

# Kedzie Plaza

3201-4758 W 47TH PLACE, GAGE PARK, CHICAGO, ILLINOIS



FOR LEASE // UP TO 2,520 SQUARE FEET AVAILABLE



# Kedzie Plaza

3201-4758 W 47TH PLACE, GAGE PARK, CHICAGO, IL

## PROPERTY HIGHLIGHTS

- 1,200 / 1,320 SF Available (Can be Combined for up to 2,520 SF)
- Shadow Anchored by Pete’s Fresh Market
- Join Dollar Tree, Access Community Health, Octapharma Plasma
- Dense Infill Location
- Ample Surface Level Parking

## DEMOGRAPHICS

	½ MILE	1 MILE	2 MILES
TOTAL POPULATION	7,434	47,543	165,524
DAYTIME POPULATION	5,654	21,736	88,071
HOUSEHOLDS	1,985	12,574	44,476
AVG HH INCOME	\$56,894	\$72,698	\$66,747

## TRAFFIC COUNTS

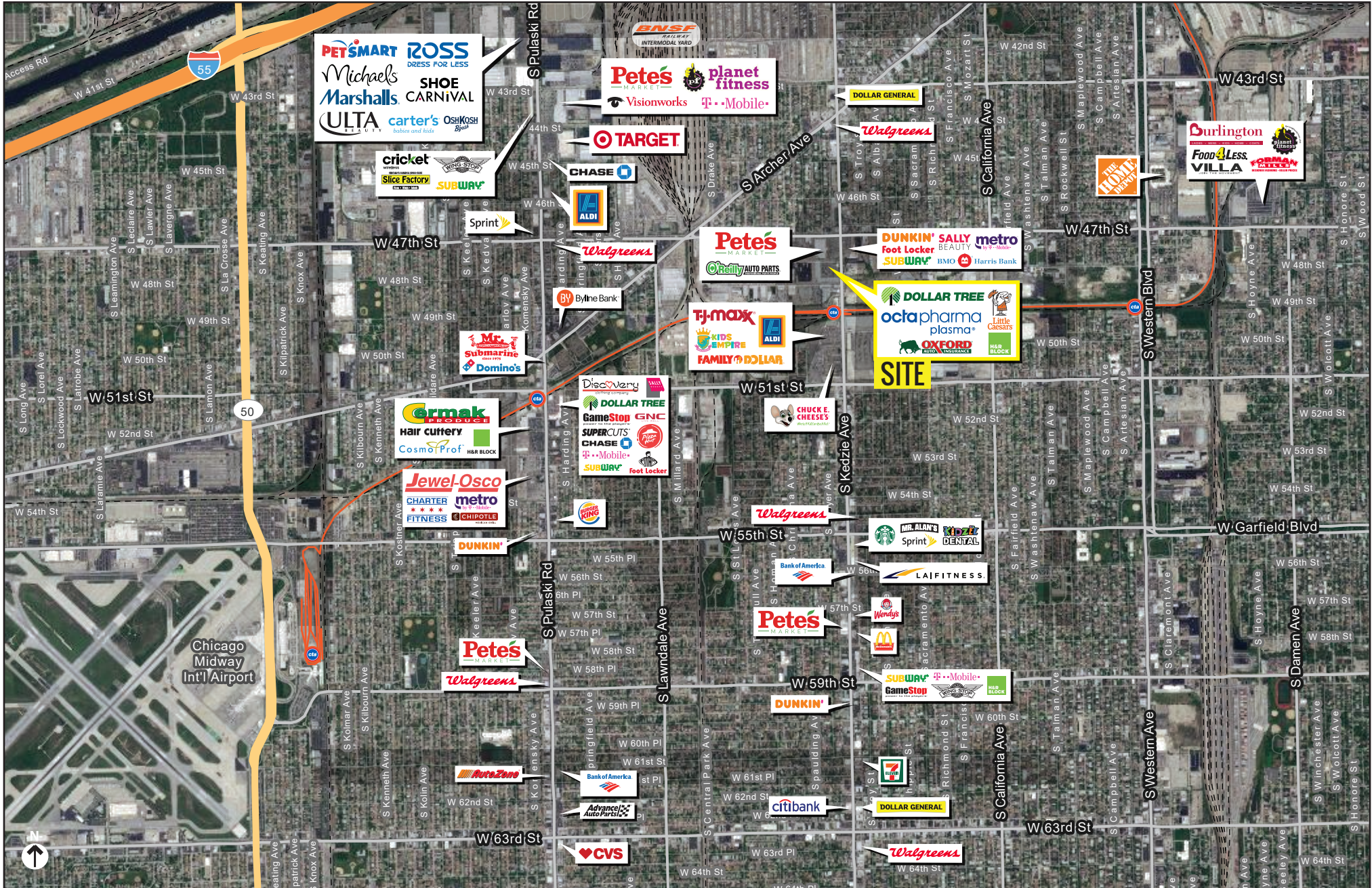
	COUNT
W 47TH ST	20,727 VPD
S KEDZIE AVE	26,602 VPD

## WALK SCORE®

WALK SCORE	<b>81</b>	walker’s paradise > most errands can be accomplished on foot
TRANSIT SCORE	<b>63</b>	good transit > many nearby public transportation options
BIKE SCORE	<b>52</b>	bikeable > some bike infrastructure



# Gage Park



# Kedzie Plaza

3201-4758 W 47TH PLACE, GAGE PARK, CHICAGO, IL



#	TENANT	SF
4758	Dollar Tree	9,000
4760	Octapharma Plasma	10,836
4770	City of Chicago	8,000
3229	Access Family Health	13,605
3225	Little Caesar's	1,200
3223	AVAILABLE	1,320
3217	AVAILABLE	1,200
3213	Tropical Optical	1,800
3209	Seven Stars Chinese	960
3205	DBA Design Nails	2,010
3201	H&R Block	1,500
4756	Oxford Insurance	1,872

Can be Combined for 2,520 SF

GLA = 53,303 SF

LEASING CONTACTS

**JONATHAN HYMAN**  
 jhyman@metrocre.com  
 224.365.8144

**CHARLIE ELIAS**  
 celias@metrocre.com  
 847.849.1525

