

# 5644-5646 S Western Ave Chicago, IL 60636

Offering Memorandum



## MATTHEWS™

**745,063+ Residents**  
Within a 5-Mile Consumer Base

**±10 Miles (±22 Min)**  
From Downtown Chicago

**±30,000 VPD**  
Along South Western Avenue

Exclusively Listed By



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Broker of Record

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**745,063+**  
Population (5-Mi)

**262,020+**  
Households (5-Mi)

**\$77,457**  
Avg HH. Income (5-Mi)



**MATTHEWS™**

# Offering Summary

## EXECUTIVE SUMMARY

Matthews is pleased to present the opportunity to acquire 5644-5646 S Western Ave, a former automobile dealership strategically positioned along South Western Avenue in Chicago's established Gage Park Auto Sales Corridor. Benefiting from exposure to approximately 30,000 vehicles per day, the offering provides a compelling opportunity for an investor, owner-user, or developer to acquire a highly visible automotive asset in a densely populated infill market.

The property consists of a 15,328-square-foot site spanning five parcels, improved with a 2,200-square-foot, single-story masonry building constructed in 1993. Improvements include approximately 1,300 square feet of sales and office space and 900 square feet of service and repair area. The site is fully paved, fenced, and secured with a large gate fronting Western Avenue, complemented by ample exterior

## INVESTMENT HIGHLIGHTS

- **Prime Automotive Corridor Location** — Former car dealership strategically positioned along highly trafficked South Western Avenue with exposure to approximately 30,000 vehicles per day.
- **Functional Sales & Service Facility** — Situated on a 15,328 SF site and improved with a 2,200 SF building, including approximately 1,300 SF of showroom/sales office space and 900 SF of service and repair area.
- **Automotive-Friendly Zoning** — Zoned C2-2 (Motor Vehicle-Related Commercial District), allowing for a variety of automotive sales, service, and commercial uses.
- **Secure, Move-In Ready Site Improvements** — Property features a fully paved and fenced lot, ample site lighting, and a large gated entrance providing convenient access directly from Western Avenue.
- **Excellent Regional Connectivity** — Ideally located 3.4 miles from I-90/94, 3.4 miles east of Midway Airport, and approximately 10 miles southwest of Downtown Chicago.
- **Compelling Value-Add Opportunity** — A rare opportunity for an investor, owner-user, or developer to acquire a highly visible automotive property with repositioning or redevelopment potential.

lighting. The property is currently vacant, allowing immediate occupancy and flexibility for repositioning or redevelopment.

The property is zoned C2-2 (Motor Vehicle-Related Commercial District), permitting a broad range of automotive sales, service, and commercial uses. It is located 3.4 miles from I-90/94, 3.4 miles from Midway Airport, approximately 10 miles southwest of Downtown Chicago, and 23 miles southeast of O'Hare International Airport. This offering represents an opportunity to acquire a well-located automotive property with existing dealership infrastructure, exceptional visibility, and strong underlying land value.





# Portfolio Map

Available Individually or as Part of a Portfolio

855 E Grand Ave

Chicago

5628 S Western Ave

5644 S Western Ave

5011 W 63rd St

7300 S Harlem Ave

7948 W 79th St

10058 S Roberts Rd

7825 W 95th St

10140 S Roberts Rd

10926 Southwest Highway

11264 Southwest Highway

7227 W 127th St

4 Athena Ct

9407-9411 Indianapolis Blvd

515 William R Latham Senior Dr

# Financial Overview

**\$600,000**  
List Price

**±2,200 SF**  
Total GLA

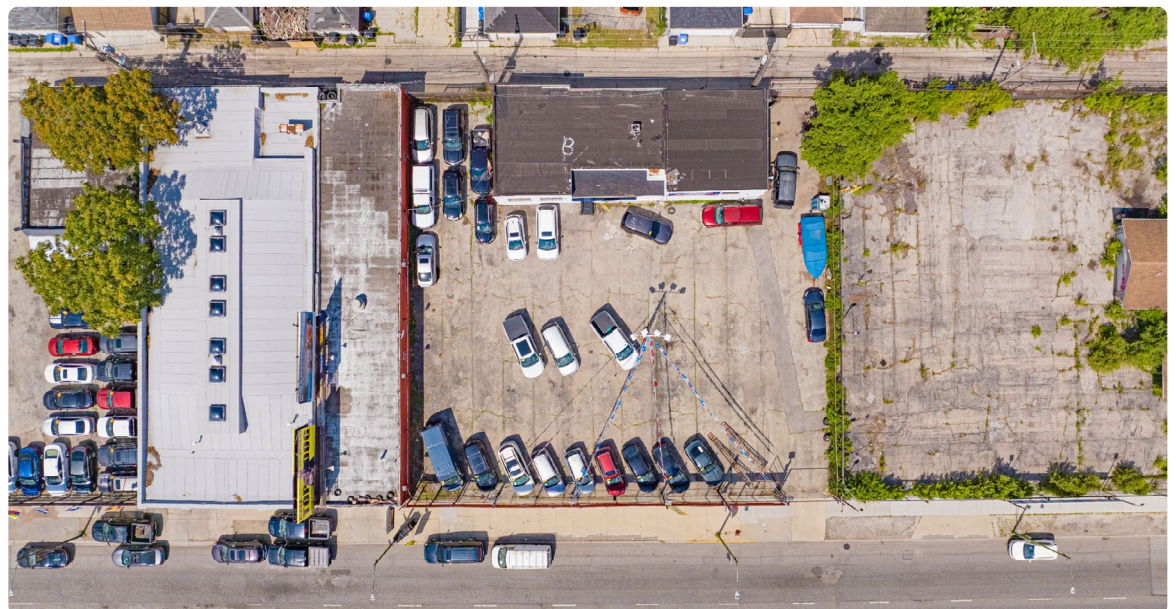
**±0.35 AC**  
Acreage

**C2-2**  
Zoning



## Property Summary

Street Address	5644-5646 S Western Ave
City, St Zip Code	Chicago, IL 60636
County	Cook
Building SF	±2,200 SF
Acreage	±0.35 AC
Zoning	C2-2
Parking Spaces	15



# Downtown Chicago

±30 Miles Away

**Douglass (Anna & Frederick) Park**  
Riot Fest Annually bringing in ±150,000 People into the Area

**Cicero Market Place**

Logos for Home Depot, Sam's Club, Food 4 Less, Target, Ross, Chick-fil-A, Bank of America, IHOP, and CVS Pharmacy.

**Discount Mall**

Logos for Ross Dress for Less, Walgreens, Chase, and Saint Anthony Hospital.

**Riverside Square & River's Edge**

Logos for Mariano's, Mattress Firm, Pet Supplies Plus, Blink Fitness, Concentra Urgent Care, and Ace Hardware.

**TARGET**  
Distribution Center  
±2,000 Employees

**amazon**  
Warehouse  
±350 Employees

**McKinley (William) Park**  
Sports Leagues, and Community Events

**Illinois Institute of Technology**  
±8,834 Students  
±4,000 Employees

**Little Village Lawndale High School**  
±1,350 Students

**Corwith Intermodal Facility**  
±1,000 Employees | Handles ±1,900 Containers Per Day

**Mansueto High School**  
±1,106 Students

**WORLD'S FINEST CHOCOLATE**  
Factory  
±1,000 Employees

**Orange Line | CMIA - Downtown CHI**

**NS NORFOLK SOUTHERN**  
Nations Largest Rail Hub  
±5,000 Employees

**Victoria Soto High, an Acero School**  
±570 Students

**Subject Property**

**St. Bernard Hospital**  
±950 Employees | ±210 Beds

**Chicago Midway International Airport**  
±22 Min Drive  
±22 M Annual Passengers

**50**  
±65,000 VPD

**55**  
±181,300 VPD

**90**  
±318,280 VPD

**41**  
±108,200 VPD

**SouthWest Service | Heavy Rail Route**

**Rock Island District | Heavy Rail Route**

**Monon Corridor | Heavy Rail Route**



±2,200 SF

5644 S Western Ave

S Western Ave ± 19,500 VPD







# Chicago, IL

## Market Overview

Located in Chicago's West Englewood neighborhood, 5644-5646 S Western Ave benefits from a well-established commercial corridor that serves the city's southwest side. South Western Avenue is a major north-south arterial carrying approximately 30,000 vehicles per day, providing excellent visibility and accessibility for automotive, commercial, and service-oriented businesses. The surrounding area features a diverse mix of retail centers, automotive dealerships, industrial users, and neighborhood-serving businesses, creating consistent consumer traffic and supporting a wide range of redevelopment opportunities. Its infill location also offers convenient access to Interstate 55, Interstate 90/94, and the Stevenson and Dan Ryan Expressways, enhancing regional connectivity for customers and businesses alike.

The property's strategic position within Chicago's urban core places it within close proximity to several established industrial and commercial districts while benefiting from ongoing public and private investment across the southwest side. Strong transportation infrastructure, extensive public transit access, and proximity to Midway Airport further enhance the area's appeal for owner-users, investors, and developers seeking highly visible commercial real estate. Combined with limited availability of well-located corridor sites, these attributes position the property to capitalize on continued demand for automotive, commercial, and adaptive redevelopment uses.

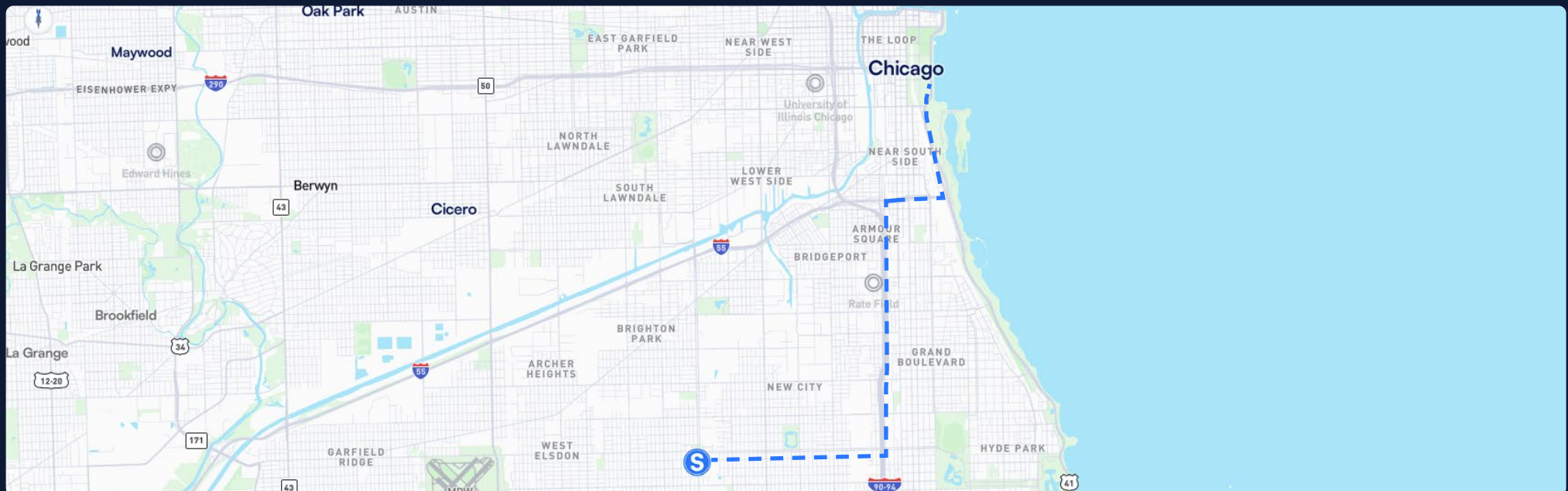
## Property Demographics

Population	1-Mile	3-Mile	5-Mile
2025 Population	43,189	282,444	745,063

Households	1-Mile	3-Mile	5-Mile
2025 Households	12,015	86,812	262,020

Income	1-Mile	3-Mile	5-Mile
Avg Household Income	\$65,645	\$71,521	\$77,457

±10 Miles to Downtown Chicago  
±28 Minute Drive Time



# Chicago, IL

Chicago is one of the nation's most important commercial real estate and logistics hubs, supported by a diversified economy spanning finance, manufacturing, healthcare, technology, and professional services. The metro sits at the center of the U.S. freight network, ranking as North America's largest rail hub and

benefiting from direct access to major interstate highways and inland waterways. O'Hare International Airport—ranked among the top five busiest airports in the world—anchors national distribution and corporate connectivity, sustaining long-term demand for industrial, logistics, and office assets.

Total Population

**9,441,957**

Annual Visitors

**52 Million**

Tourism Economic Impact

**\$20.6 Billion**

GDP

**\$894.9 Billion**



# Demand Drivers & Major Tenants

## Unmatched National Logistics Connectivity

**50%** of U.S. intermodal freight moves through Chicago annually

- All 7 Class I railroads intersect throughout the Chicago metro
- Access to I-55, I-57, I-80, I-90, I-94, and I-294
- Access to most of the U.S. population within a two-day truck drive

## O'Hare Cargo & Distribution Infrastructure

**Top 10** world's busiest cargo airports — O'Hare International

- O'Hare industrial corridor vacancy reached 2.9% in 2025
- Direct access to I-90, I-294, and regional intermodal infrastructure
- Occupiers include Amazon, UPS, FedEx, DHL, and Expeditors International

## E-Commerce & Third-Party Logistics Growth

**4.1%** industrial rent growth — outperforming the 1.4% national average

- Transportation & warehousing users represented ~49% of 2025 leasing
- RJW Logistics signed a 1.1M SF lease in the I-80 Corridor
- Walmart, PepsiCo, CJ Logistics, and Axis Warehouse expanding in metro

Chicago Industrial Tenants  
National Logistics Operators

amazon

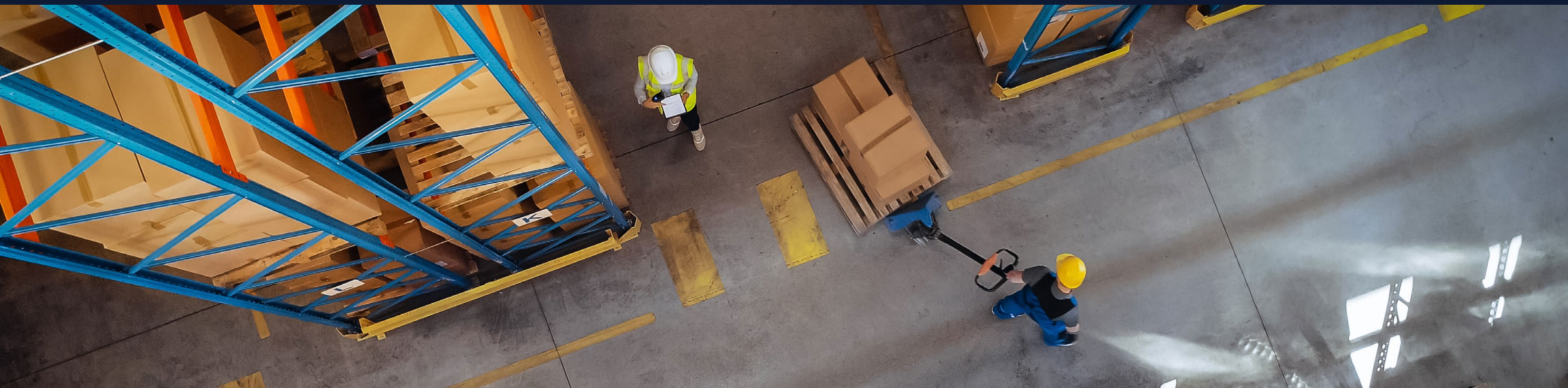
FedEx®

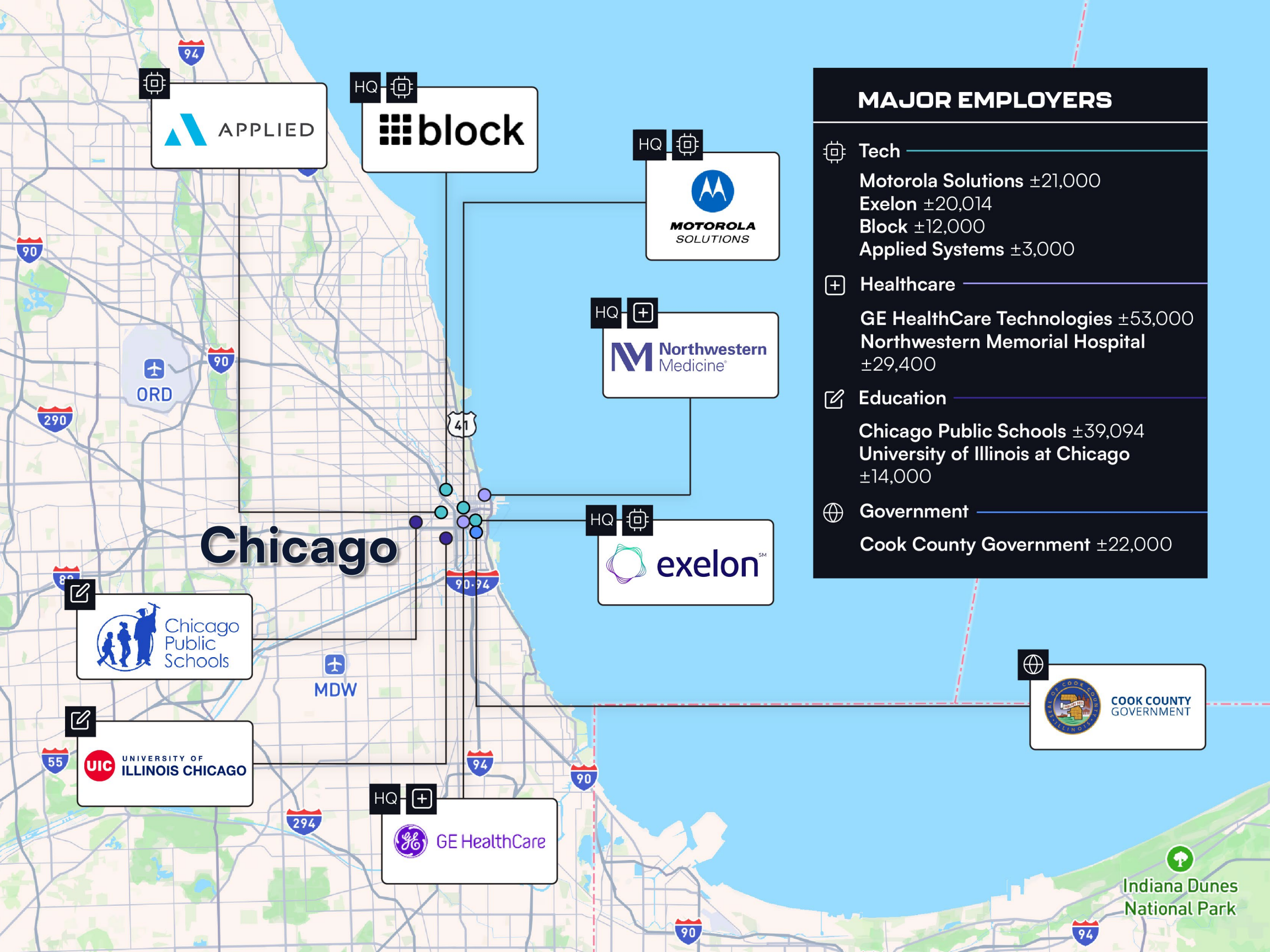


DHL  
WORLDWIDE EXPRESS®

Walmart

Source: CoStar Group, Inc.; World Business Chicago; Chicago Metropolitan Agency for Planning; Airports Council International; Ware Malcomb Research; Illinois Department of Transportation; REBusinessOnline | 2025 Dataset





## MAJOR EMPLOYERS

- 🏠 **Tech**
  - Motorola Solutions ±21,000
  - Exelon ±20,014
  - Block ±12,000
  - Applied Systems ±3,000
- + **Healthcare**
  - GE HealthCare Technologies ±53,000
  - Northwestern Memorial Hospital ±29,400
- 📝 **Education**
  - Chicago Public Schools ±39,094
  - University of Illinois at Chicago ±14,000
- 🌐 **Government**
  - Cook County Government ±22,000

**APPLIED**

**HQ** **block**

**HQ** **MOTOROLA SOLUTIONS**

**HQ** **Northwestern Medicine**

**HQ** **exelon**

**Chicago Public Schools**

**UIC UNIVERSITY OF ILLINOIS CHICAGO**

**HQ** **GE HealthCare**

**COOK COUNTY GOVERNMENT**

Indiana Dunes National Park

# Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **5644-5646 S Western Ave, Chicago, IL 60636** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

**Net Lease Disclaimer:** There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

# 5644-5646 S WESTERN AVE

CHICAGO, IL 60636

Exclusively Listed By



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