



**Subject Property**

***3041 S KEDZIE AVE | CHICAGO, IL 60623***

**CHICAGO'S LITTLE VILLAGE NEIGHBORHOOD**

***LEASE | +/- 22,386 SF WITH +/- 4,000 STRUCTURE***

***Mark Mielnicki***



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## Highlights:

Approximate 22,380 square foot land site equipped with a approximately 4000 square foot structure located on busy Kedzie Ave in Chicago's little village neighborhood. Located on busy Kedzie Avenue at 31<sup>st</sup> Street approximately 1/2 mile from I-55 (Stevenson Expressway). Ideal for exterior vehicle or truck storage, repair, tires, contractor yard, and more. Ideal positioning and access to Chicago's Interstate highway network. Near located across the street from ALDI and CIBC

## CHICAGO'S LITTLE VILLAGE NEIGHBORHOOD:

The Little Village Arch is the gateway to this vibrant Mexican-American area known locally as La Villita, where local art brightens street corners. The aroma of traditional Mexican cuisine wafts from sidewalk carts and eateries on 2 mile-long 26th Street. Unconventional food like rattlesnake and alligator is on the menu at La Casa de Samuel, while colorful shops sell everything from piñatas to quinceañera dresses.

***+/- 22,386 Land Site | +/- 4,000 SF Structure***

***Little Village Neighborhood***

***3041 S Kedzie Ave, Chicago 60623***





2409 W. 104th Street | Chicago, Illinois 60655 | (773) 779-FIRE (3473) | [www.firstinrealtyexec.com](http://www.firstinrealtyexec.com)

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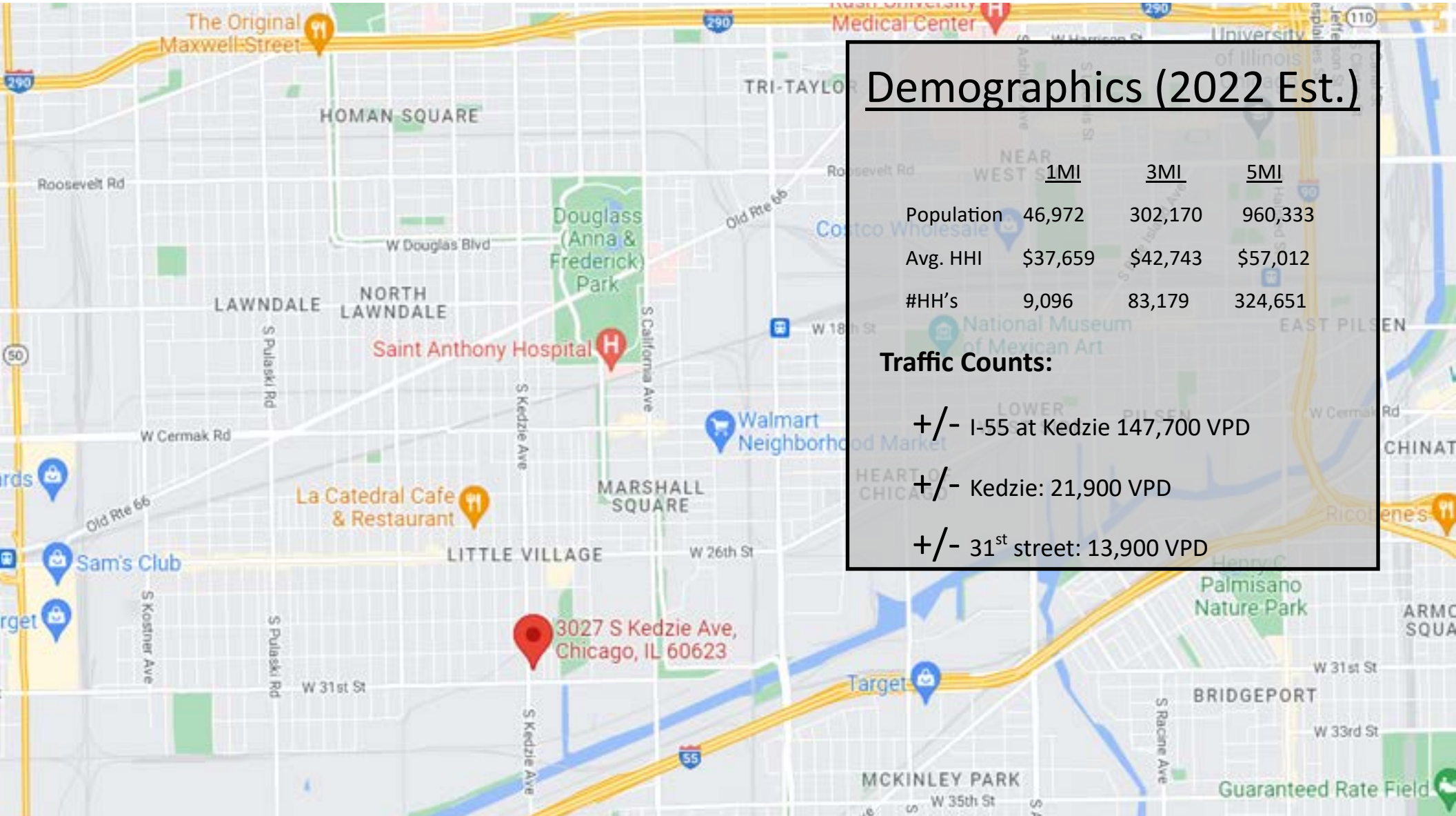


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**Demographics (2022 Est.)**

	<u>1MI</u>	<u>3MI</u>	<u>5MI</u>
Population	46,972	302,170	960,333
Avg. HHI	\$37,659	\$42,743	\$57,012
#HH's	9,096	83,179	324,651

**Traffic Counts:**

- +/- I-55 at Kedzie 147,700 VPD
- +/- Kedzie: 21,900 VPD
- +/- 31<sup>st</sup> street: 13,900 VPD



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***Little Village Neighborhood***

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***Exclusively Listed By:***

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