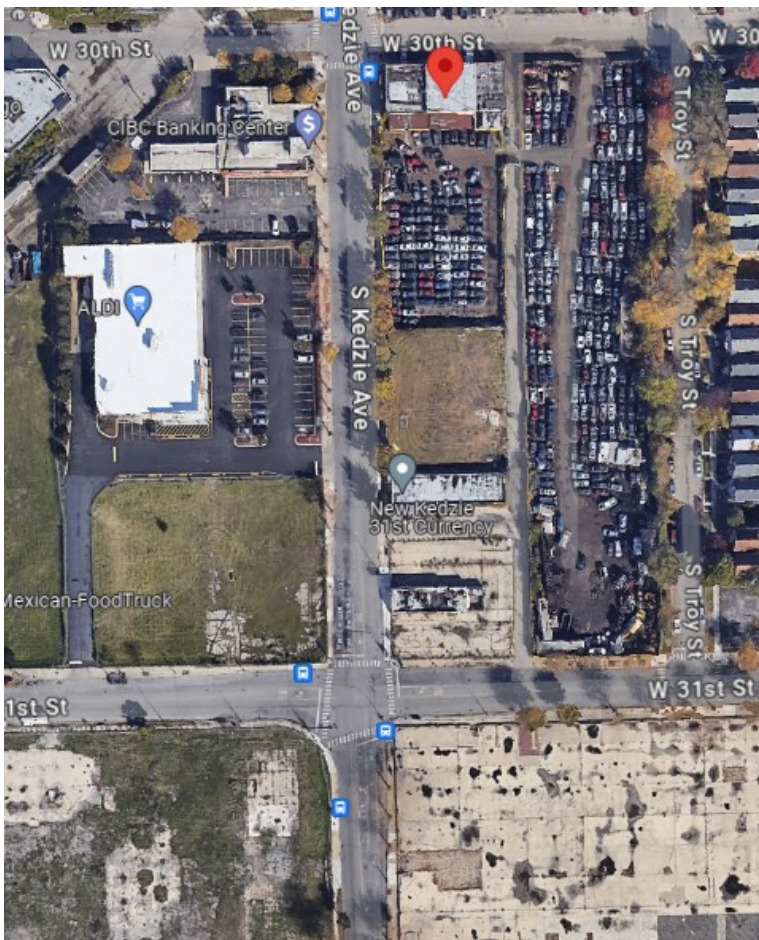


# DEVELOPMENT PARCEL FOR SALE

**3001 South Kedzie, Chicago, IL**  
**6,000 SF Building + Land up to 3 Acres**  
**Over 400 Feet Frontage on Kedzie Avenue**  
**7 Miles to Downtown**

- DIRECTLY KIDDY CORNER FROM PROPOSED ST. ANTHONY MULTI USE COMPLEX ON 30 ACRES.
- CAMPUS WILL INCLUDE HEALTH & WELLNESS, EDUCATION, RECREATION, RETAIL.
- OVER 1000 JOBS PLUS 1500 CONSTRUCTION JOBS FOR 6 YEARS.
- 22,067 VPD KEDZIE
- 22,067 VPD 31ST STREET
- ZONING: M2-3
- MANY POTENTIAL USES
- CHICAGO LITTLE VILLAGE NEIGHBORHOOD
- EXISTING BUSINESS AUTO PARTS
- 2023 TAXES—\$71,898.99



	Population			Estimated Households		Household Income	
	2023	2028 Projected	Daytime	2023	2028 Projected	Median	Average
2 Mile	143,029	137,148	48,325	36,389	34,461	\$41,912	\$59,177
5 Mile	953,926	949,106	641,967	322,785	322,093	\$58,037	\$85,687
10 Mile	2,834,490	2,835,646	1,393,505	1,083,977	1,085,298	\$68,971	\$97,128



**McKAY INVESTMENT REALTY, INC.**  
**REAL ESTATE BROKERAGE & MANAGEMENT**

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 Oak Brook, IL 60523

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