

PRESENTED PROPERTY: 8237- 8251 S. KEDZIE AVENUE, CHICAGO, IL 60652



Fay Ibrahim
708-955-6789
Ibrahim.fay@gmail.com
Freedom Realty Group, LLC

EXECUTIVE SUMMARY

8237- 8257 S. Kedzie Avenue. Chicago, IL 60452

OFFERING SUMMARY

This prime commercial storefront property at 8237- 8257 South Kedzie Avenue, Chicago, Illinois offers an exceptional opportunity for businesses seeking visibility and accessibility. Spanning from 1,100 square feet units to 4000 square feet units, this well-maintained property is located within a highly visible plaza that benefits from extensive walking and driving traffic.

Features:

- **Price-** \$3.00 SF/Monthly. (Gross Modified)
- **Total Building-** 16,455
- **Land Acres:** 0.92
- **Center Type-** Strip Plaza
- **Built-** 2005
- **Total Building Suites:**12
- **Parking:** 40 designated parking spots available for customers
- **Visibility:** Pylon signage and well-lit surroundings enhance visibility and attract foot traffic.
- **Security:** Equipped with security cameras to ensure a safe environment
- **Accessibility:** Easy ingress and egress into the plaza
- **Unit Square Feet:** 1,100 to 4,000 SF Available
- **Exterior-** Brick

Location Highlights:

The property's strategic location is complemented by its proximity to a thriving residential area. It is adjacent to popular establishments such as Sharks Fish and Chicken and nearby Dunkin Donuts, Aldi, Walgreens, Pete's Grocery Store, and a local car wash, which contribute to consistent customer traffic.



Business Potential:

This property is ideally suited for a diverse range of business ventures, including but not limited to:

- Restaurant or café
- Bakery
- Tire retail
- Eyewear retail
- Medical offices
- Food pantry
- Before and After daycare
- Insurance or tax offices
- Wireless phone store
- Clothing retail
- Bin retail stores
- Nail salon

Conclusion:

With its prime location, ample parking, and versatile potential for various businesses, this commercial storefront property presents a unique business opportunity. Its well-maintained condition, and security features further enhance its appeal to prospective tenants. Looking for the right businesses to help service the local residential community.

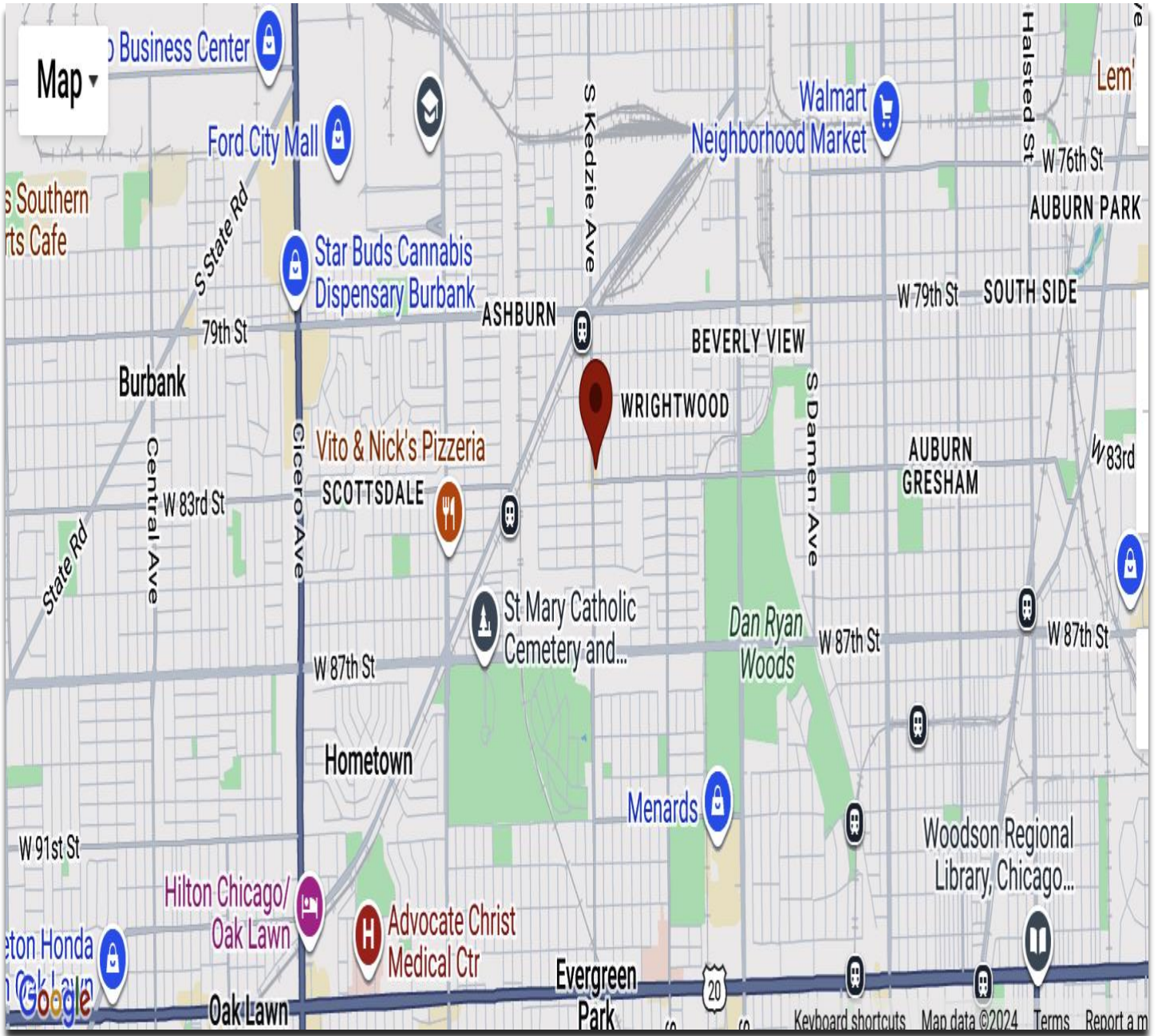


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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Total Population	22,598	247,009	669,958
Average Age	41	39	39
Average Age (Male)	39	38	38
Average Age (Female)	42	41	41
HOUSEHOLDS & INCOME			
Total Households	7591	85,160	237,000
Number of people per Household	3	3	3
Average Household Income	\$88,900	\$83,579	\$80,481
Average House Value	\$260,448	\$249,788	\$252,025
ETHNICITY (%)			
Hispanic	31.1%	40.7%	39.6%
RACE (%)			
Black	62.5%	40.7%	39.2%
White	8.6%	22.3%	24.0%
Asian	0.5%	0.8%	1.3%
American Indian	1.4%	1.7%	1.7%
Other	17.1%	21.3%	20.9%



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