

FOR SALE OR LEASE

10,000 SF Building on
S. Kedzie Ave.

6400 S. Kedzie Avenue
CHICAGO, IL 60629



Property Aerial

PROPERTY SPECIFICATIONS

Building Size	± 10,000 Sq. Ft.
Land Size	± 10,000 Sq. Ft.
Zoning	B1-1
Parcel(s)	19-23-211-020-0000, 19-23-211-019-0000, 19-23-211-018-0000
Property Taxes	\$12,000 (\$1.20 PSF)
Lease Rate	\$6.50 PSF Modified Gross
Sale Price	\$325,000
Comments	<ul style="list-style-type: none">▪ Located 2-miles from Chicago Midway Airport▪ 125' Frontage on S. Kedzie Avenue▪ CTA 52A Bus stop across the street

For more information,
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from sources deemed reliable and is
submitted subject to errors, omissions
and to change of price or terms
without notice.



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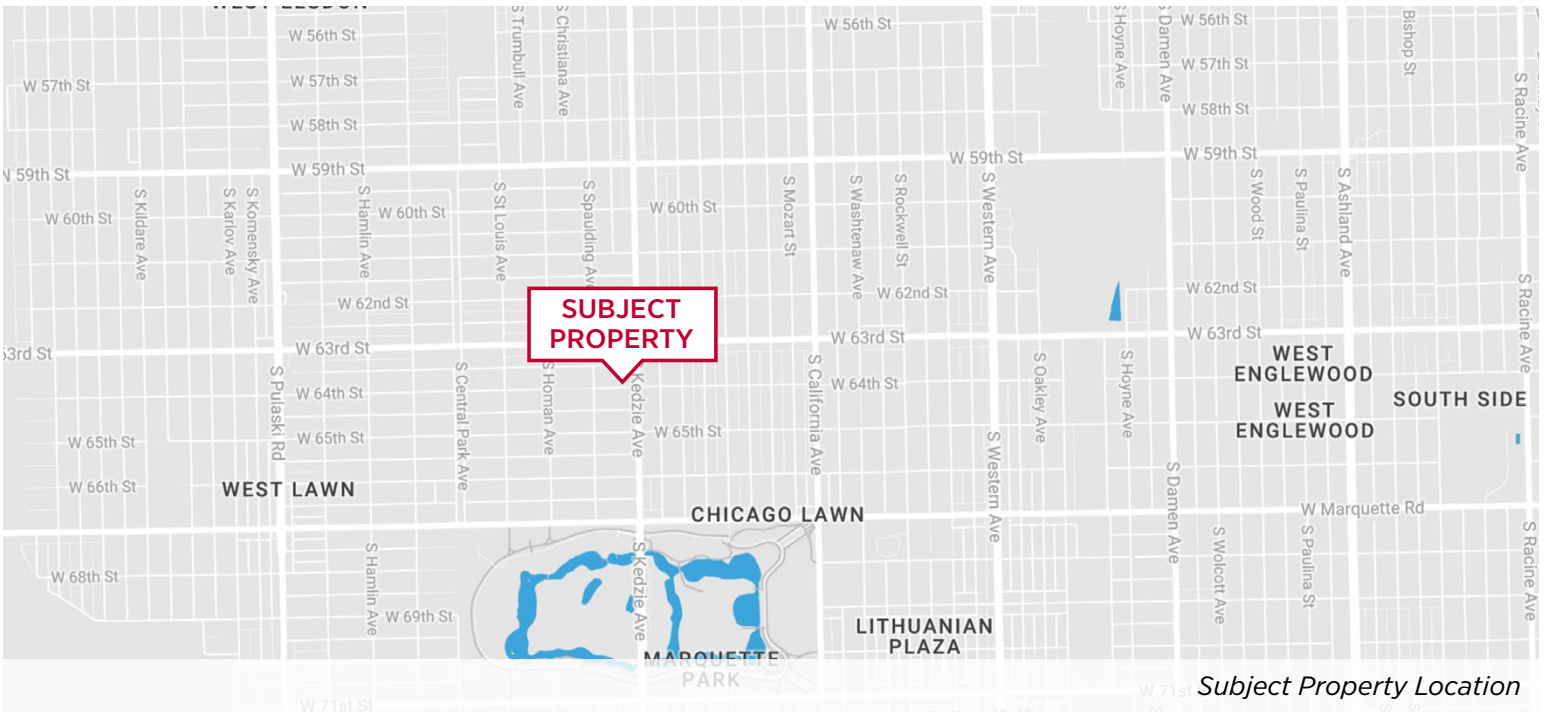
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Property Aerial



Property Exterior



Subject Property Location

DEMOGRAPHICS

56,715

POPULATION WITHIN
1-MILE

24,846

NUMBER OF CARS ON
KEDZIE AVE. DAILY

\$38,640

AVG. HH INCOME
WITHIN 1-MILE

14,326

HOUSEHOLDS WITHIN
1-MILE

