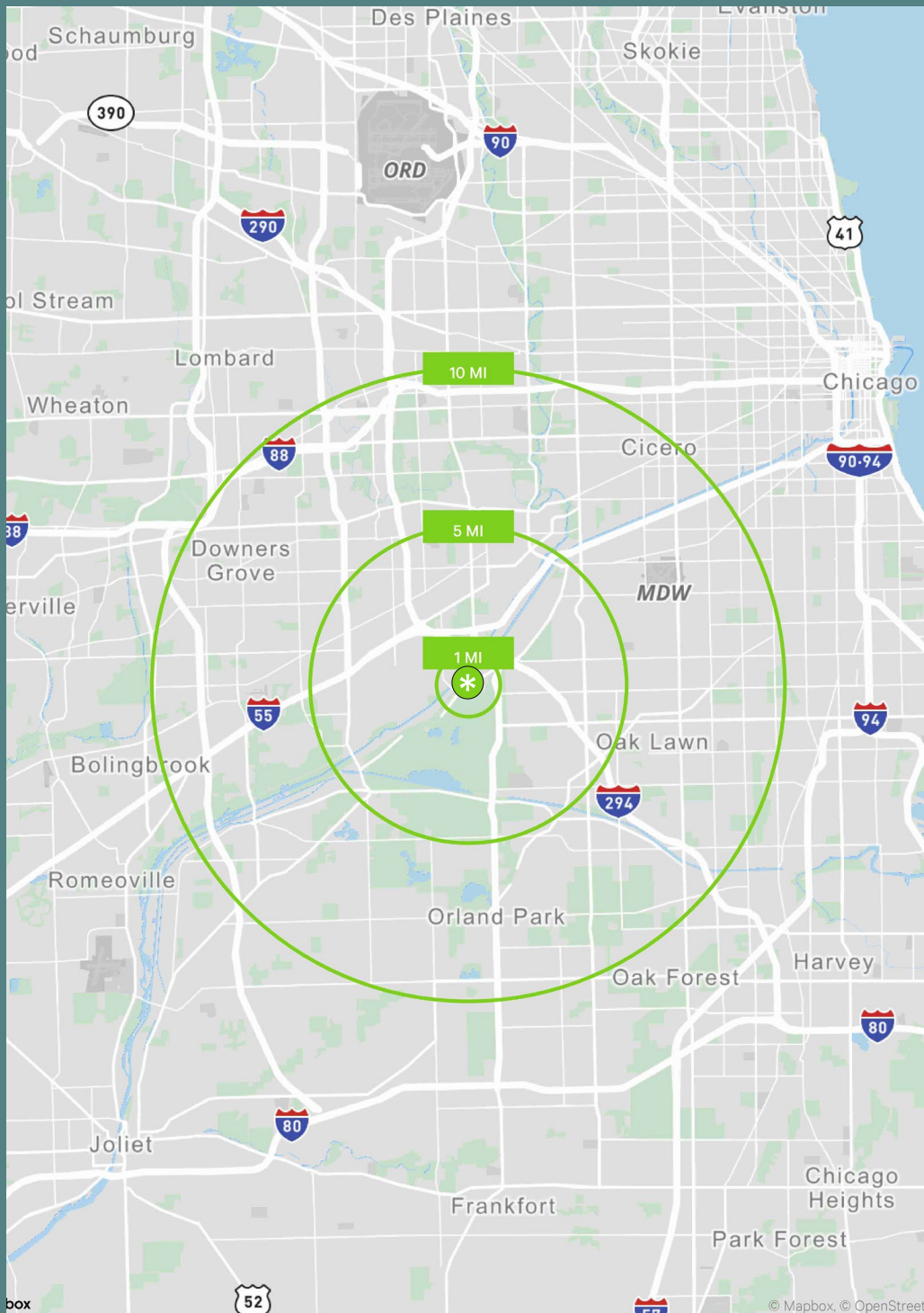


Occupancy	Legend	Cnt	Area
At Capacity		2	405.93
Not Occupiable		10	1,407.67
Under capacity		1	223.04
Vacant		1	39.32
		14	2,075.96

Property Overview

WILLOW SPRINGS, IL





Location Overview

Demographics

LOCATION	1 MILE	5 MILES	10 MILES
2025 Businesses	114	6,433	36,043
2025 Employees	1,780	94,906	510,127
2025 Population	2,910	175,309	1,136,585
2025 Population 25 & Over	2,294	124,832	800,926
2025 Households	1,413	68,482	426,402
2025 Avg. HH Income	\$140,838	\$148,419	133,761
2025 Median HH Income	\$102,842	\$93,656	\$95,157
2025 Avg. Housing Value	\$395,926	\$448,399	\$400,932
2025 Median Housing Value	\$328,929	\$350,510	\$400,932



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