



810 - 1,320 SQUARE FEET
AVAILABLE FOR LEASE

Kedzie Plaza

3201-4758 W 47TH PLACE, GAGE PARK, CHICAGO, IL



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PROPERTY HIGHLIGHTS

- 810 / 1,200 / 1,320 SF Available For Lease
- Shadow Anchored by Pete’s Fresh Market
- Join Dollar Tree, Access Community Health, Octapharma Plasma
- Dense Infill Location
- Ample Surface Level Parking

DEMOGRAPHICS

	½ MILE	1 MILE	2 MILES
TOTAL POPULATION	7,434	47,543	165,524
DAYTIME POPULATION	5,654	21,736	88,071
HOUSEHOLDS	1,985	12,574	44,476
AVG HH INCOME	\$56,894	\$72,698	\$66,747

TRAFFIC COUNTS

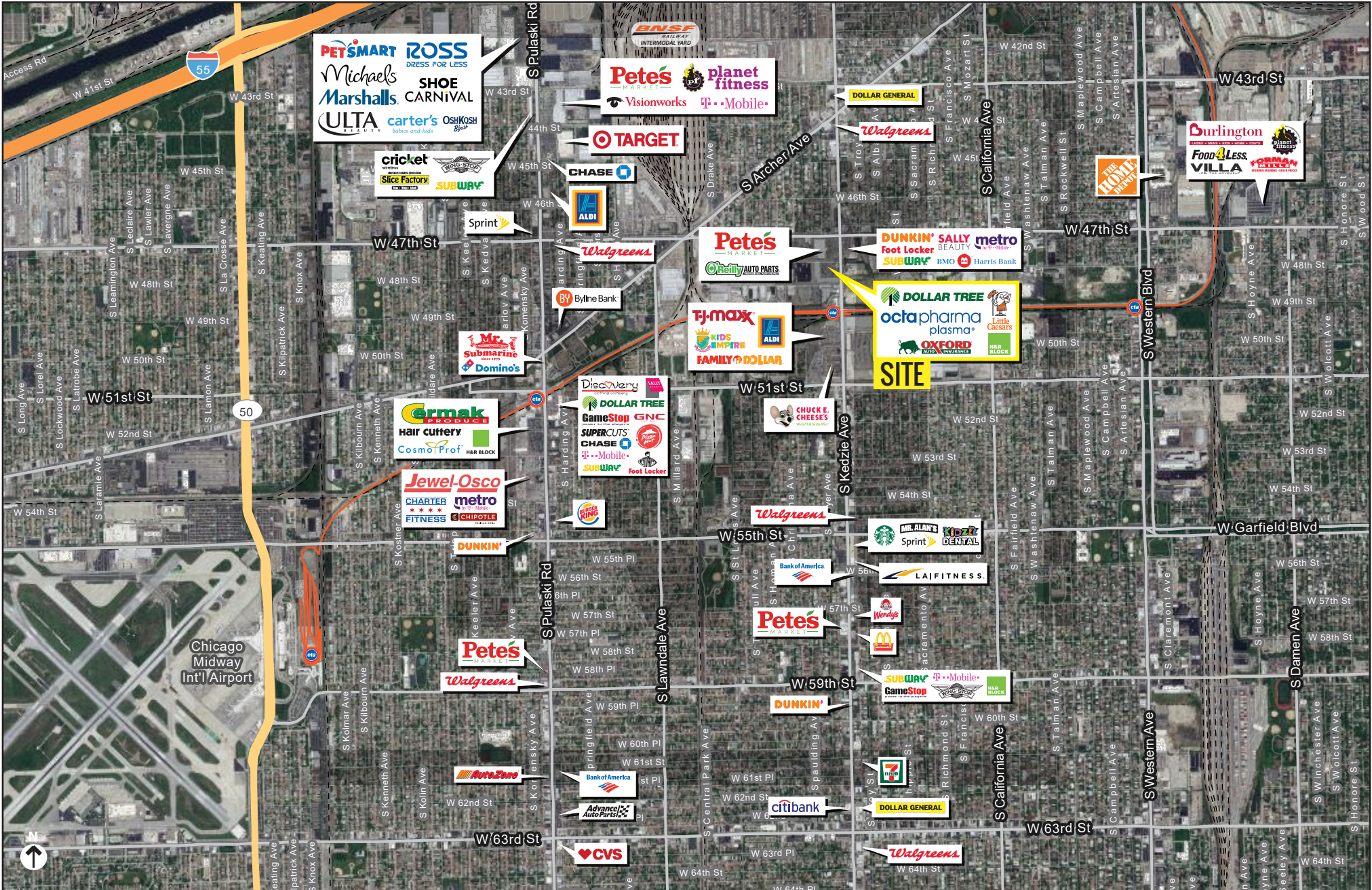
	COUNT
W 47TH ST	20,727 VPD
S KEDZIE AVE	26,602 VPD

WALK SCORE®

WALK SCORE	81	walker’s paradise > most errands can be accomplished on foot
TRANSIT SCORE	63	good transit > many nearby public transportation options
BIKE SCORE	52	bikeable > some bike infrastructure

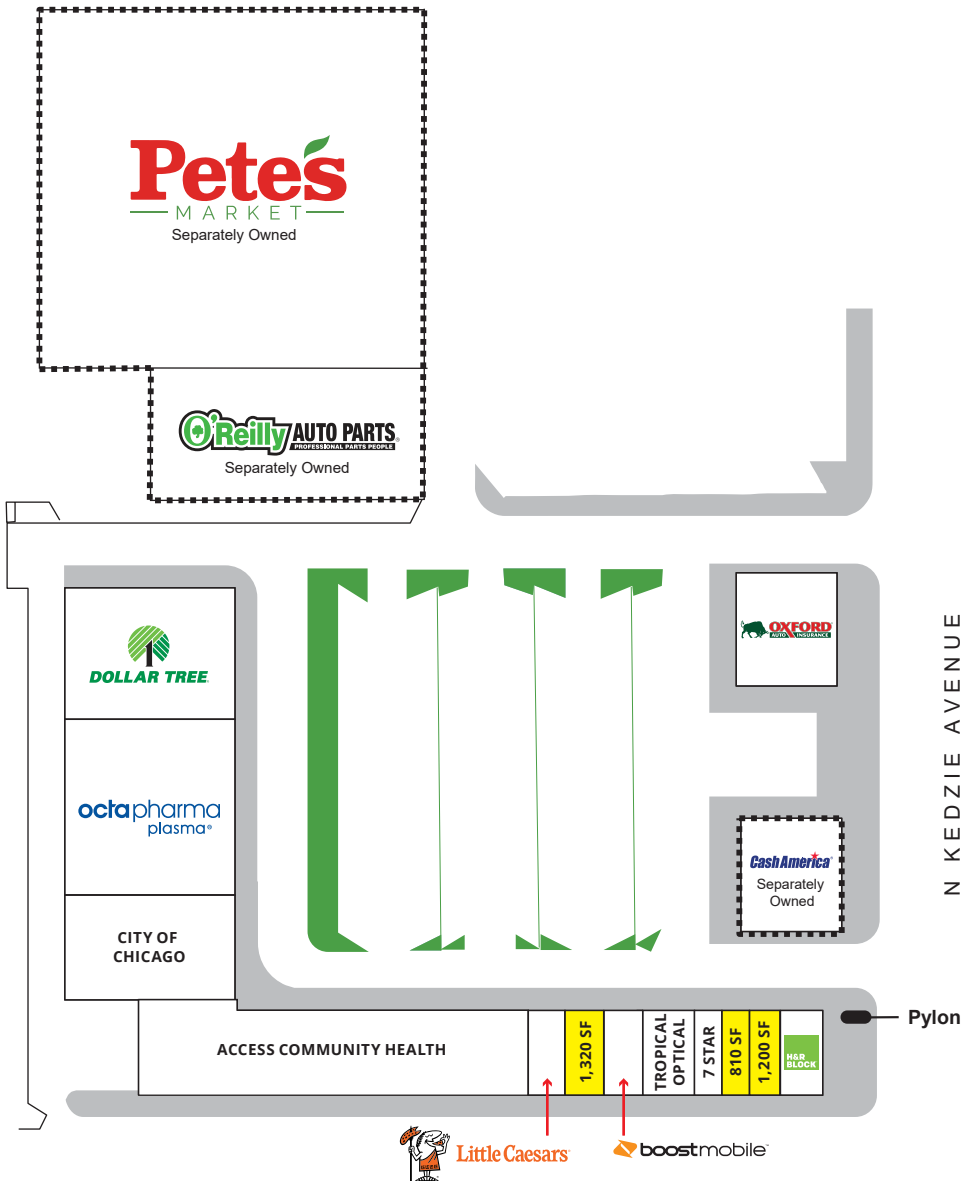


Gage Park



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#	TENANT	SF
4758	Dollar Tree	9,000
4760	Octapharma Plasma	10,836
4770	City of Chicago	8,000
3229	Access Family Health	13,605
3225	Little Caesar's	1,200
3223	AVAILABLE	1,320
3217	Boost Mobile	1,200
3205	Tropical Optical	1,800
3209	Seven Stars Chinese	960
3207	AVAILABLE	810
3205	AVAILABLE	1,200
3201	H&R Block	1,500
4756	Oxford Insurance	1,872

GLA = 53,303 SF

LEASING CONTACTS

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