



**RETAIL OFFICE SPACE FOR LEASE | FOR SALE**

*+/- 3,300 SF AVAILABLE*

**10448 S KEDZIE AVE , CHICAGO, IL 60655**



**FIRST IN  
REALTY**  
— INCORPORATED —





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Discover a prime 3,300 SF retail or professional office space on busy Kedzie Avenue, offering exceptional visibility, high traffic exposure and interior garage. This versatile property currently built out with a spacious cafe that flows into a back reception area, along with a private offices, kitchen and two large garages accommodating up to five vehicles each with an overhead door for easy access and suitable for storage. The property also includes a kitchen equipped with a commercial grease trap and a 3-compartment sink, making it well-suited for food-related operations. With its flexible layout, prime street exposure, and adaptable space re-imagined for your use, this location is ideal for retail, professional offices, contracting office or specialty use, providing the perfect setting to grow your business.

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



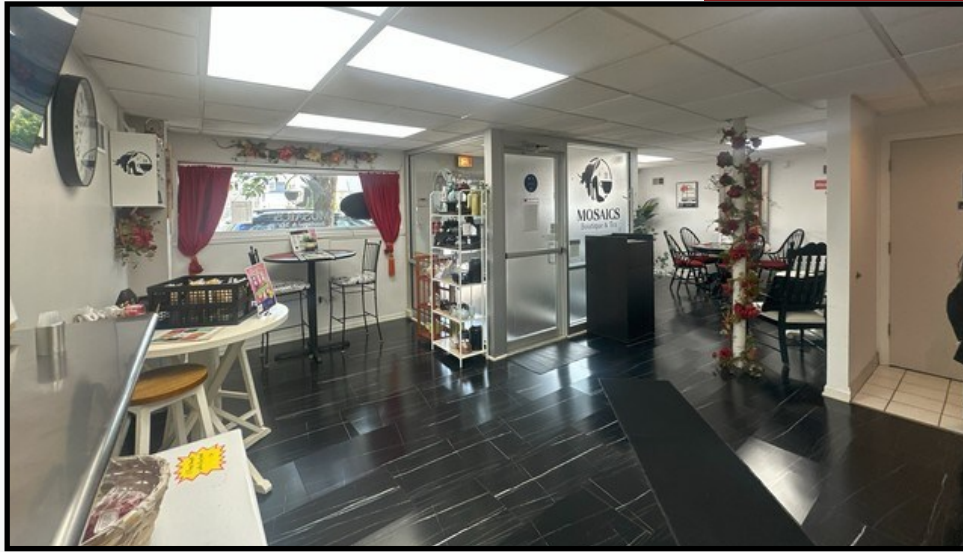


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## **INTERIOR PHOTOS**



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# AERIAL CONCENTRATION







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## **MOUNT GREENWOOD OVERVIEW**

Mount Greenwood is well known for its close-knit, suburban feel while still delivering the advantages of city living. The area attracts a steady customer base of families, city workers, and professionals—many of whom live, work, and shop locally.

Retail and dining corridors along 111th Street, 95th Street, and Western Avenue draw consistent foot and vehicle traffic, creating an ideal environment for new or expanding businesses. Mount Greenwood is also home to St. Xavier University, which brings a strong student and faculty population, while highly rated schools like Mount Greenwood Elementary, Cassell Elementary, Marist, Brother Rice, and Mother McAuley reinforce the neighborhood's family appeal.

Commuting is simple, with Metra Rock Island stations nearby in Beverly/Morgan Park, multiple CTA and Pace bus routes, and easy access to I-57, I-294, and I-80. Residents enjoy Mount Greenwood Park, with its athletic fields, playgrounds, and seasonal programs, adding to the neighborhood's vibrant and active lifestyle.

This property represents a unique opportunity to establish your business in a high-demand retail corridor within a thriving community.

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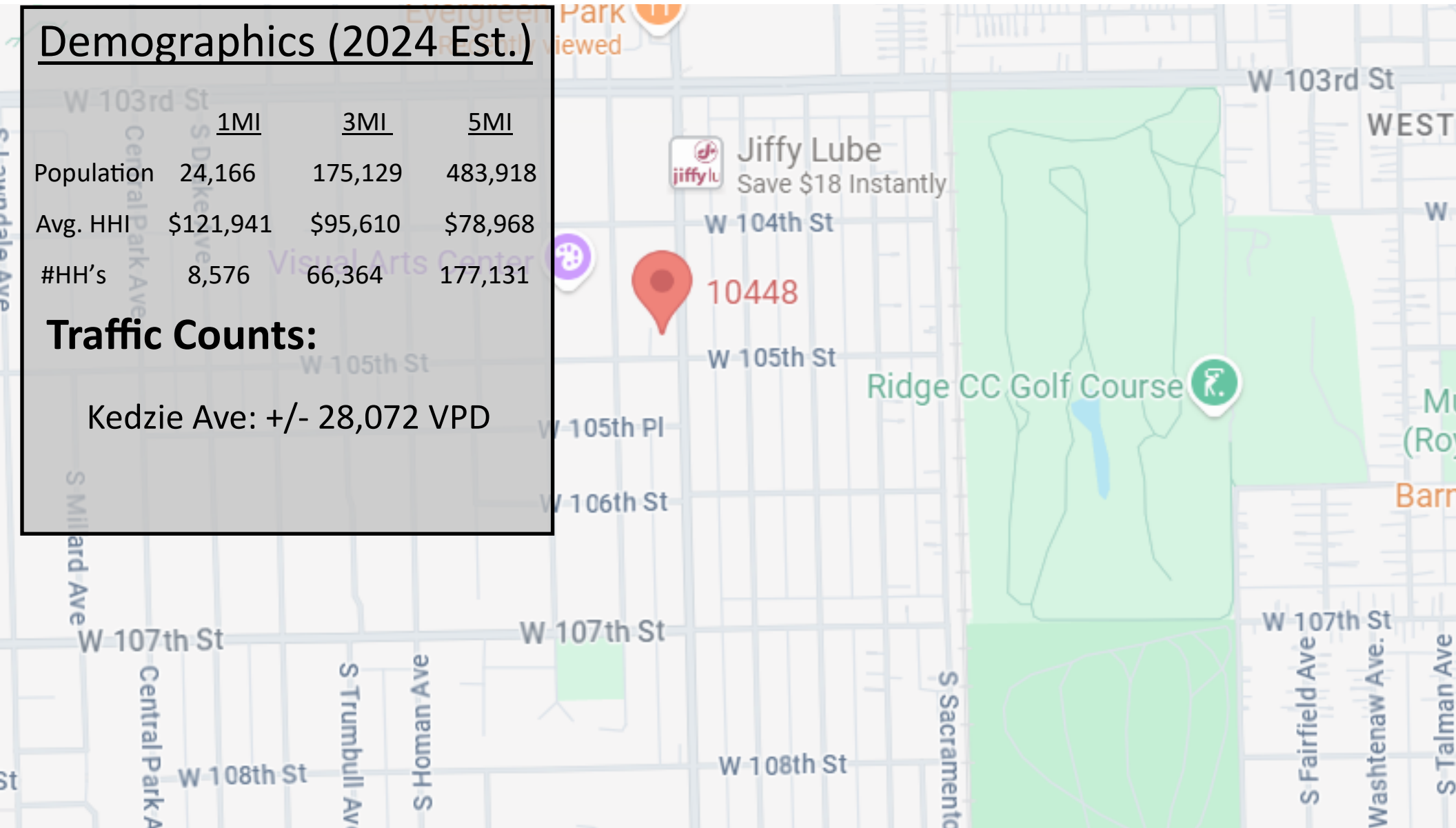
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## Demographics (2024 Est.)

	<u>1MI</u>	<u>3MI</u>	<u>5MI</u>
Population	24,166	175,129	483,918
Avg. HHI	\$121,941	\$95,610	\$78,968
#HH's	8,576	66,364	177,131

## Traffic Counts:

Kedzie Ave: +/- 28,072 VPD



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**Exclusively Listed By:**



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