

Chicago, IL 60652

# 8235 South Kedzie Avenue



## OFFERING SUMMARY

Available SF: 1,100 - 5,500 SF

Lease Rate: \$24.00 SF/yr (NNN)

Building Size: 16,400

## PROPERTY OVERVIEW

1,100-5,500sf available for lease at 83rd & Kedzie Ave. The center is highly visible with plenty of walking and driving traffic. Each space has a buildout in place. The property can be accessed from all directions. Many national and regional tenants nearby such as Pete's Fresh Market, Buddy Bear Carwash, Dunkin Donuts, Aldi, Walgreens Pharmacy, and many more. The site is ideal for medical users, clothing stores, tax services, estheticians, grocery store users, etc. Pylon signage is available.

## PROPERTY HIGHLIGHTS

- Pylon Signage Available
- Densely Populated Area
- Heavy Traffic Counts
- Many National & Regional tenants in the area
- Major Business District
- Easy Access from all directions

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Office Building For Lease September 04, 2024

for more information

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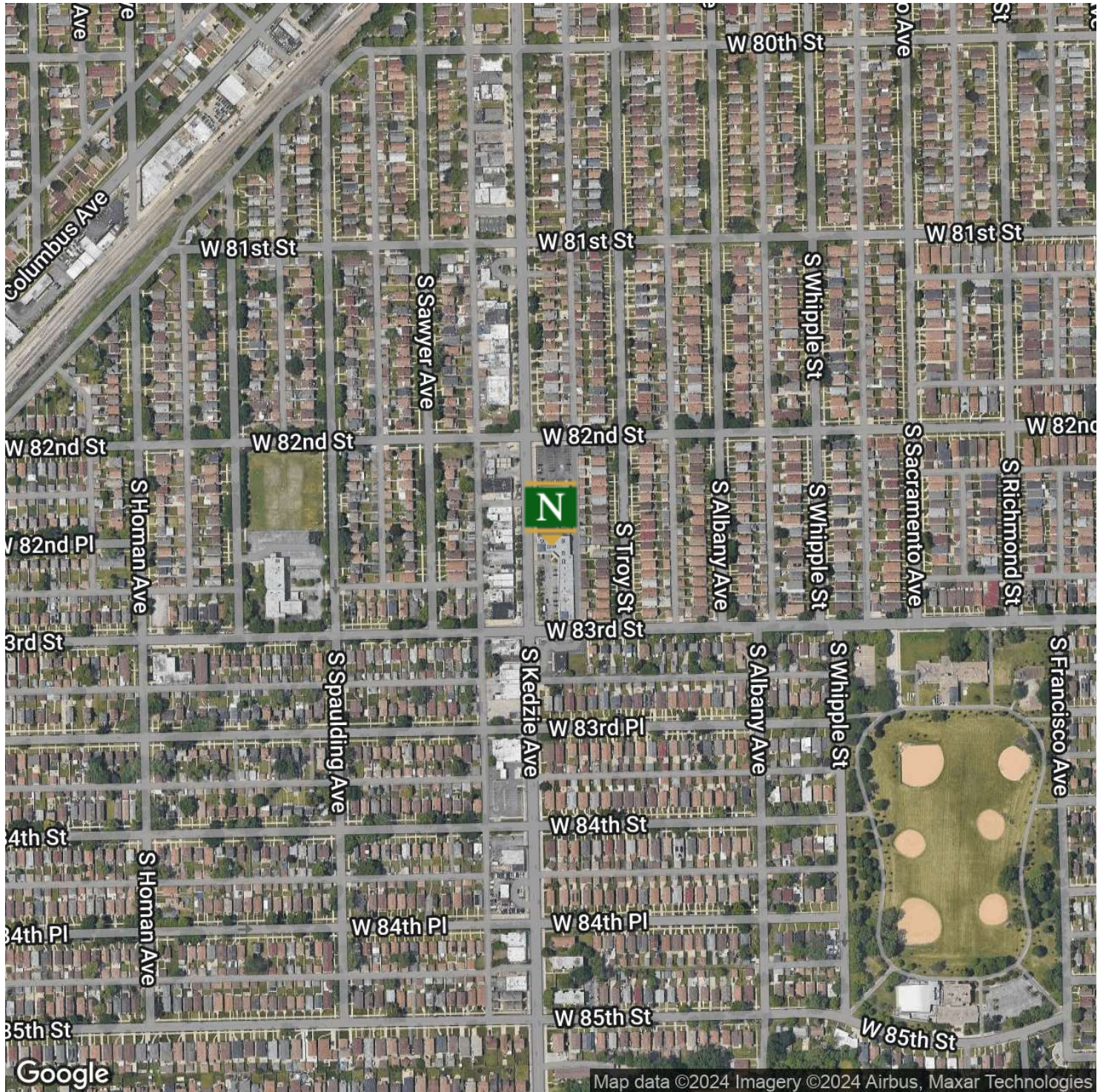
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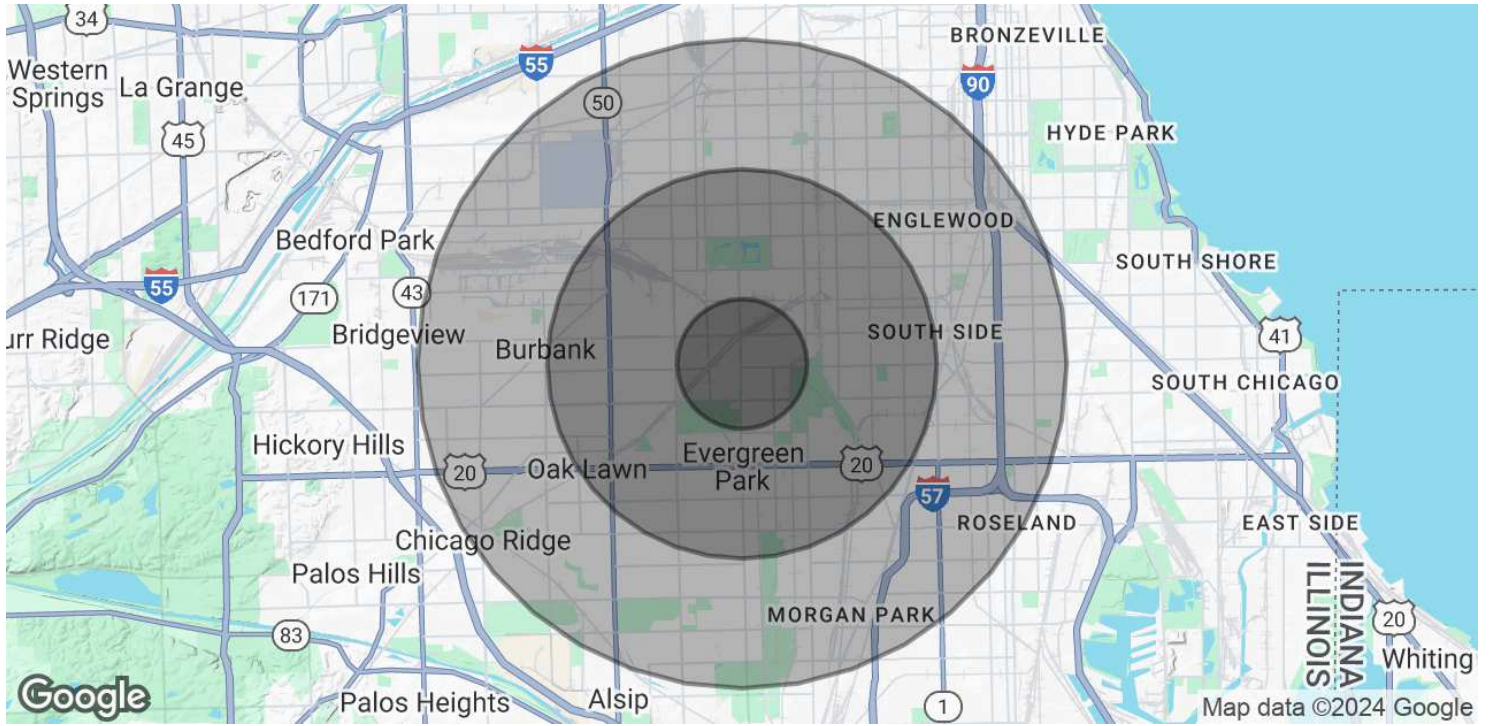
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	22,598	247,009	669,958
Average Age	41	39	39
Average Age (Male)	39	38	38
Average Age (Female)	42	41	41
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	7,591	85,160	237,000
# of Persons per HH	3	2.9	2.8
Average HH Income	\$88,900	\$83,579	\$80,481
Average House Value	\$260,448	\$249,788	\$252,025
<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Hispanic	31.1%	40.7%	39.6%
<b>RACE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>

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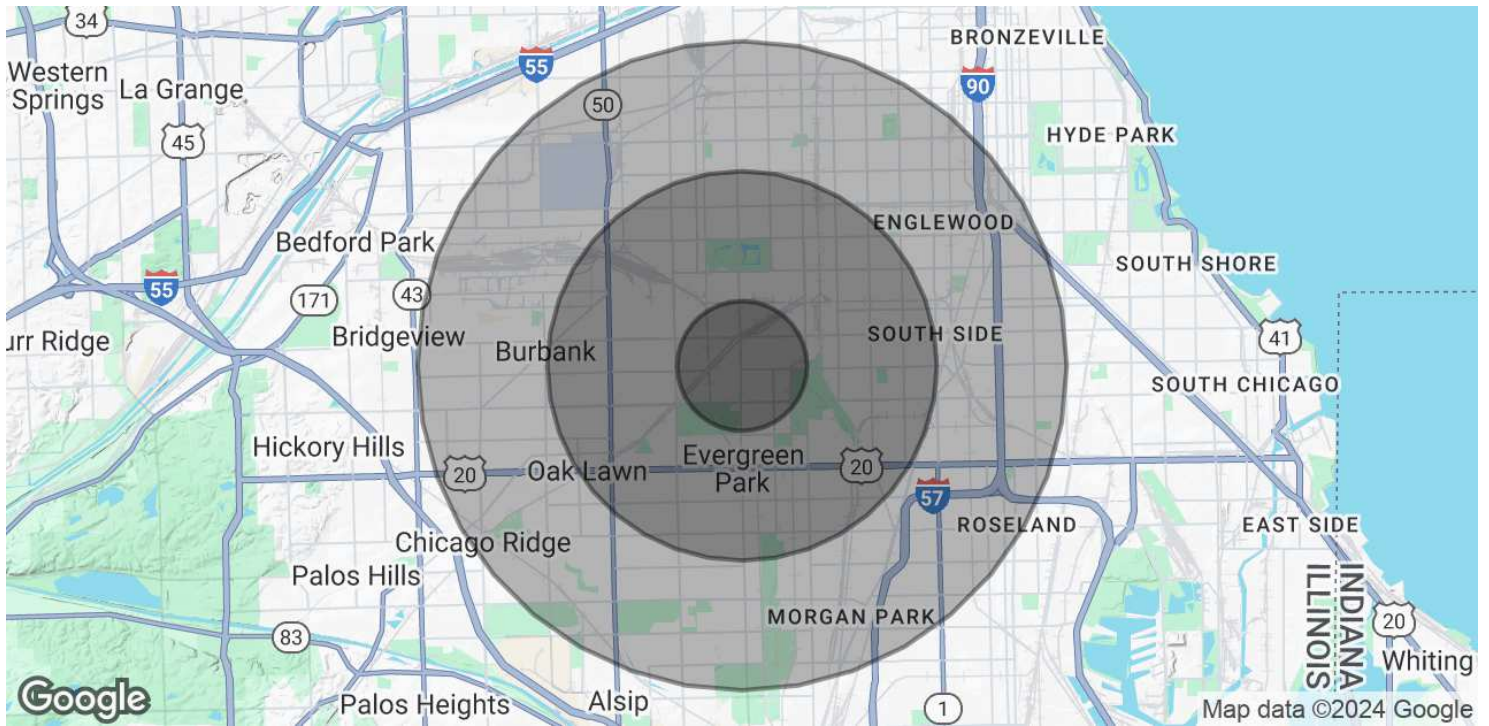
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Total Population - White	1,941	55,178	160,713
% White	8.6%	22.3%	24.0%
Total Population - Black	14,125	100,636	262,319
% Black	62.5%	40.7%	39.2%
Total Population - Asian	104	1,857	8,836
% Asian	0.5%	0.8%	1.3%
Total Population - Hawaiian	3	72	259
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	327	4,204	11,641
% American Indian	1.4%	1.7%	1.7%
Total Population - Other	3,865	52,581	139,770
% Other	17.1%	21.3%	20.9%

Demographics data derived from AlphaMap

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