RETAIL INVESTMENT OPPORTUNITY

STNL RETAIL PROPERTY

4314 S KEDZIE AVE · CHICAGO, IL 60632

BROOKLINE
REAL ESTATE

Speed Queen

$1,600,000	8.09%	$129,408	7,014 SF
PRICE	CAP RATE	NOI	GLA

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OFFERING MEMORANDUM

ORDER OF CONTENT

4314 S Kedzie Ave
Chicago, IL 60632

THE OPPORTUNITY

OFFERING PRICE	CAP RATE	NOI	PRICE / SF	GLA	YEAR BUILT
$1,600,000	8.09%	$129,408	$228.11	7,014 SF	1953 / 2025

Brookline Real Estate exclusively presents 4314 S Kedzie Ave, a ±7,014-square-foot single-tenant retail building occupied by Speed Queen in the Southwest Chicago retail submarket.

Originally built in 1953 and fully renovated in 2025, the property offers a turnkey, recently-modernized asset with durable, internet-resistant cash flow.

The tenant carries 2.5% annual rental increases and three 5-year renewal options, providing long-term income growth and stability for an incoming owner.

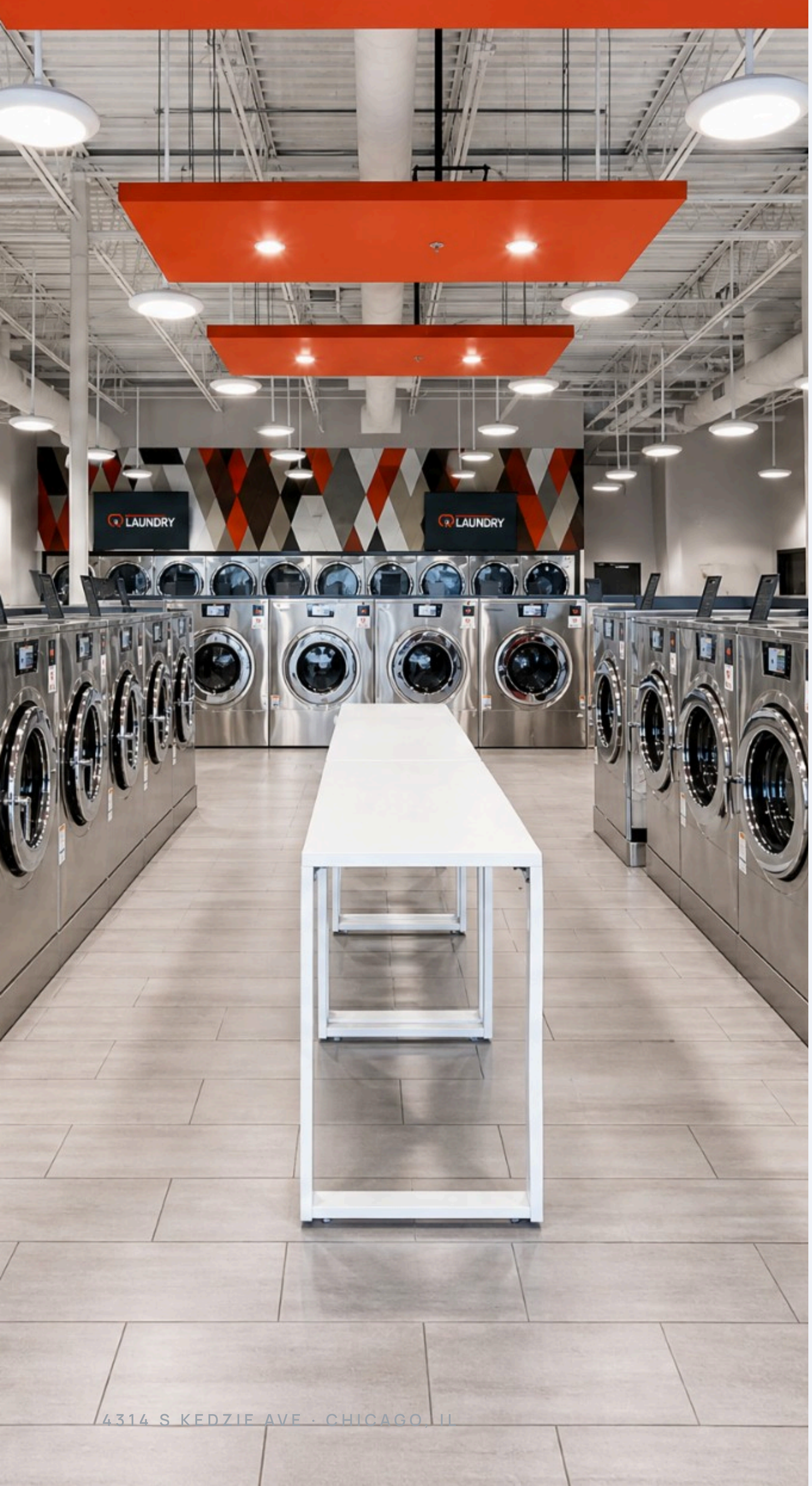
The property is offered at $1,600,000 — an 8.09% capitalization rate on $129,408 of net operating income.

INCOME

Scheduled Base Rent	$129,408
Expense Reimbursements	$41,285
Net Operating Income	**$129,408**

EXPENSES

Lease Type	NNN
Rental Increases	2.5% Annually
Renewal Options	**Three 5-Year**



PROPERTY OVERVIEW

BUILDING SUMMARY

SITE DESCRIPTION

NUMBER OF STORIES	One
TOTAL BUILDING SIZE	±7,014 SF
YEAR BUILT / RENOVATED	1953 / 2025
LOT SIZE	0.72 AC
USE	Retail
TYPE OF OWNERSHIP	Fee Simple

CONSTRUCTION

FRAMING	Masonry
PARKING SURFACE	Asphalt
EXTERIOR	Brick / Painted Masonry
ROOF	TBD
FOUNDATION	Slab

MECHANICALS

FIRE PROTECTION	Per municipal code
HVAC	TBD
UTILITIES	Per municipal code

FINANCIAL OVERVIEW

RENT ROLL

UNIT	TENANT	PRO RATA	SF	TYPE	RENT/SF	ANNUAL	MONTHLY	START	END	OPTIONS
–	**Speed Queen**	100%	7,014	NNN	$18.45	**$129,408**	$10,784	6/15/25	6/30/35	3 × 5 Year
	Total	**100%**	**7,014**			**$129,408**	**$10,784**			

TOTAL GLA

±7,014 SF

OCCUPANCY

100%

AS OF 6/1/26 · NNN LEASE · 2.5% ANNUAL INCREASES

INCOME

Scheduled Base Rent	**$129,408**	$18.45
Expense Reimbursements	**$41,285**	$5.89
Net Operating Income	**$129,408**	$18.45

OPERATING EXPENSES

Insurance	**$15,167**	$2.16
Real Estate Tax	**$26,118**	$3.72
Total Expenses	**$41,285**	$5.89

NET OPERATING INCOME

$129,408

Stabilized NOI · NNN lease.

INVESTMENT HIGHLIGHTS

WHY 4314 S KEDZIE

Stabilized Single-Tenant Asset

100%-occupied by Speed Queen with 2.5% annual rental increases and three 5-year renewal options, providing durable, growing income from day one.

Internet-Resistant Use

A laundry/service use insulated from e-commerce, giving investors a recession- and 'Amazon-proof' income stream.

Fully Renovated (2025)

Originally built in 1953 and fully renovated in 2025 — including a brand-new roof and newly resurfaced parking lot — a turnkey, modernized building with minimal near-term capital needs.

Dense Southwest Chicago Corridor

Positioned on the high-traffic Kedzie/Archer retail corridor within one of Chicago's densest, established trade areas.

Renter-Dense Demand Base

The one-mile trade area is 56.7% renter-occupied with 31,387 residents — a deep, built-in customer base for a laundromat use, reinforcing durable tenant demand.

Irreplaceable Infill Location

A renovated, single-tenant building on a dense, established Chicago retail corridor — the kind of well-located infill asset that is difficult to replicate.

8.09%	100%	$129,408	1953 / 2025
CAP RATE	OCCUPANCY	NET OPERATING INCOME	YEAR BUILT

SPACE LAYOUT

SITE PLAN

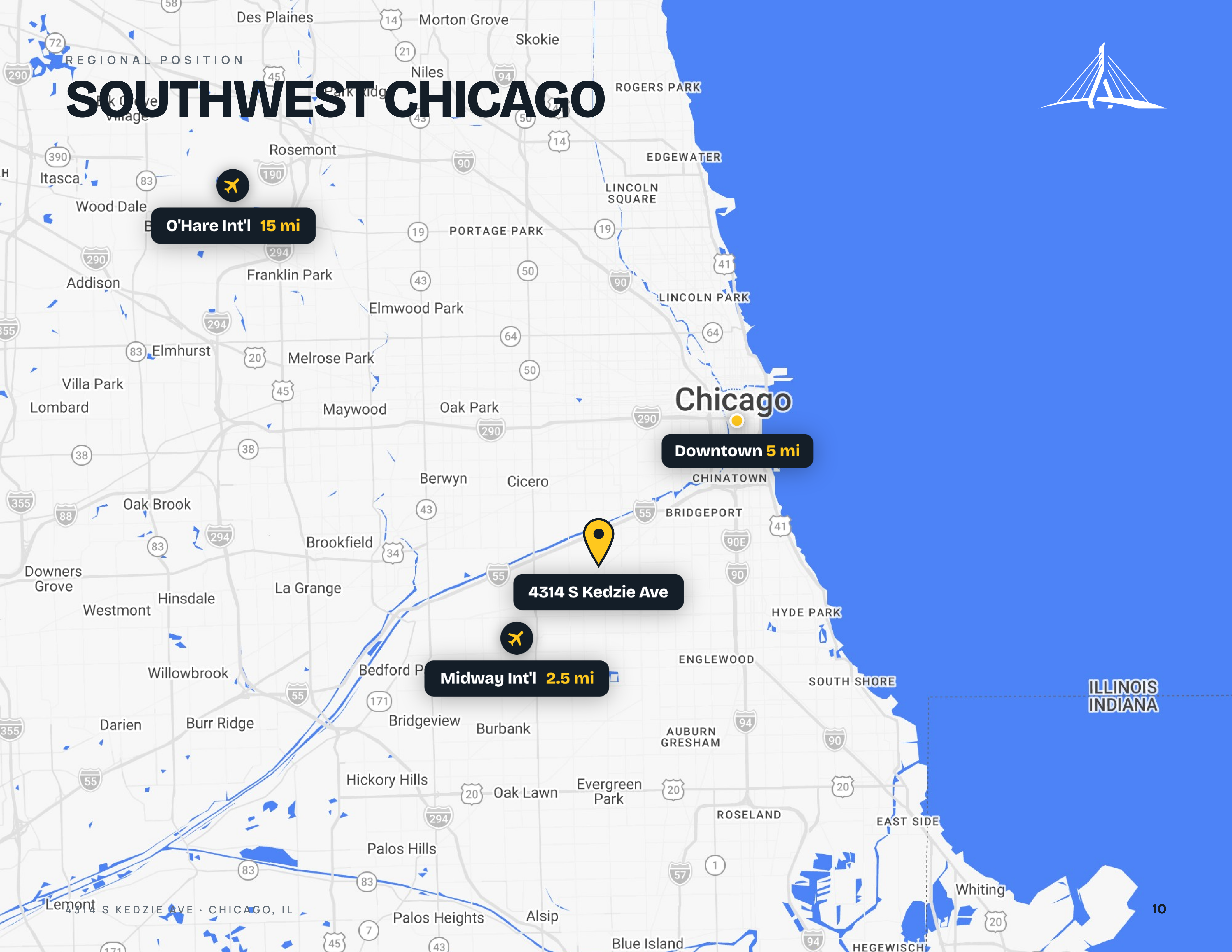
TOTAL GLA	TENANT	YEAR BUILT / RENO	USE	STORIES	OWNERSHIP
±7,014 SF	Speed Queen	1953 / 2025	Retail	One	Fee Simple

TRADE AREA

KEDZIE & ARCHER

REGIONAL POSITION

SOUTHWEST CHICAGO



LOCAL COMMUNITY

DEMOGRAPHICS

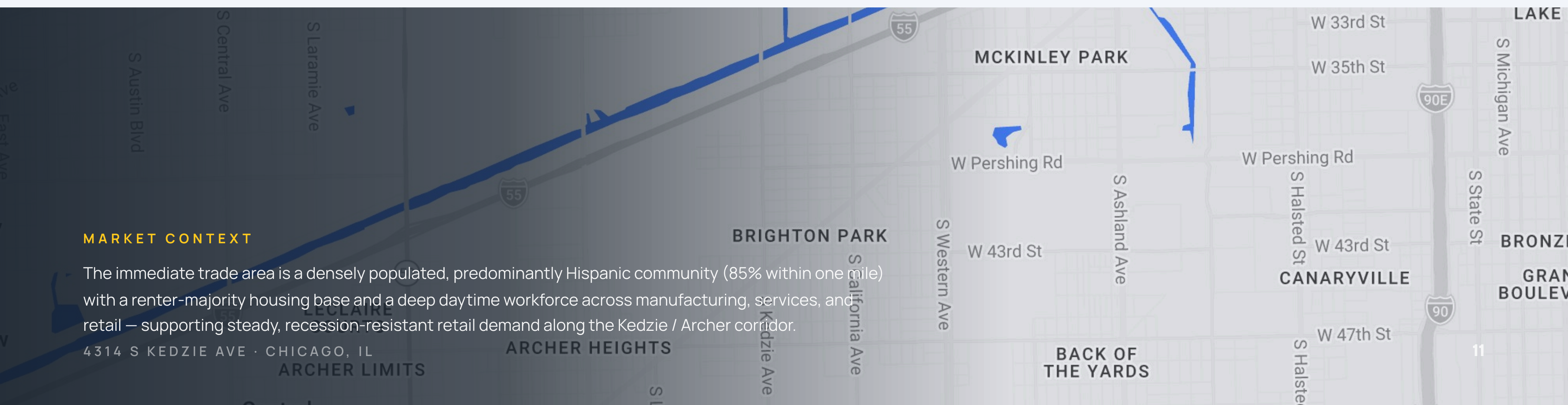
As of 2025, the trade area surrounding 4314 S Kedzie Ave holds 31,387 residents within one mile, 282,700 within three miles, and 757,339 within five miles — a dense, established Southwest Chicago community.

$246,885
MEDIAN HOME VALUE (1 MI)

56.7%
RENTER-OCCUPIED (1 MI)

	1 MILE	3 MILE	5 MILE
2025 POPULATION	31,387	282,700	757,339
2025 HOUSEHOLDS	9,352	82,585	256,680
AVG HOUSEHOLD INCOME	$80,271	$77,958	$79,665
MEDIAN HOME VALUE	$246,885	$248,483	$262,162

2025 ESTIMATES · COSTAR



MARKET CONTEXT

The immediate trade area is a densely populated, predominantly Hispanic community (85% within one mile) with a renter-majority housing base and a deep daytime workforce across manufacturing, services, and retail — supporting steady, recession-resistant retail demand along the Kedzie / Archer corridor.

CHICAGO MSA

THIRD-LARGEST U.S. METRO

The Chicago metropolitan area is the third-largest market in the United States, home to 9.4 million residents and one of the nation's most diversified economies. Anchored by O'Hare International Airport, the nation's #1 freight rail hub, and a deep Fortune 500 corporate base, the metro pairs broad, recession-resistant strength across finance, manufacturing, logistics, healthcare, and technology with the scale and connectivity of a global gateway city.

9.4M	3rd	35	$785B	4.1M	#1
METRO POPULATION	LARGEST U.S. METRO	FORTUNE 500 HQS	METRO GDP	REGIONAL LABOR FORCE	U.S. FREIGHT RAIL HUB

CONTACT INFORMATION

BUILD YOUR LEGACY

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