

# ±7 ACRE LAND SITE FOR INDUSTRIAL DEVELOPMENT SOUTH SIDE CHICAGO

7600 S KEDZIE AVE, CHICAGO, IL 60652



# SITE DETAILS & FEATURES

7600 S KEDZIE AVENUE

## About

7600 S Kedzie Ave, Chicago IL is a rare infill site that is ideal for industrial spec development or a build-to-suit opportunity located at the southwestern corner of Kedzie Avenue and 77th Street. Ideal for Industrial Development with excellent access to a strong labor pool. This land is 10 minutes away from the Midway International Airport with easy access to I-55.

## Features

- » 7.038 AC
- » M2-2 Zoning
- » 18th Ward - Derrick Curtis
- » 4.5 Miles to I-94 four-way interchange at 79th Street
- » 6 Miles to the I-55 four-way interchange at S. Pulaski Road
- » 3/4 mile to Norfolk Southern Landers Yard
- » 4 Miles to Bedford Industrial Park
- » 19,600 VPD on Kedzie



\*This image has been digitally edited for visual enhancement. The photo is intended to represent the property visually but may not reflect its exact current condition.

# OFFERING SUMMARY

7600 S KEDZIE AVENUE

**PROPERTY TYPE:** LAND FOR  
INDUSTRIAL  
DEVELOPMENT

**LOT SIZE:**  $\pm$  7.038 AC  
ON 2 EQUAL-SIZED  
LOTS OF  $\pm$  3.519 AC

**ASKING PRICE:** \$3,400,000

**LEASE RATE:** \$5,000 ACRE/MO.

**PRICE/AC:** \$483,212

**PRICE/SF:** \$11.10

**COUNTY:** COOK



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# PROPERTY SURVEY

7600 S KEDZIE AVENUE

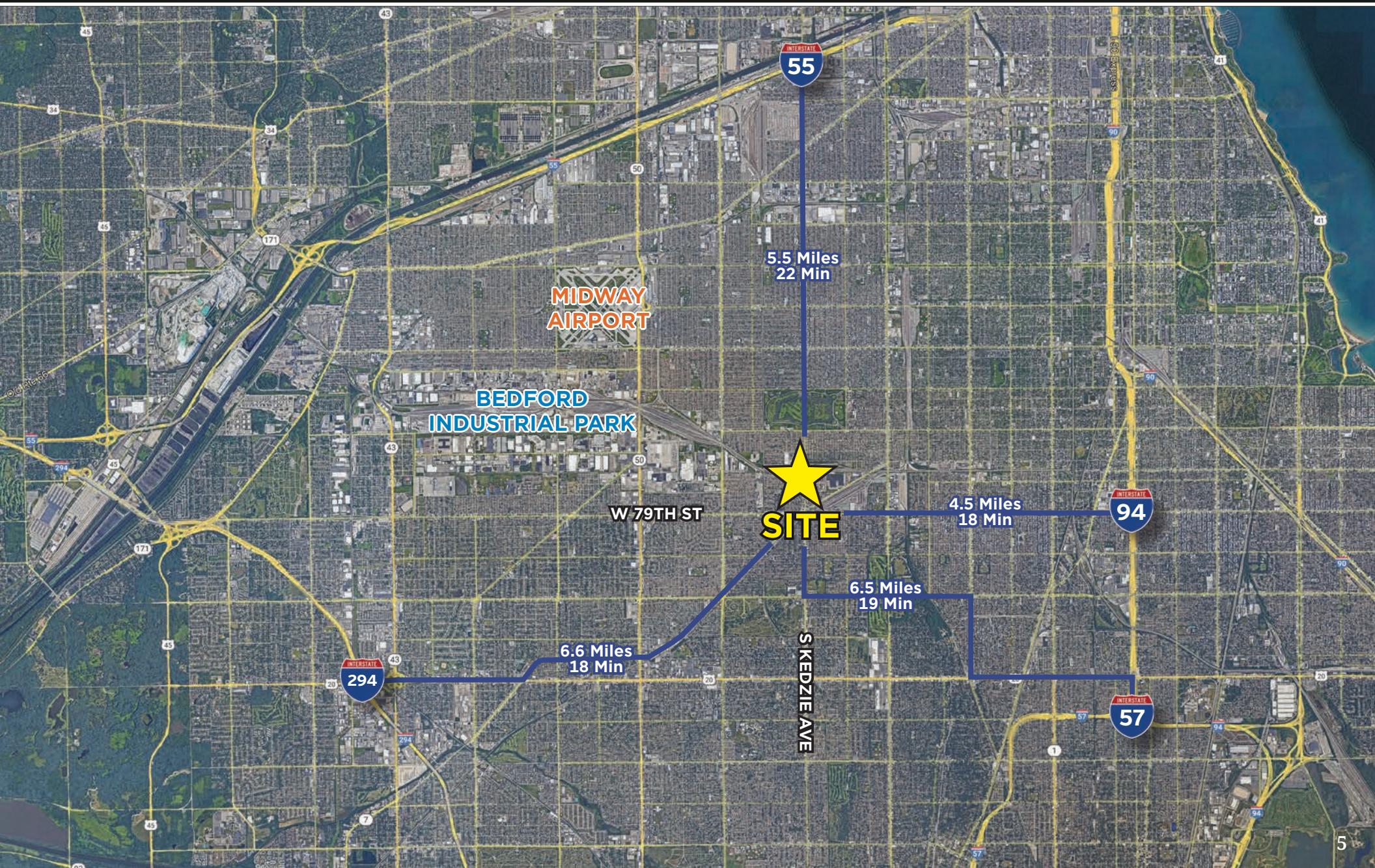
EXHIBIT A  
PLAT OF SUBDIVISION  
**MONUMENT  
SUBDIVISION**

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE  
SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 13,  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY

## CHICAGO AND WESTERN INDIANA RAILROAD

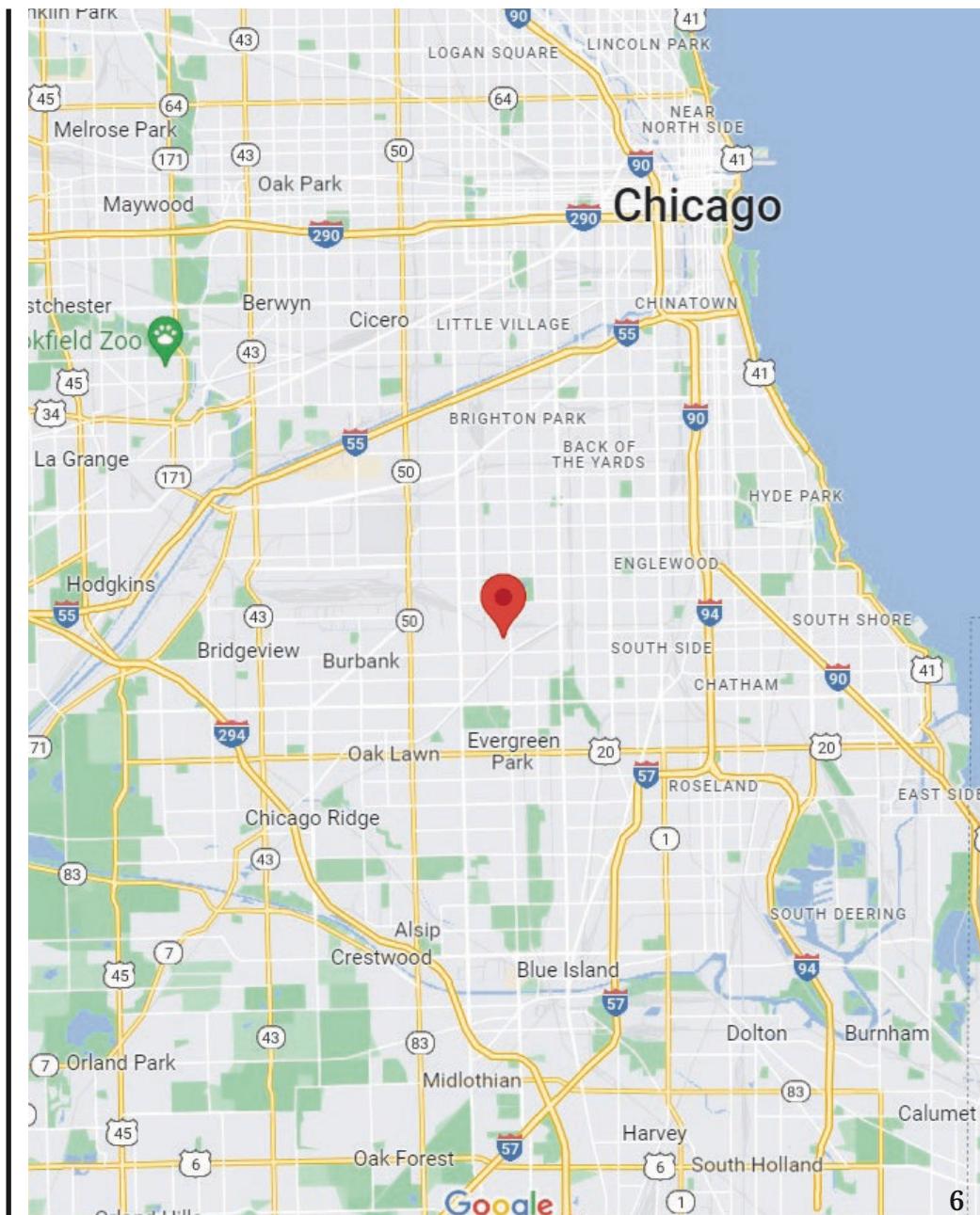
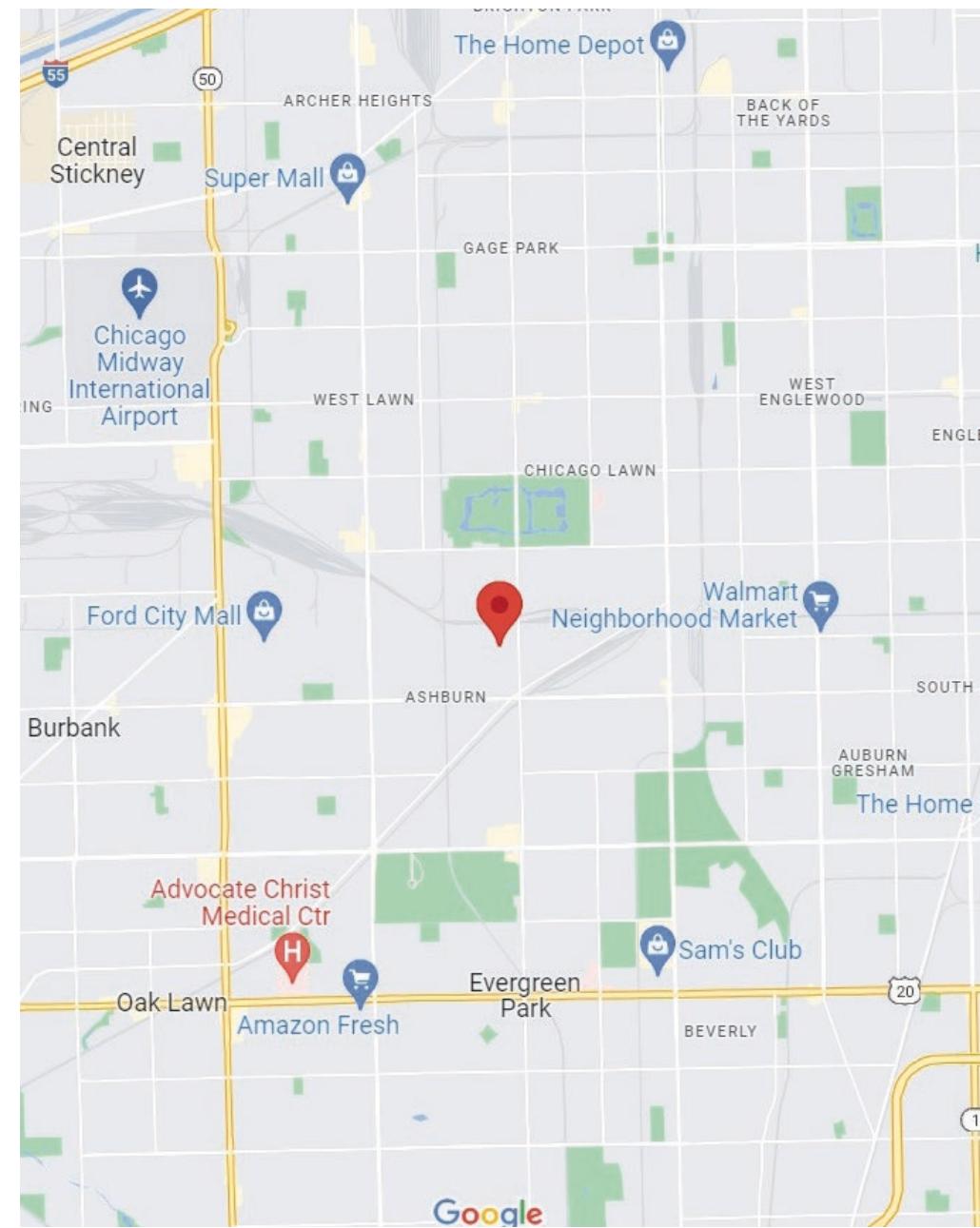
# NEARBY HIGHWAYS

7600 S KEDZIE AVENUE



## LOCATION MAPS

7600 S KEDZIE AVENUE



# 1-MILE RADIUS DEMOGRAPHICS

7600 S KEDZIE AVENUE



MEDIAN AGE



34.1

EST. TOTAL POPULATION



28,077

EST. HOUSEHOLDS



8,647



EST. AVERAGE HH INCOME



\$77,246

EST. DAYTIME POPULATION



84,999

SOURCES:

\*Demographic data derived from:  
Applied Geographic Solutions & Sites USA

# SITE PHOTOS

7600 S KEDZIE AVENUE



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

# CONTACT

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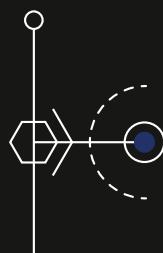
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