

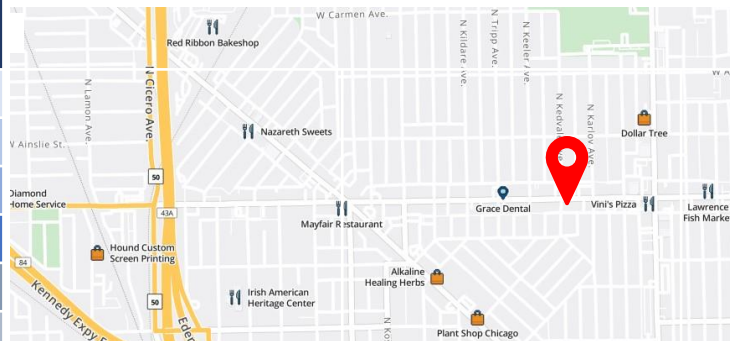
# Hard Corner of Lawrence and Kedvale Ave

## Amenities:

- 8,700 square foot restaurant building
- Southeast corner of the intersection
- Great signage
- 10,938 square foot of land
- Nearly 20,000 vehicles per day drive past the building
- 159,022 people live in the 2-mile radius
- Nearly 48,000 people work in the 2-mile radius
- Average HH income of \$103,174
- 0.8 miles east of the Edens Expressway
- 1.3 miles southwest of Northeastern Illinois University campus
- Near multiple elementary schools
- Very busy commercial corridor with numerous retailers
- #81 CTA bus route serves the property
- CTA Brown Line station at Lawrence is 1 mile to the east

FOR SALE  
4125-4129 W Lawrence Ave., Chicago, IL 60630

## Restaurant Building for Sale



Contact Theron May for more  
information.

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**Features Include:** 4125-4129 W Lawrence Avenue is a restaurant building available for sale in the Albany Park community of Chicago. The property is at the hard corner of Lawrence and Kedvale Avenue. The property is 1 mile west of the CTA Brown Line train yard at Lawrence Avenue & Kimball Avenue. Bus routes #81 with service from Lake Shore Drive, Wilson Red/Purple line, Ravenswood Metra, Kimball Brown line and Jefferson Park Blue line and Metra station serves the property. Population in the 2-mile radius is 159,022 and swells to 1,066,285 in the 5-mile radius with average household income of \$103,174 and \$105,128 respectively with median age of 38.7 and 37.6 respectively. Nearly 48,000 employees have daytime employment in the 2-mile radius serving over 6,600 businesses. Traffic along Lawrence Avenue averages nearly 20,000 vehicles per day driving past the property. The property is 0.8 miles east of I-94 (Edens expressway); 1.3 miles southwest of Northeastern Illinois University's campus; 0.6 miles southeast of John M. Palmer Elementary; 0.6 miles west of North River Elementary and 4.3 miles west of Lake Shore Drive. Numerous businesses and retailers operate on the business corridor of Lawrence Avenue including Albany Bank & Trust, Walgreens, Fifth Third Bank, Ace Hardware, Dunkin, Active Electric Supply, La Michoacana, Citibank, Starbucks, Chase Bank, McDonald's and many more.

The information herein has been gathered from sources deemed reliable. We have no reason to doubt its accuracy but we do not guarantee it.