

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

7600 S KEDZIE AVE, CHICAGO, IL 60652



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# 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

<b>PROPERTY TYPE:</b>	LAND FOR INDUSTRIAL DEVELOPMENT
<b>LOT SIZE:</b>	± 7.038 AC ON 2 EQUAL-SIZED LOTS OF ±3.519 AC
<b>ASKING PRICE:</b>	\$3,400,000
<b>LEASE RATE:</b>	\$5,000ACRE/MO.
<b>PRICE/AC:</b>	\$483,212
<b>PRICE/SF:</b>	\$11.10
<b>COUNTY:</b>	COOK



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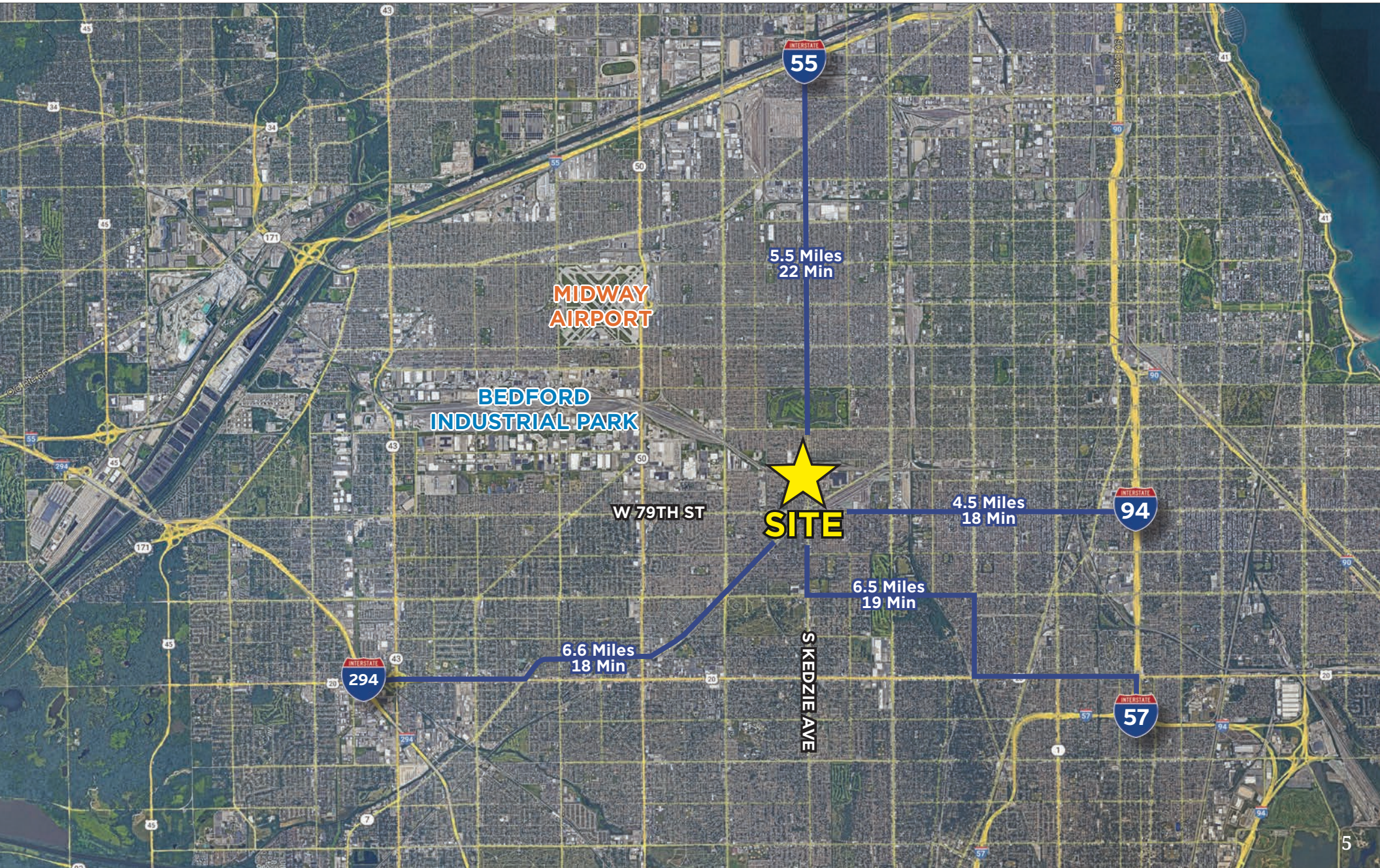
7600 S KEDZIE AVENUE





# NEARBY HIGHWAYS

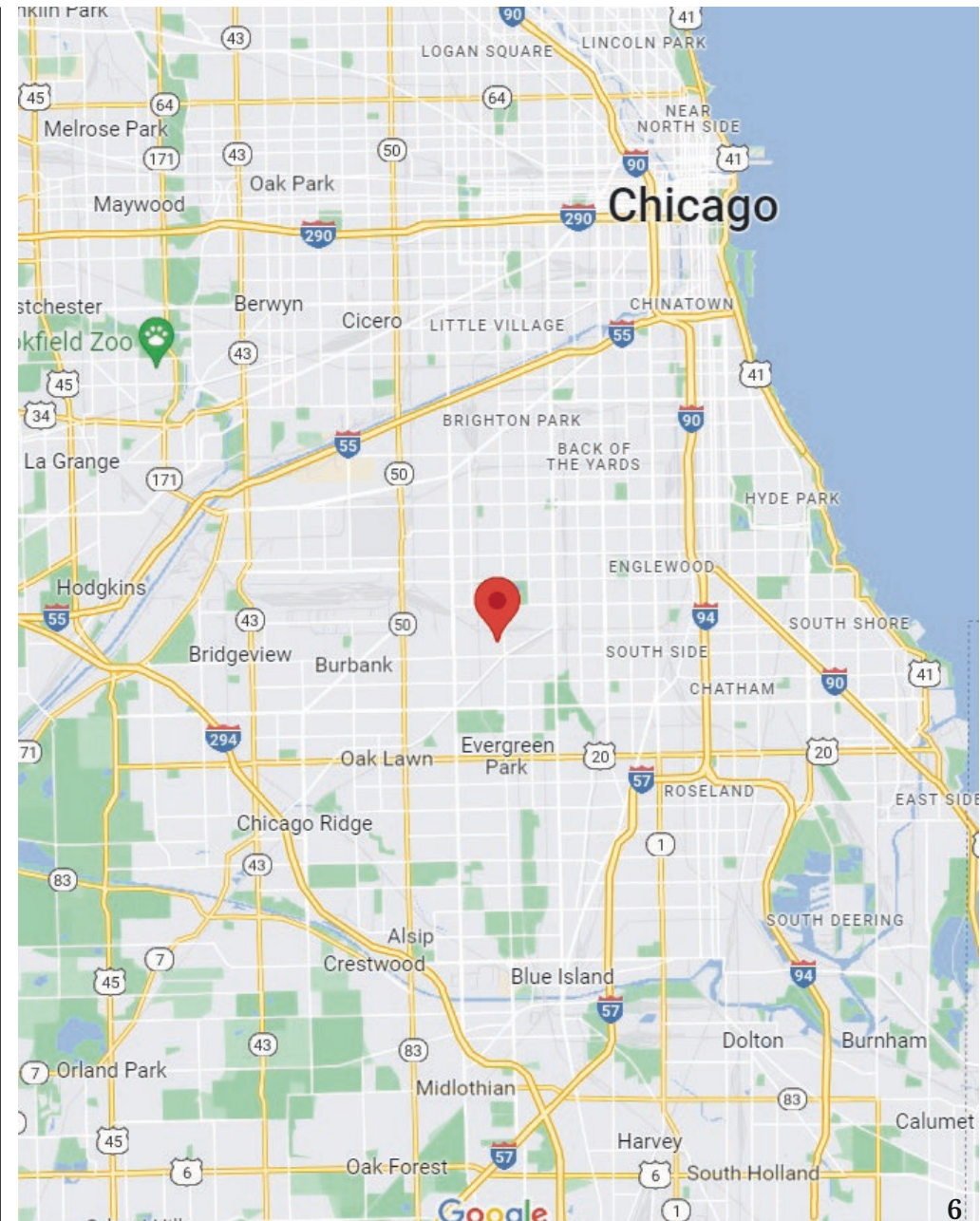
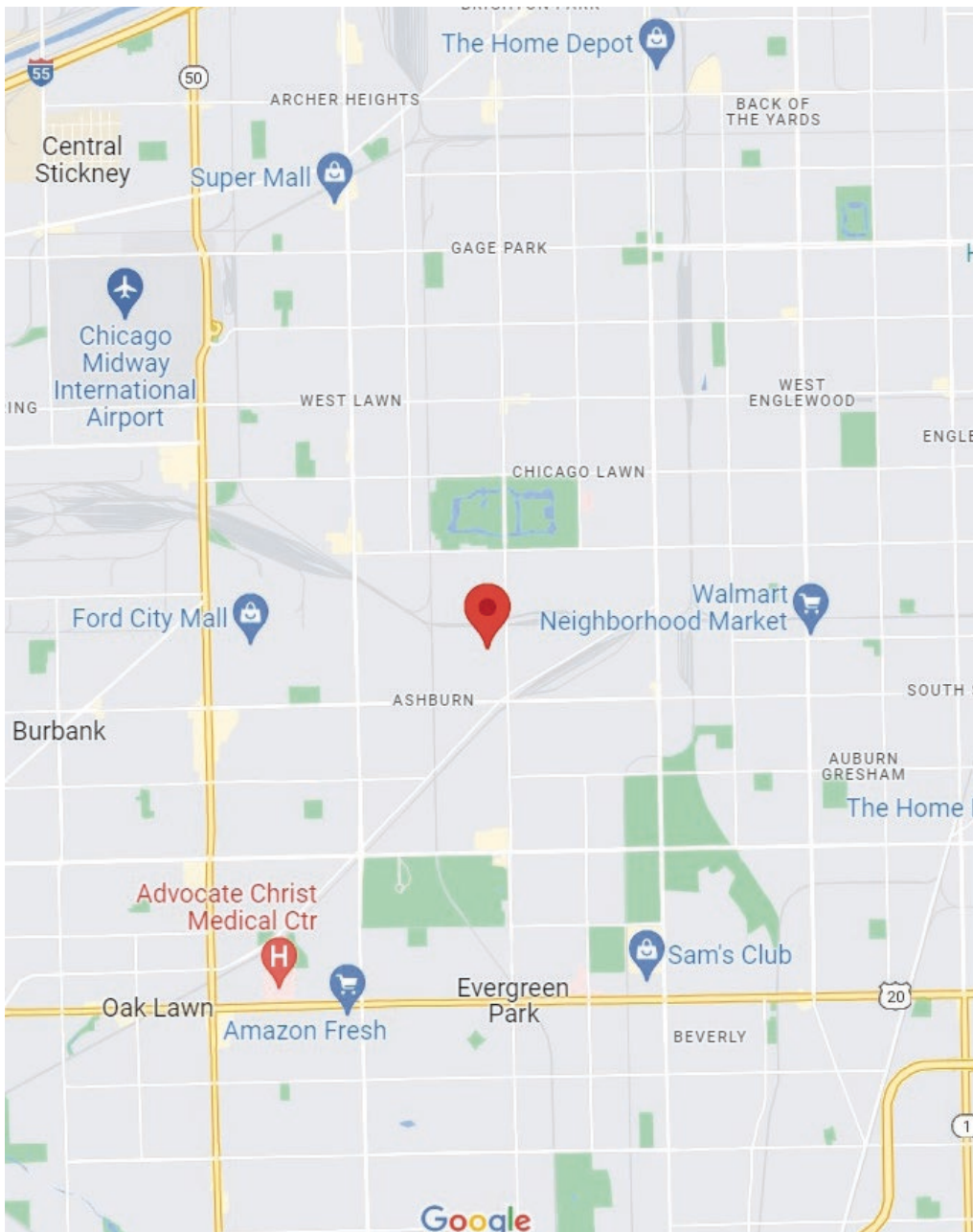
7600 S KEDZIE AVENUE





# 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**



Cook  
County

SOURCES:

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



# SITE PHOTOS

7600 S KEDZIE AVENUE





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# CONTACT

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