



# 4314 S. KEDZIE AVE.

CHICAGO, IL 60632



LOCATED IN BRIGHTON PARK JUST NORTH OF THE INTERSECTION OF KEDZIE AND ARCHER AVENUES WITH 28,000+ VEHICLES PER DAY. THE PROPERTY FRONTS KEDZIE AVENUE WITH PARKING IN THE REAR.

**SPACE AVAILABLE** | 8,292 SF

**ANNUAL NET RENT** | \$12 / SF

**PURCHASE PRICE** | \$795,000

**TAX** | \$2.99 / SF

**POPULATION** | 370,000+ WITHIN 3 MILES

**TRAFFIC** | 28,000+ VEHICLES PER DAY

TENANTS &  
SURROUNDING

**CHASE**



**Walgreens**

**BRIGHTON PARK  
COMMUNITY BANK**  
A WINTRUST COMMUNITY BANK

**CHICAGO  
PUBLIC  
LIBRARY**



**OAK  
STREET  
HEALTH**  
BETTER EVERY DAY



CONTACT

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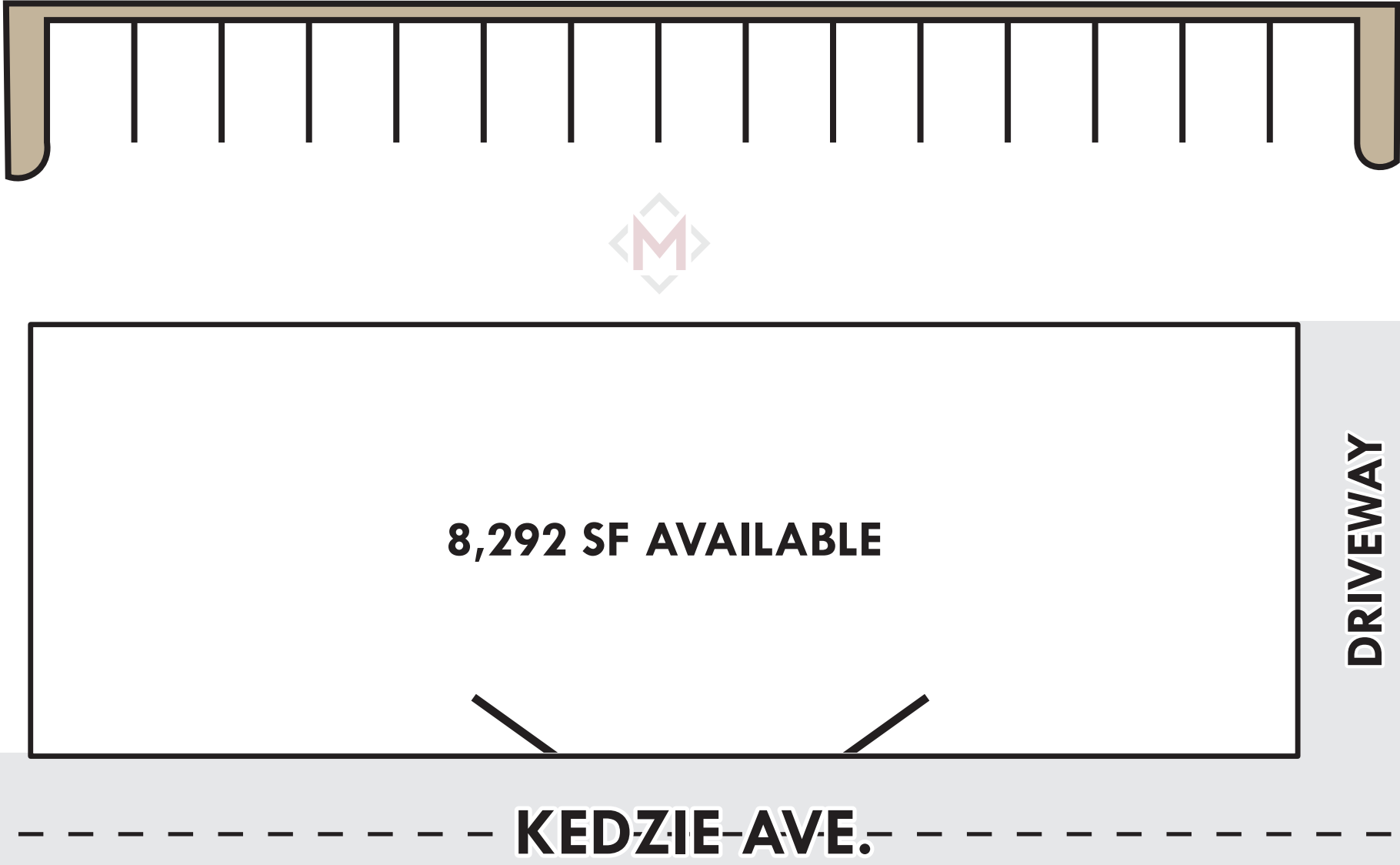
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4314 S. KEDZIE AVE.

DOLLAR GENERAL  
CHICAGO, IL 60632

SITE PLAN



AERIAL



MAP



312-337-1001    TERRI COX | ZACH SLAGLE

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