

3212-3222 W Cermak Rd, Chicago, IL 60623

# Cermak & Kedzie



## OFFERING SUMMARY

Available SF:	878 – 6,500 SF
Lease Rate:	Negotiable
Lot Size:	19,500sf
Building Size:	9,335
Renovated:	2025
Zoning:	B3-2 Business District
Market:	Chicago MSA
Submarket:	South Lawndale

## PROPERTY OVERVIEW

Discover the perfect commercial space at 3212-3222 W Cermak Rd in Chicago, IL. This newly renovated property offers an ideal leasing opportunity for businesses looking for a modern and versatile commercial space. With its prime location and highly visible storefront, this property presents an unbeatable opportunity for retail, office, or restaurant space. The spacious interior, high ceilings, and a new modern design create an inviting atmosphere for customers and employees alike. Additionally, the property boasts convenient front parking for customers. Don't miss the chance to elevate your business in this vibrant and dynamic location. Adaptive floor plan possibilities are available. Retail spaces available range in size from 878sf to 1675sf. There is up to 6,500sf of continuous space.

for more information

**Neil Haleem**

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### LOCATION DESCRIPTION

The site is located just off the northwest corner of Cermak Rd & Kedzie Ave in Chicago's South Lawndale Community which includes part of the Little Village Area. The area is densely populated. There is high foot and vehicular traffic in the immediate area. The Cermak Rd corridor and Kedzie Ave corridor is a major commercial district. The site is minutes away from Interstate I-55.

South Lawndale is a vibrant community area located on the West Side of Chicago, Illinois. Little Village is also a significant economic engine for Chicago, with Cermak Rd & 26th Street constituting the second highest grossing shopping district in the city of Chicago. In recent years, South Lawndale has witnessed a commercial revitalization along 22nd and 26th Streets. The increasing number of businesses has driven up property values and contributed to the neighborhood's economic growth.

*for more information*

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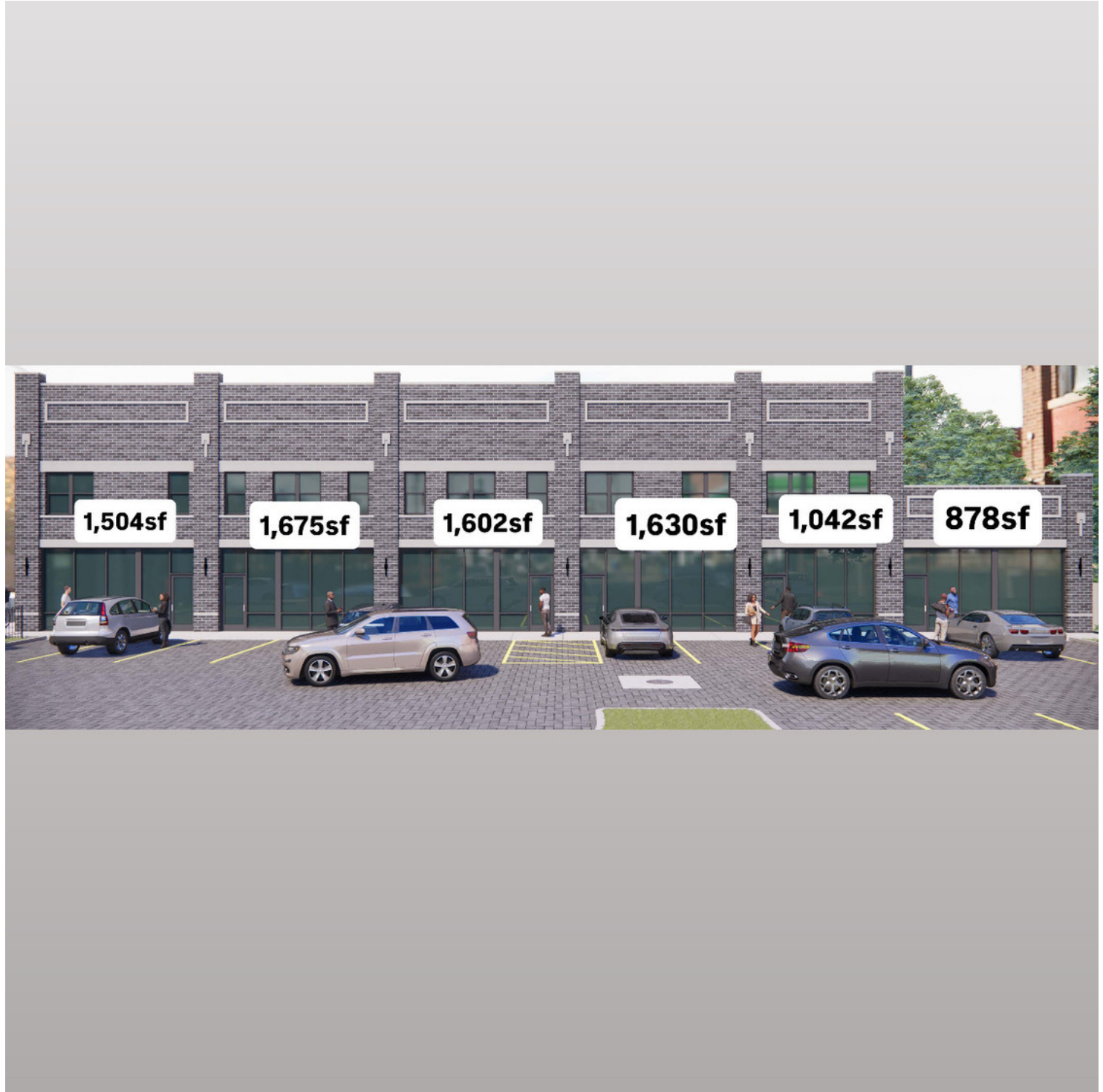
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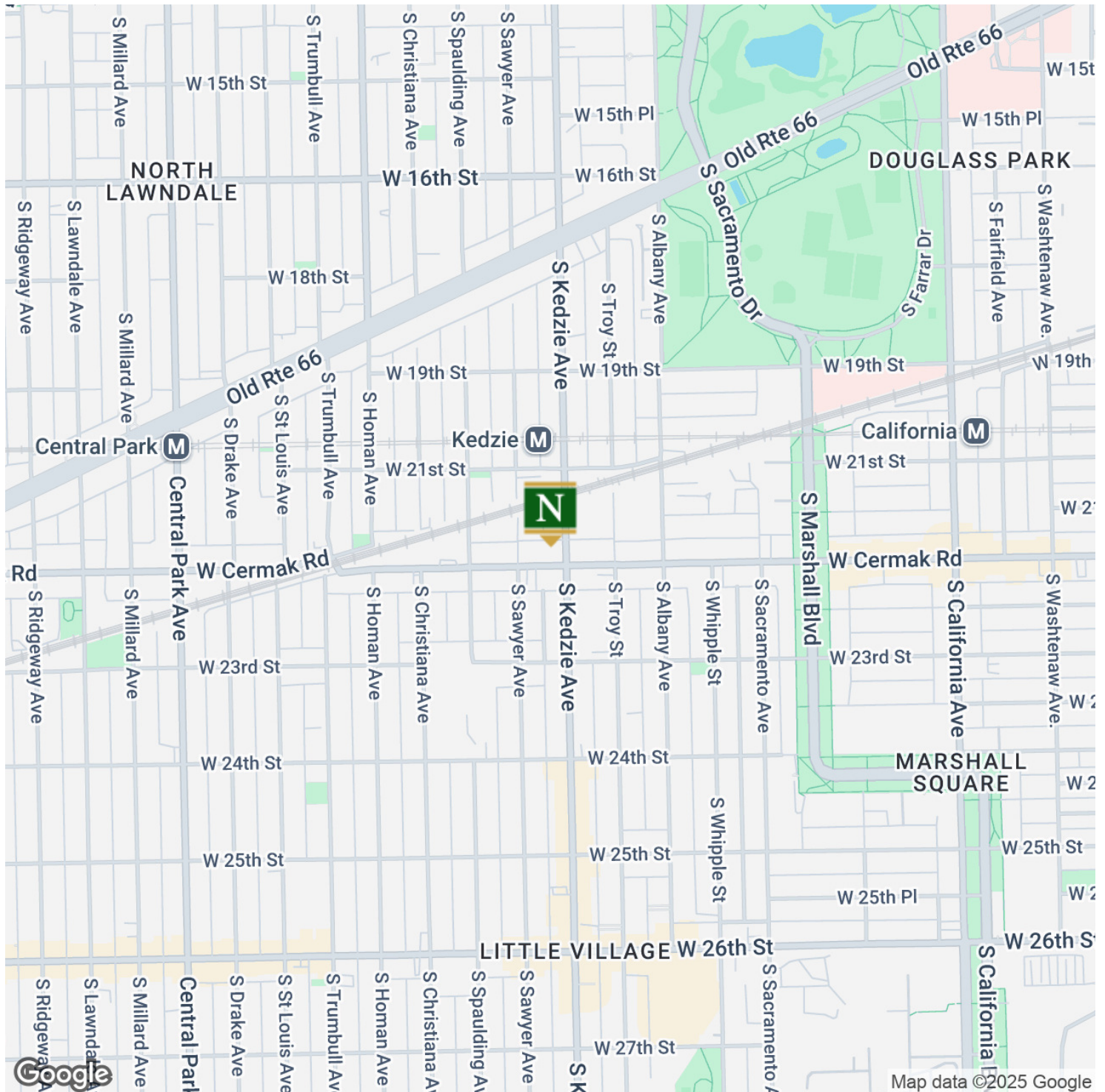
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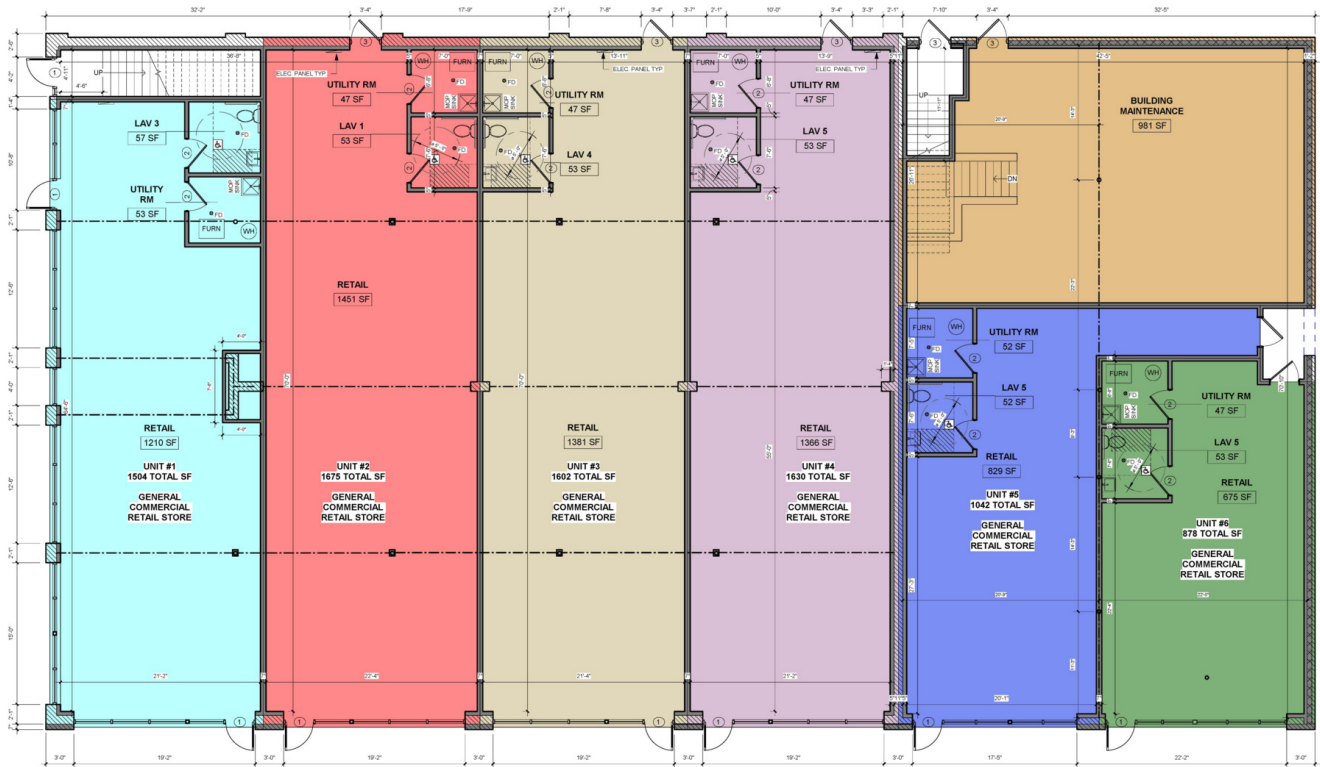
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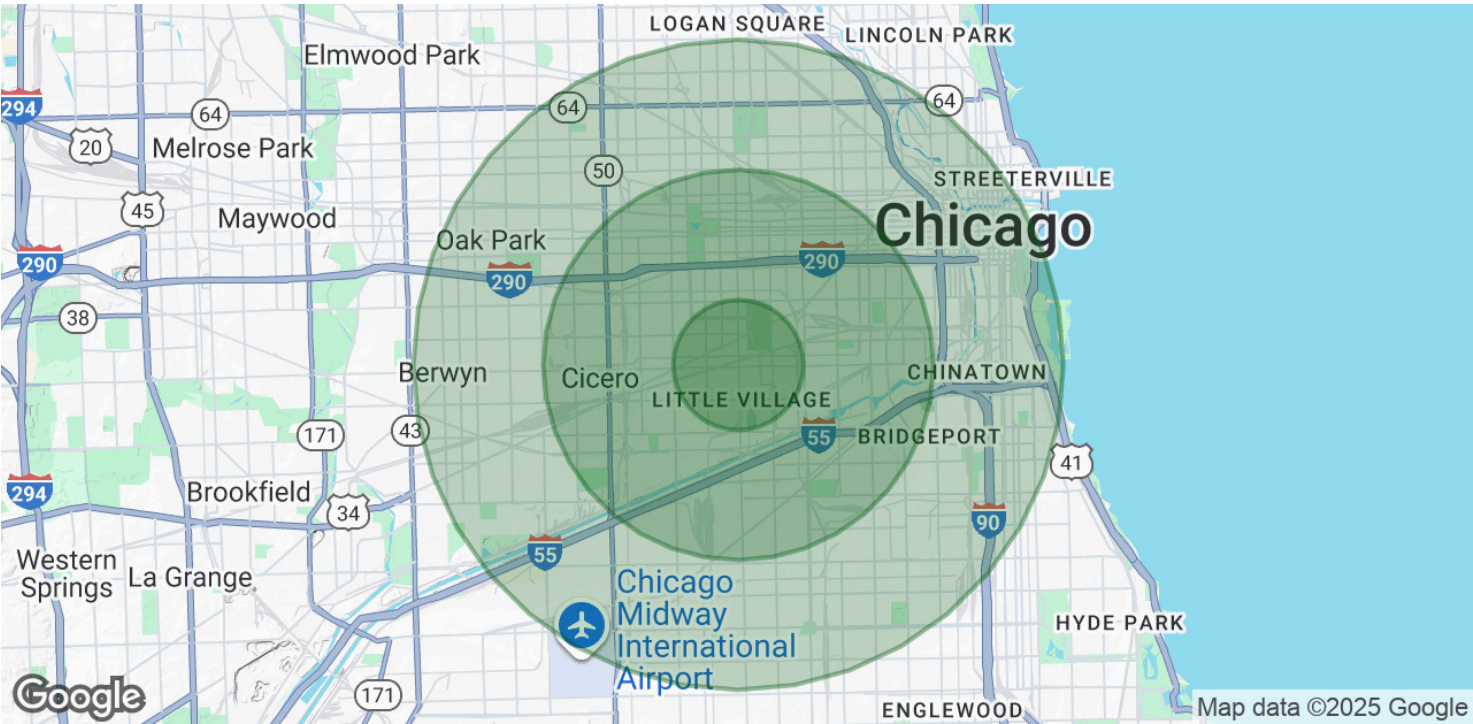
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	59,677	309,681	1,024,740
Average Age	35	36	37
Average Age (Male)	35	36	36
Average Age (Female)	36	37	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	18,641	108,169	391,844
# of Persons per HH	3.2	2.9	2.6
Average HH Income	\$59,935	\$69,449	\$96,001
Average House Value	\$260,540	\$311,132	\$397,205
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	65.9%	55.0%	48.5%
RACE	1 MILE	3 MILES	5 MILES

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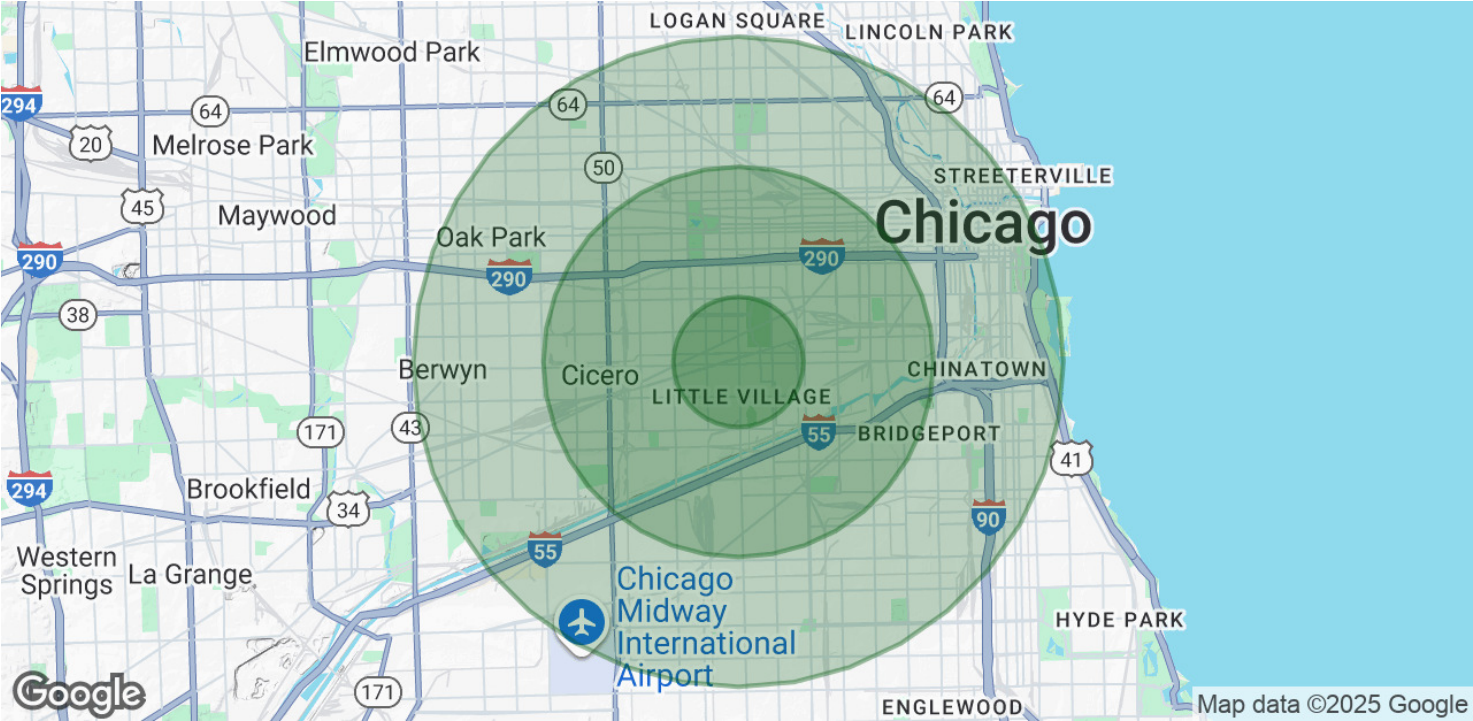
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Total Population - White	7,057	47,885	282,394
% White	11.8%	15.5%	27.6%
Total Population - Black	17,386	91,146	220,048
% Black	29.1%	29.4%	21.5%
Total Population - Asian	265	19,002	76,183
% Asian	0.4%	6.1%	7.4%
Total Population - Hawaiian	19	118	471
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	1,498	8,016	21,816
% American Indian	2.5%	2.6%	2.1%
Total Population - Other	24,447	96,121	270,959
% Other	41.0%	31.0%	26.4%

Demographics data derived from AlphaMap

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