

**MULTI TENANT
RETAIL WITH
AMPLE PARKING
& LARGE PYLON
SIGNAGE**



for lease

111TH & KEDZIE

3152 W 111th St Chicago, IL 60655

FORMER 7-ELEVEN CONNECTED TO ROSATI'S PIZZA



Prime hard-corner visibility at 111th & Kedzie with over 33,100 vehicles passing daily. Former 7-Eleven with Rosati's Pizza connection, this freestanding 3,600 SF property features ample on-site parking, prominent pylon signage, and proximity to national retailers in a high-income neighborhood.

- National Co-Tenant Draw:** Adjacent to Dollar Tree, Dunkin' Donuts, Burger King, and Walgreens for consistent daily traffic.
- Turnkey Freestanding Space** 3,600 SF former 7-Eleven with complete build-out, on-site parking, and pylon signage ready for immediate occupancy.

Nearby Tenants:



TrueValue



Walgreens



DOLLAR TREE



Offering Summary



**AVAILABLE SF | 2,500 SF
ASKING PRICE | \$27 SF/YR
CAM & TAX | \$7.60 PSF**



**Traffic Count:
33,100+ VPD**



**Population:
28,697 (1 MILE)**



**Avg HH Income:
\$118,937 (1 MILE)**



**#Households:
26,522 (1 MILE)**

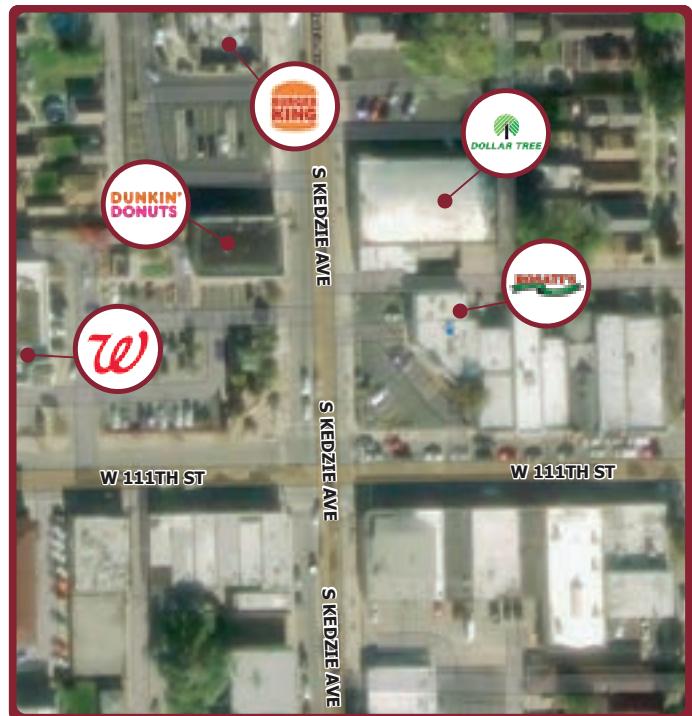
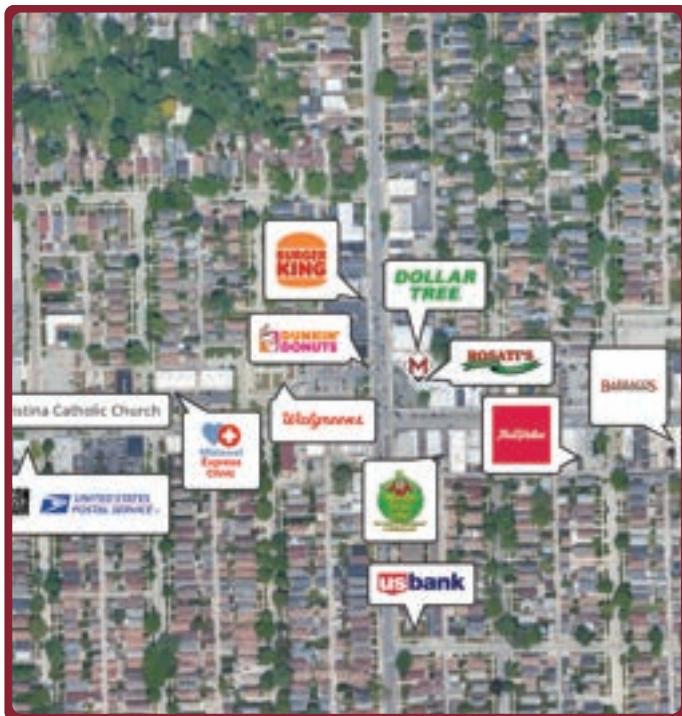


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