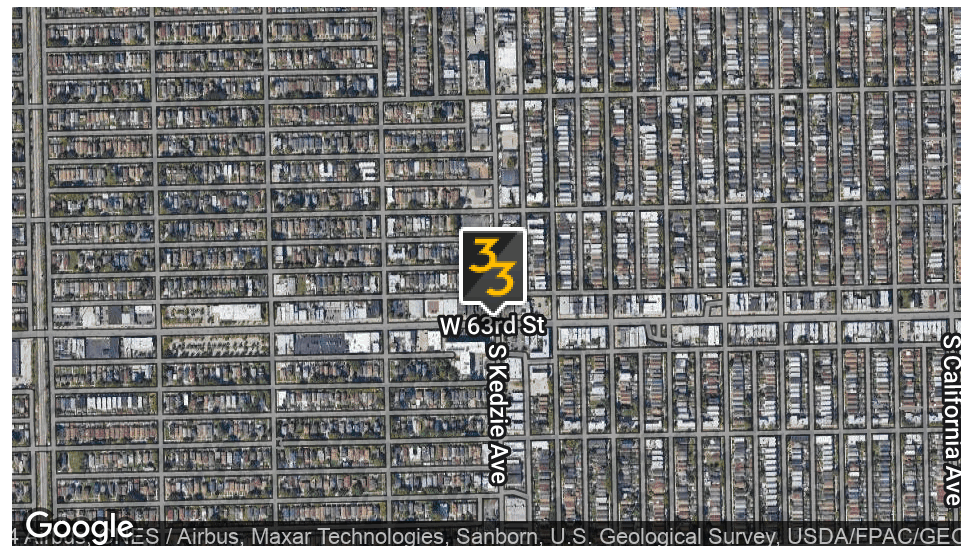


63RD & KEDZIE - COMMERCIAL SPACES

6300 S KEDZIE, CHICAGO, IL



OFFERING SUMMARY

Lease Rate:	\$1,500.00 - 2,200.00 per month (MG)
Available SF:	1,145 - 2,000 SF
Number of Units:	5
Zoning:	B3-1 and B1-1

PROPERTY OVERVIEW

Multiple storefronts available between 6237 and 6405 S Kedzie.

All storefronts are below apartments and do not have on-site parking.

Gas-forced heat and central air.

Tile or hardwood flooring in place. B1-1 and B3-1 ZONING

UNITS WILL BE TRASHED OUT, REPAIRED, AND CLEANED

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LEASE INFORMATION

Lease Type: MG Lease Term: Negotiable
Total Space: 1,145 - 2,000 SF Lease Rate: \$1,500.00 - \$2,200.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
6237 S Kedzie	Available	2,000 SF	Modified Gross	\$2,200 per month	B1-1 Zoning
6243 S Kedzie	Available	1,850 SF	Modified Gross	\$2,100 per month	B1-1 Zoning - Former Hair Salon. Plumbing in place.
6359 S Kedzie	Available	1,150 SF	Modified Gross	\$1,500 per month	Corner storefront
6405 S Kedzie	Available	1,145 - 1,150 SF	Modified Gross	\$1,500 per month	Former property management office - many upgrades in last 4 years

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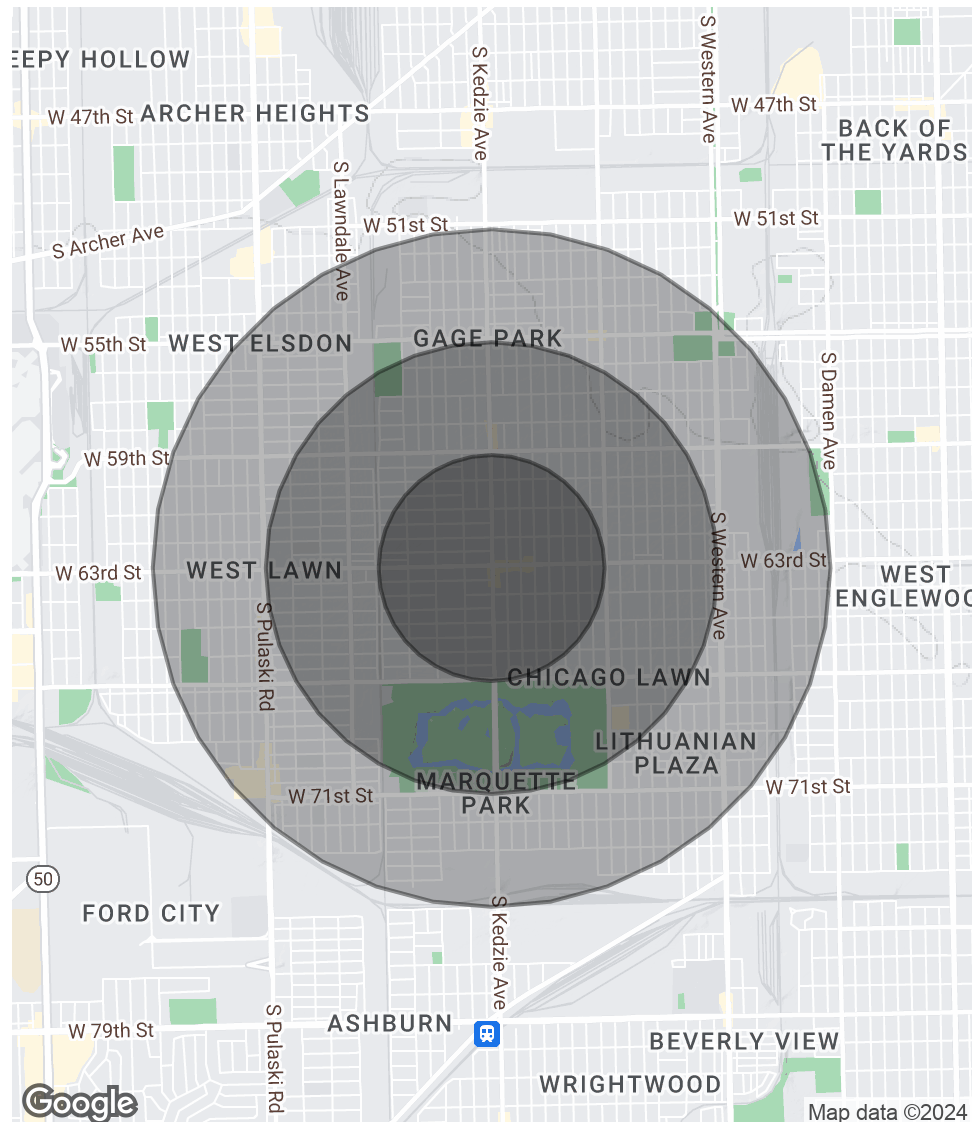
POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	18,097	59,630	121,230
Average Age	26.7	27.4	27.9
Average Age (Male)	25.4	25.9	26.0
Average Age (Female)	27.8	28.7	29.5

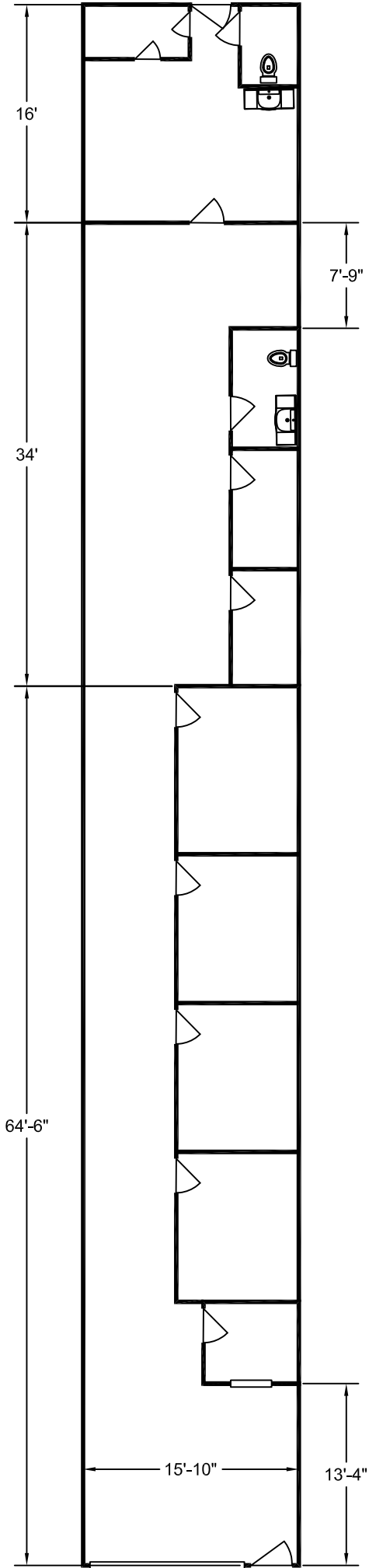
HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	4,914	15,989	32,262
# of Persons per HH	3.7	3.7	3.8
Average HH Income	\$45,466	\$45,298	\$47,952
Average House Value	\$204,948	\$205,692	\$197,242

* Demographic data derived from 2020 ACS - US Census



6237 S. Kedzie Ave



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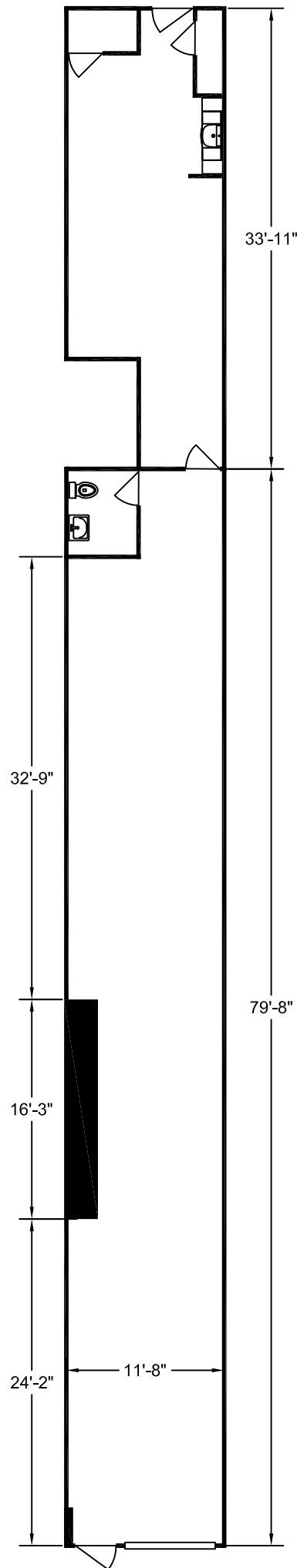
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6243 S. Kedzie Ave

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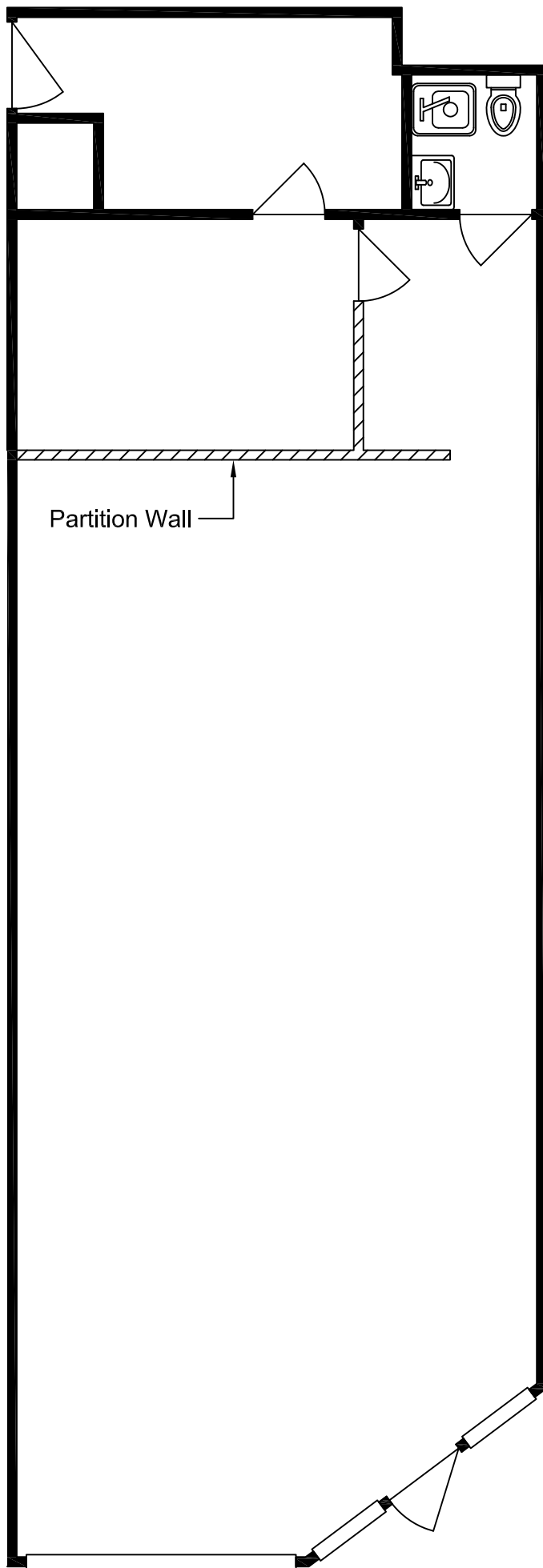
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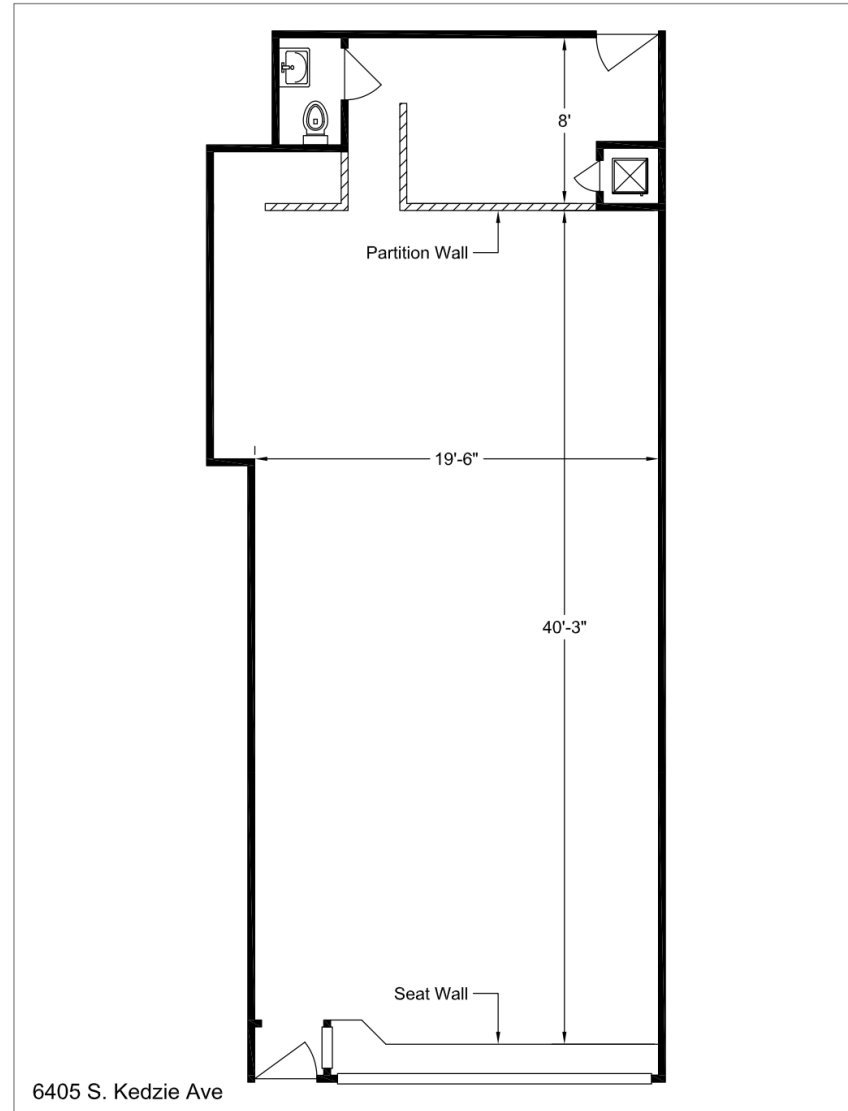


6359 S. Kedzie Ave



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GENE HART

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IL #475.149185

PROFESSIONAL BACKGROUND

Gene joined 33 Realty's Investment Brokerage team in 2018. He specializes in middle-market multifamily, retail, and mixed-use investment properties and commercial leasing throughout the Chicago MSA.

Prior to joining 33 Realty, Gene spent two years as a multifamily investment sales and retail leasing broker with a local firm after six years working in commercial real estate appraisal/valuation at CBRE, Inc., The Butler Burgher Group, Inc. (BBG), and Colliers, International. While working in appraisal, he worked on institutional and middle-market retail, office, industrial, special use, and multi-family properties throughout the Midwest, giving him a broad knowledge of underwriting experience. His background in appraisal, valuation, and sophisticated underwriting makes him an asset to every client he works with.

Gene obtained a bachelor's degree from DePaul University's Real Estate Program and undergraduate Liberal Studies Honors Program. While in school, he interned for some of Chicago's most well-respected local real estate companies from his sophomore year on and obtained his Illinois broker's license at age 20 for residential sales and leasing purposes. He participates in local real estate, neighborhood, and city organizations. Outside of work, Gene is an active golfer, soccer player, skier, cyclist, traveler, and lives with his fiancé Sara and three French Bulldogs, Jerry, Elaine, & Kramer, in Chicago's Wicker Park neighborhood.

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