

# FOR SALE - VALUE ADD OPPORTUNITY

Homewood Center  
18320-18336 S Kedzie Avenue  
Homewood, IL 60430



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# PROPERTY INFORMATION



### Offering Summary

Sale Price:	Subject to Offer
Building Size:	12,675 SF
Occupancy:	34.7%
Lot Size:	0.95 Acres
Year Built:	1979
Traffic Count:	Approx. 14,400 VPD
Submarket	South Chicago Suburbs
Market	Chicago

### Property Overview

12,675 SF multi-tenant neighborhood center located along the west side of Kedzie Avenue, just south of 183rd Street, in Homewood, IL (Chicago MSA). The center is located directly across the street from Jewel-Osco and Ollie's Bargain Outlet and is adjacent to U.S. Bank to the north and Car -X Tire & Auto to the south. There are several national retailers in the immediate vicinity including Aldi, McDonald's, Dollar Tree, Chase Bank, Walgreens, Starbucks, and Burger King, among others. The center is currently 35% leased to a mix of local Tenants including JJ Fish, Charm Cleaners, and Shining Salon, among others. Pylon signage fronting Kedzie Avenue provides visibility and exposure to over 14,000 VPD.

### Property Highlights

- 12,000+ SF center located along the east side of Kedzie Avenue, just south of 183rd Street, with over 32,000 VPD at the intersection
- Value-add opportunity with the ability to add value through lease-up and stabilization
- Pylon signage fronting Kedzie Avenue provides visibility and exposure to over 14,000 VPD
- Located directly across the street from Jewel- Osco and Ollie's Bargain Outlet and within the immediate vicinity of several national retailers including Aldi, McDonald's, Dollar Tree, Chase Bank, Walgreens, Starbucks, and Burger King, among others

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# RETAIL PROPERTY FOR SALE

## PROPERTY DESCRIPTION



## Location Description

Homewood Center is located at 18320–18336 S. Kedzie Avenue in Homewood, Illinois, one of the South Suburbs' most dynamic and growing communities. With nearly one (1) acre of land, 12,600+ square feet of retail space, and 192 feet of highly visible frontage along Kedzie Avenue, the property provides unmatched exposure within a commercial corridor. Just 22 miles south of downtown Chicago, Homewood Center benefits from exceptional regional connectivity via Metra, Amtrak, and major interstates, drawing consistent traffic from both local residents and surrounding suburbs. Anchored by Homewood's award-winning schools, thriving downtown, and vibrant community amenities, this prime location positions tenants to capture strong consumer demand and long-term growth in one of Chicagoland's southern suburban markets.

## Property Highlights

- Positioned along S. Kedzie Avenue with 192 feet of highly visible frontage in a bustling commercial corridor
- Nearly one (1) acre of land with over 12,600 square feet of existing retail space, ideal for a variety of uses
- Located 22 miles south of downtown Chicago with convenient access to major interstates, Metra, and Amtrak
- Surrounded by a dense residential population with high household incomes and a stable consumer base
- Located in Homewood, a thriving suburb with award-winning schools, cultural amenities, and a dynamic downtown
- Value-add opportunity with the ability to add value through lease-up and stabilization

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# RETAIL PROPERTY FOR SALE

ADDITIONAL PHOTOS



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An aerial photograph of a commercial property, likely a retail or industrial site, featuring several large, single-story buildings with flat roofs. The property is surrounded by extensive parking lots filled with numerous cars. In the background, there is a dense line of green trees. A large, stylized green number '2' is superimposed over the center of the image. Below the '2', the words 'LOCATION INFORMATION' are written in a green, serif, all-caps font.

# 2 LOCATION INFORMATION



# RETAIL PROPERTY FOR SALE

## RETAILER MAP



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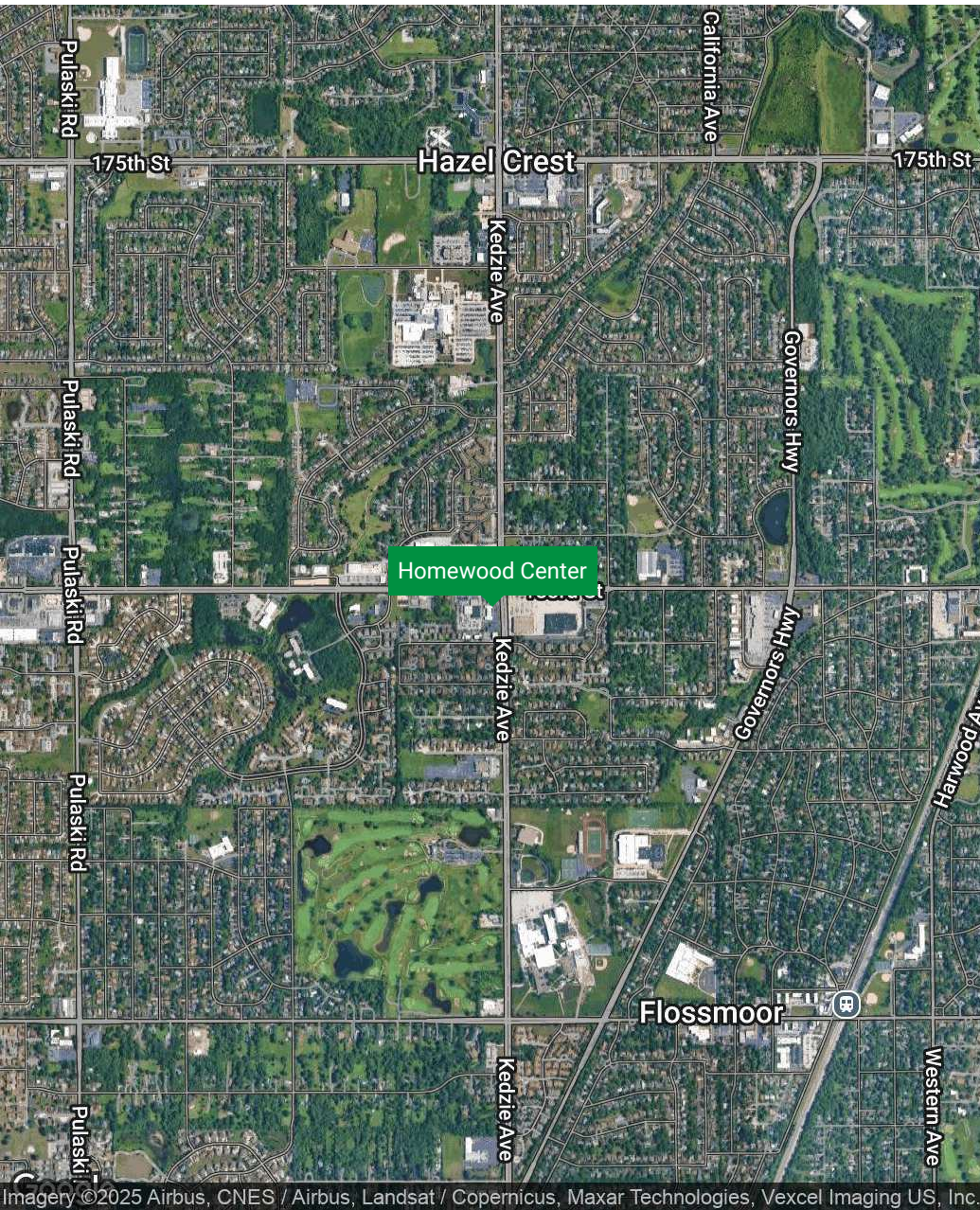
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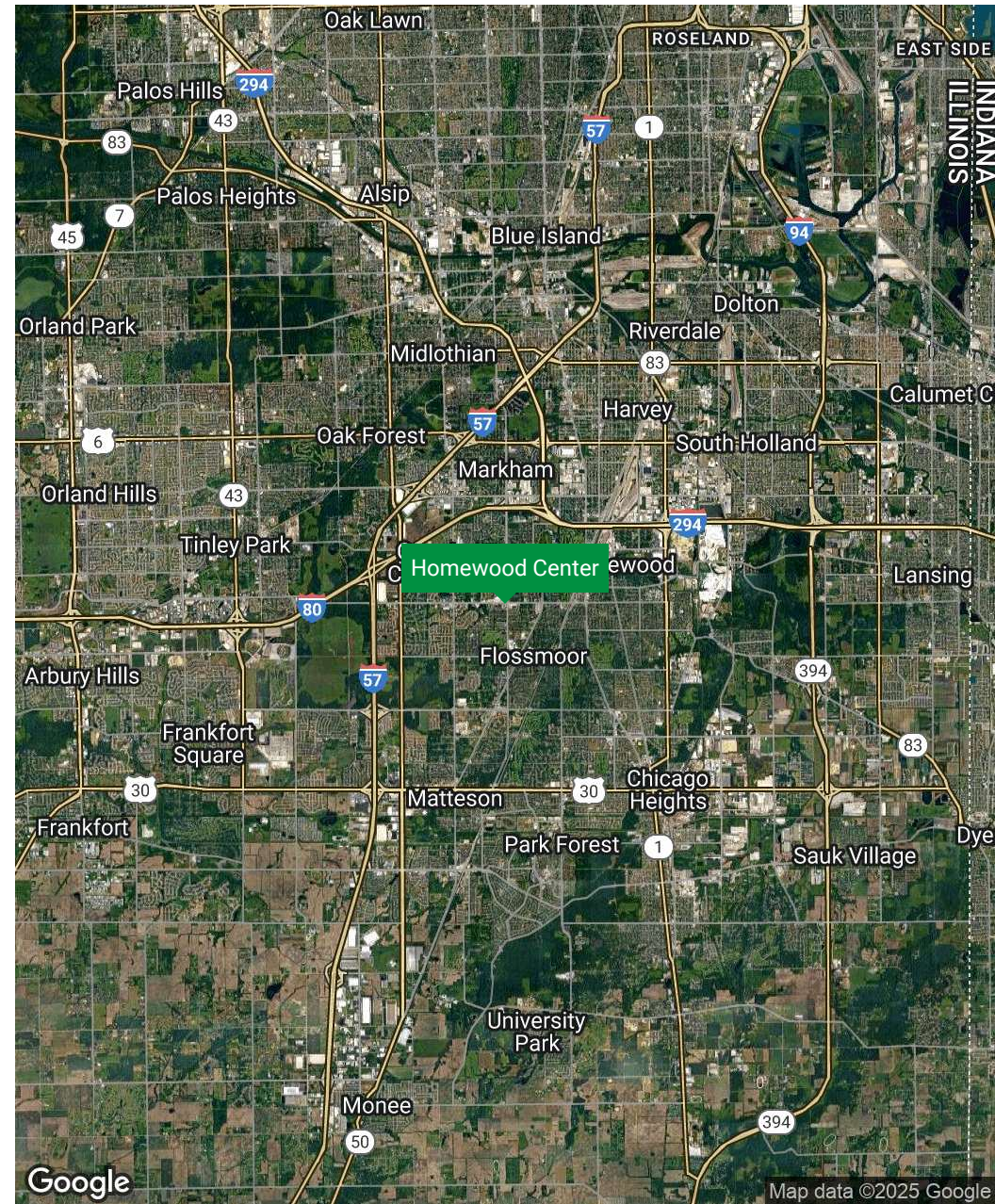


# RETAIL PROPERTY FOR SALE

LOCATION MAP



Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, Vexcel Imaging US, Inc.



Map data ©2025 Google

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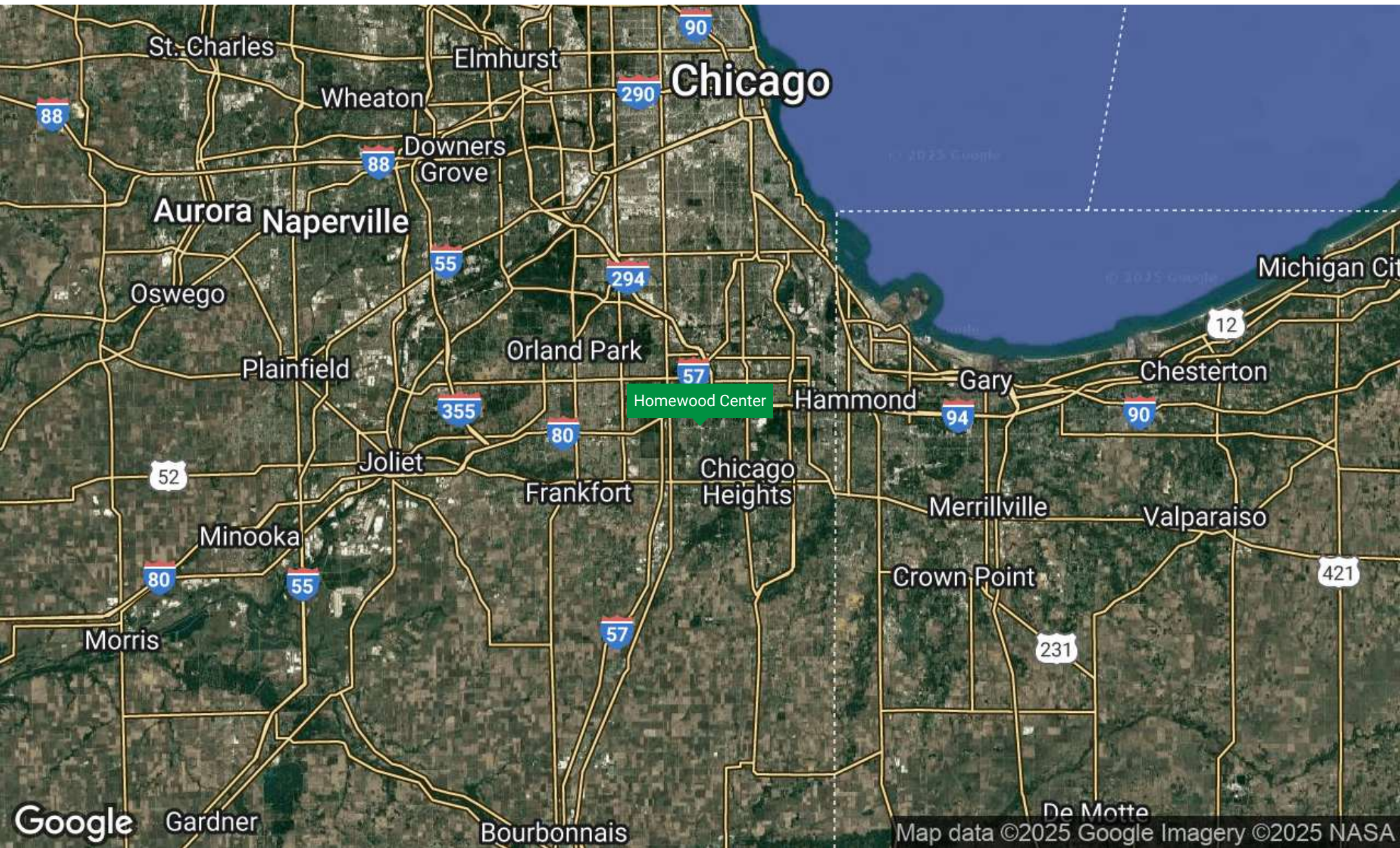
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# RETAIL PROPERTY FOR SALE

AERIAL MAP



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## RENT ROLL



# RETAIL PROPERTY FOR SALE

## RENT ROLL

Suite	Tenant Name	Size SF	% Of Building	Price / SF / Year	Annual Rent	Lease Start	Lease End
836-104	Charm Cleaners	1,100 SF	8.68%	\$9.41	\$10,351	7/1/2013	11/30/2027
836-105	JJ Fish	1,100 SF	8.68%	\$12.54	\$13,794	10/12/2017	10/31/2028
836-106	DeDe African Hair	1,100 SF	8.68%	\$14.69	\$16,159	9/1/2002	9/30/2027
836-107	Shining Salon	1,100 SF	8.68%	\$14.99	\$16,489	1/10/2014	9/30/2029
836-101	Vacant	4,050 SF	31.95%	-	-	-	-
836-103	Vacant	1,100 SF	8.68%	-	-	-	-
836-108	Vacant	3,125 SF	24.65%	-	-	-	-
<b>Totals</b>		<b>12,675 SF</b>			<b>\$56,793</b>		

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# DEMOGRAPHICS



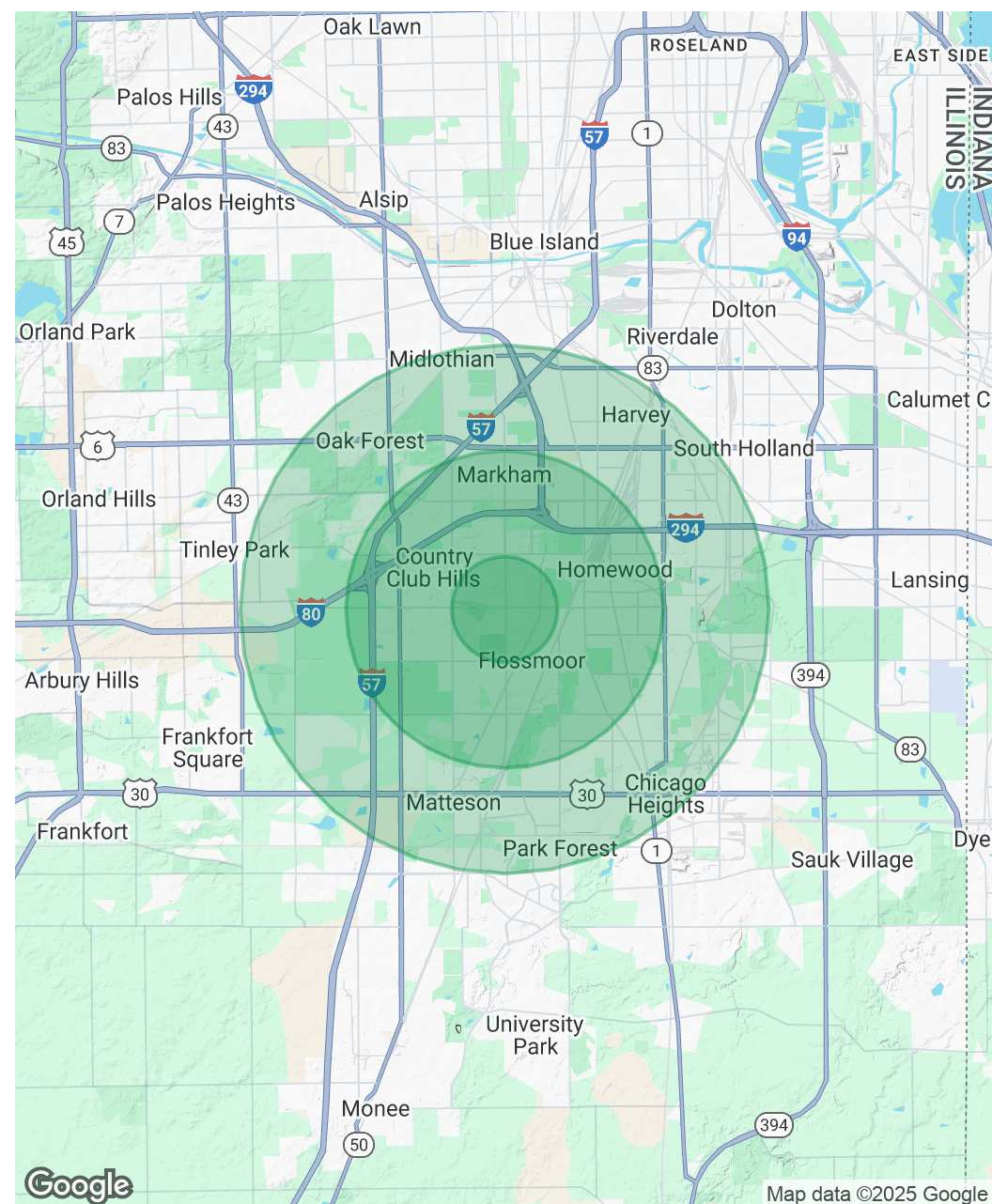
# RETAIL PROPERTY FOR SALE

## DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	8,887	72,055	210,926
Average Age	39.1	39.3	37.4
Average Age (Male)	36.6	36.6	35.2
Average Age (Female)	40.3	40.7	39.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,171	25,891	73,449
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$87,527	\$80,751	\$70,115
Average House Value	\$256,318	\$229,333	\$201,644

2020 American Community Survey (ACS)



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