

# LAND AVAILABLE

AXIS  REALTY

## Development Site

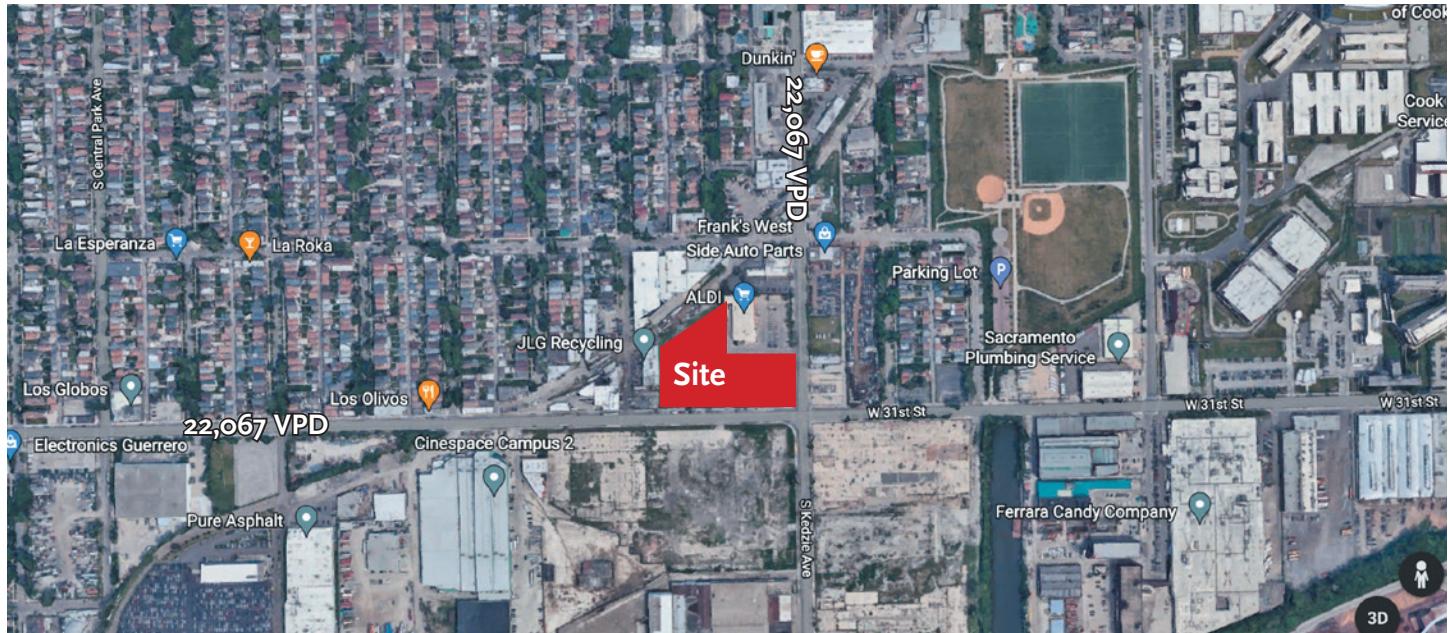
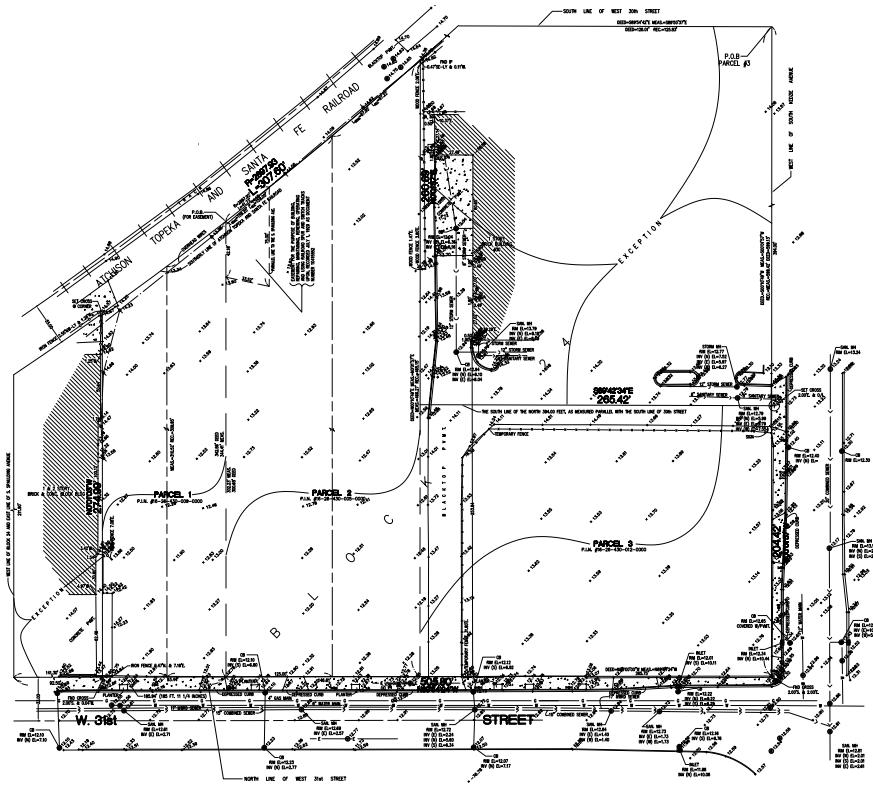
**3-Acres of Land Available for Ground Lease or Build-to-Suite  
31st & Kedzie - NWC (former industrial site)**

### Highlights

- > 22,067 VPD along 31st. St. and 22,067 VPD along Kedzie Ave
- > Located in Chicago's popular & gentrifying Little Village Neighbor
- > Just 4 miles west of Chicago White Sox' MLB Guaranteed Rate Field
- > Excellent Access and Visibility

### Demographics

	1 Mile	3 Miles	10 Miles
2022 Population	144,603	957,637	2,834,677
2022 Households	36,577	323,088	1,083,822
2020 HH Income	\$58,844	\$83,438	\$95,841



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