



New Construction Single Tenant Medical Office

Chicago's Albany Park Neighborhood
11,522 SF - 44 Parking Spaces

4733 N. Kedzie Avenue Chicago, Illinois

Leasing Broker:
Andy Afshari, Broker | Parkvue Realty
312-388-8888 | andy@parkvuerealty.com
License 477.013197



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EXECUTIVE SUMMARY



Parkvue Realty is proud to present **4733 N. Kedzie Avenue**, a prime **11,522 SF medical office facility** located in the heart of Chicago's vibrant Albany Park neighborhood. This newly built, state-of-the-art medical facility offers unparalleled convenience and accessibility, with surface parking for 44 vehicles and 225 feet of frontage on Kedzie Avenue, ensuring excellent visibility.

PROPERTY HIGHLIGHTS:

- **11,522 SF** medical office building, ideal for general medical, dental, physical therapy, and wellness specialties
- Extensive **2023 build-out** designed for a national healthcare provider
- Convenient **surface parking** for approximately 44 vehicles
- Located just **600 feet** from the Kedzie CTA Brown Line station
- Enhanced diagnostic and laboratory areas with supplemental plumbing and electrical for imaging, sterilization, and laboratory equipment
- Fully furnished with all **furniture, fixtures, and equipment** included
- Superior visibility with **225 feet of frontage** on Kedzie Avenue

This facility is move-in ready, offering a medical user the opportunity to operate in a high-density, transit-oriented location. Whether you're expanding or establishing a new practice, this location provides the ideal setting for patient care and business growth.

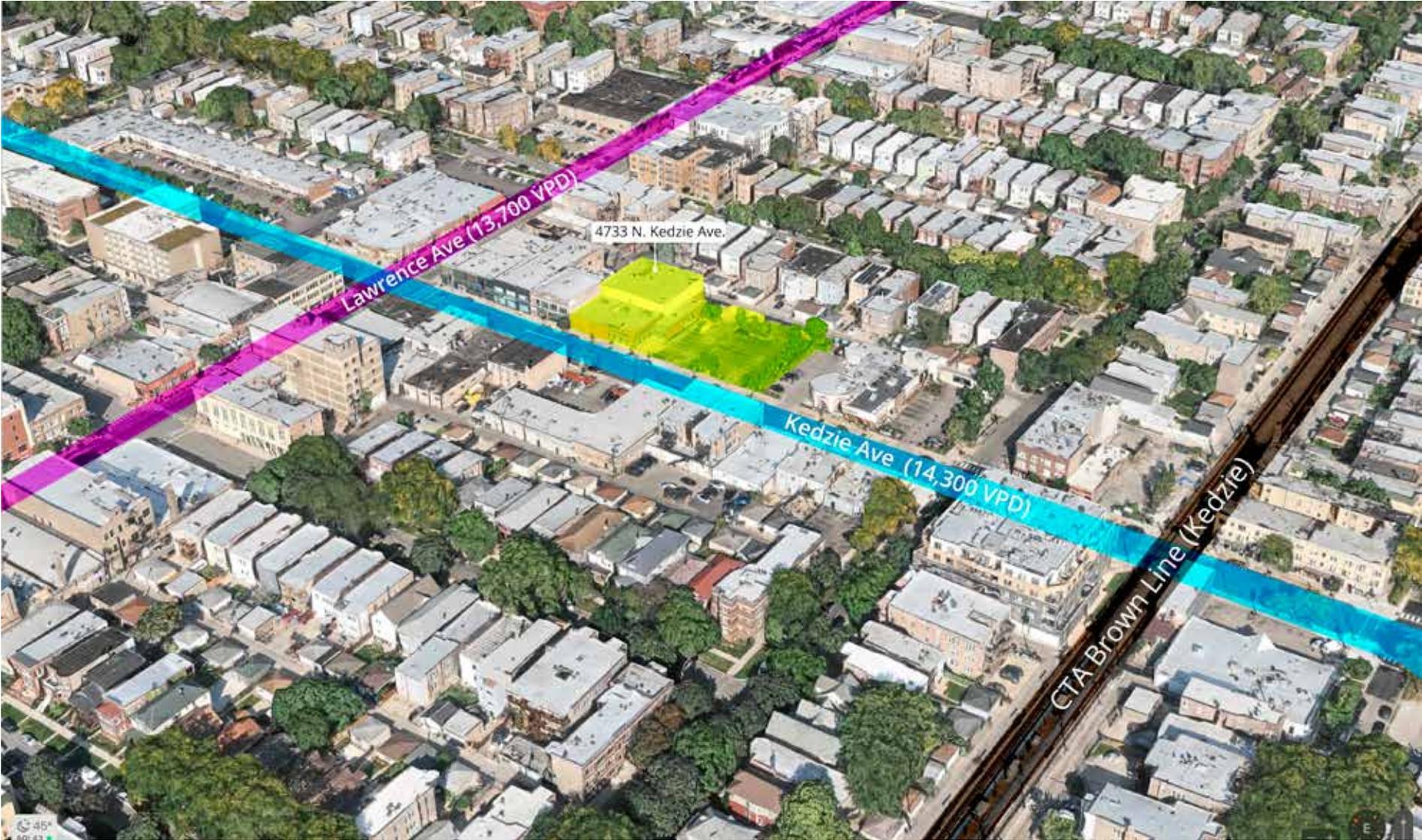
For More Information Please Contact Andy Afshari at 312-388-8888 andy@parkvuerealty.com

AERIAL MAPS



*SOURCE: Illinois Department of Transportation

AERIAL MAPS



*SOURCE: Illinois Department of Transportation

RETAIL MAP



Walkable Retail < 1 Block

- Starbucks
- McDonalds
- Family Dollar
- Village Discount Outlet
- Harvest Time Foods
- Kabobi Persian
- Noon O Kabob Persian
- Taqueria San Juanito
- Wabi Sabi
- Helmand Afghani
- Brazilian Bowl
- El Cuscatleco Salvadoran
- Golden Crust Pizza
- Thai Valley Great Seas Chinese
- Fogón de Elena Colombian
- Prime Time Bar & Grill
- Kim's Korean Home Cooking
- Halal Inn Pizza & Wings
- Lindo Michoacan Grocery
- Sahar International Grocery

PROPERTY DESCRIPTION

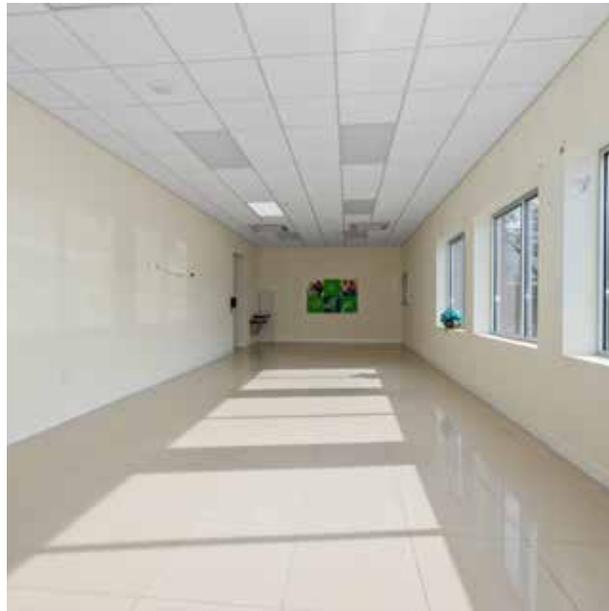
ADDRESS	4733 N Kedzie Avenue Chicago, IL
NEIGHBORHOOD/WARD	Albany Park, Ward 33 Rossana Rodriguez
PROPERTY TYPE	Medical Office with Parking
GROSS LEASABLE (SF)	11,522
FRONTAGE/ACCESS	225' on Kedzie Avenue - (2) Curb Cuts
PARKING	(40) Parking Lot, (4) Loading Area
YEAR BUILT/RENNOVATED	2001/2023
ZONING	B3-2
REAL ESTATE TAXES (2023)	\$87,308
TAX (PSF)	\$7.58
CONSTRUCTION	Masonry on slab construction
TRANSIT ORIENTED	YES: CTA Commuter Rail (Brown Line Kedzie) 600 ft. from site
PIN(s)	13-13-100-004 to 012-0000
UTILITIES	All utilities are in place
STORIES	(2): Ground Floor 11,222 SF (Medical Office), Second Floor: 5,103 SF (Unfinished)
CLINIC COMPOSITION :	(12) Medical Exam Rooms, (7) Offices, (3) Dental Exam Rooms, (2) Laboratory Rooms, (2) Medical Intake Rooms (SEE FLOORPLAN)
MEDICAL SPECIALTIES	Medical, Dental, Radiology, Physical Therapy, Wellness
FF& E	Various equipment and furniture is included
HVAC	Electric RTU (2023) with programmable climate control



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



FLOORPLAN



4733 North Kedzie Avenue Chicago IL 60625

DEMOGRAPHIC INFORMATION

	1 mile	2 mile	3 mile
Population			
2000	87,739	222,585	529,987
2020	72,795	204,314	496,181
2024	65,263	183,728	455,572
2029	62,002	174,664	435,156

Population

1 Mile

65,263

TOTAL POPULATION

Population By Race			
White	26,167	89,370	230,926
Black	2,723	7,329	29,753
American Indian/Alaskan Native	1,215	2,521	5,421
Asian	8,151	25,435	58,188
Hawaiian & Pacific Islander	62	140	300
Two or More Races	26,946	58,934	130,984
Hispanic Origin	28,635	61,152	134,277

Income

1 Mile

\$99,749

AVG HOUSEHOLD INCOME

Income			
Avg Household Income	\$99,749	\$109,501	\$106,878

Housing

1 Mile

\$379,421

MEDIAN HOME VALUE

Housing			
Median Home Value	\$379,421	\$425,275	\$408,012

*SOURCE: Costar Group



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