

for lease

CHICAGO KEDZIE PLAZA

800 N Kedzie Ave Chicago IL 60651

HUMBOLDT PARK'S #1 SHOPPING HUB



Offering Summary



AVAILABLE SF | 2,000-5,590 SF
ASKING PRICE | \$28.50-\$32 SF/YR
CAM & TAX | \$14.64 SF/YR
ZONING | PD407



Traffic Count:
30,000+ VPD



Avg HH Income:
\$94,467 (3 MILES)



Population:
392,608 (3 MILES)



#Households:
141,245 (3 MILES)

Join anchors ALDI, Five Below, Burlington, and more at Humboldt Park's #1 retail hub at the Chicago and Kedzie intersection. This center is 98% leased and offers high-demand storefronts.

- **High-Visibility Corner:** A renovated façade at this prominent intersection provides exposure to more than 392,608 residents within 3 miles.
- **National Tenants:** Burlington, ALDI, Chase Bank, Dunkin' Donuts, Foot Locker, Five Below, and new tenants Dress Code and Khalifa Perfumes drive consistent demand, supported by ample parking, a Walk Score of 81, and convenient CTA access.

Tenants:

five BELOW **CHASE**

Burlington **SUBWAY**



Rainbow

DTLR
YOUR FASHION...YOUR LIFESTYLE!

FISH



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#	SF	Tenant
100	10,825	Rainbow
104	5,590	AVAILABLE
106	2,000	Domino's Pizza
108	2,000	WingStop
110	5,500	Star Beauty Supply
112	2,500	Dress Code
114	4,500	Sudz
116	8,702	Five Below
119	16,659	Aldi
210	23,105	Burlington
212	4,000	Polished Nails
214	4,000	DTLR
218	3,200	Chase
221	800	Khalifa Perfumes
222	2,000	AVAILABLE
223	1,360	Dunkin' Donuts
224	1,150	JJ Fish
225	850	Total Wireless
301	850	Subway
302	850	See Thru Chinese
303	900	Insure One
304	5,000	Foot Locker
305	600	Cricket
306	300	Management



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