

# Kedzie Plaza

3201-4758 W 47th Place  
Gage Park, Chicago, IL 60632  
[www.cbre.com/kedzieplaza](http://www.cbre.com/kedzieplaza)

## FEATURES

- + **LIMITED SPACE AVAILABLE**
  - One small shop space remaining
  - 1,036 SF
- + **MAJOR INTERSECTION**
  - Over 47,000 VPD at 47th and Kedzie
  - Anchored by high volume Pete's Fresh Market
- + **GREAT ACCESS AND VISIBILITY**
  - Multiple Access points along Kedzie and 47th Pl
  - Large pylon signage on Kedzie
  - 1 block from CTA Kedzie Orange Line
- + **DENSE POPULATION**
  - 50,637 people within 1 mile
  - 168,652 people within 2 miles
  - Hispanic Population: 1 mile = 88%

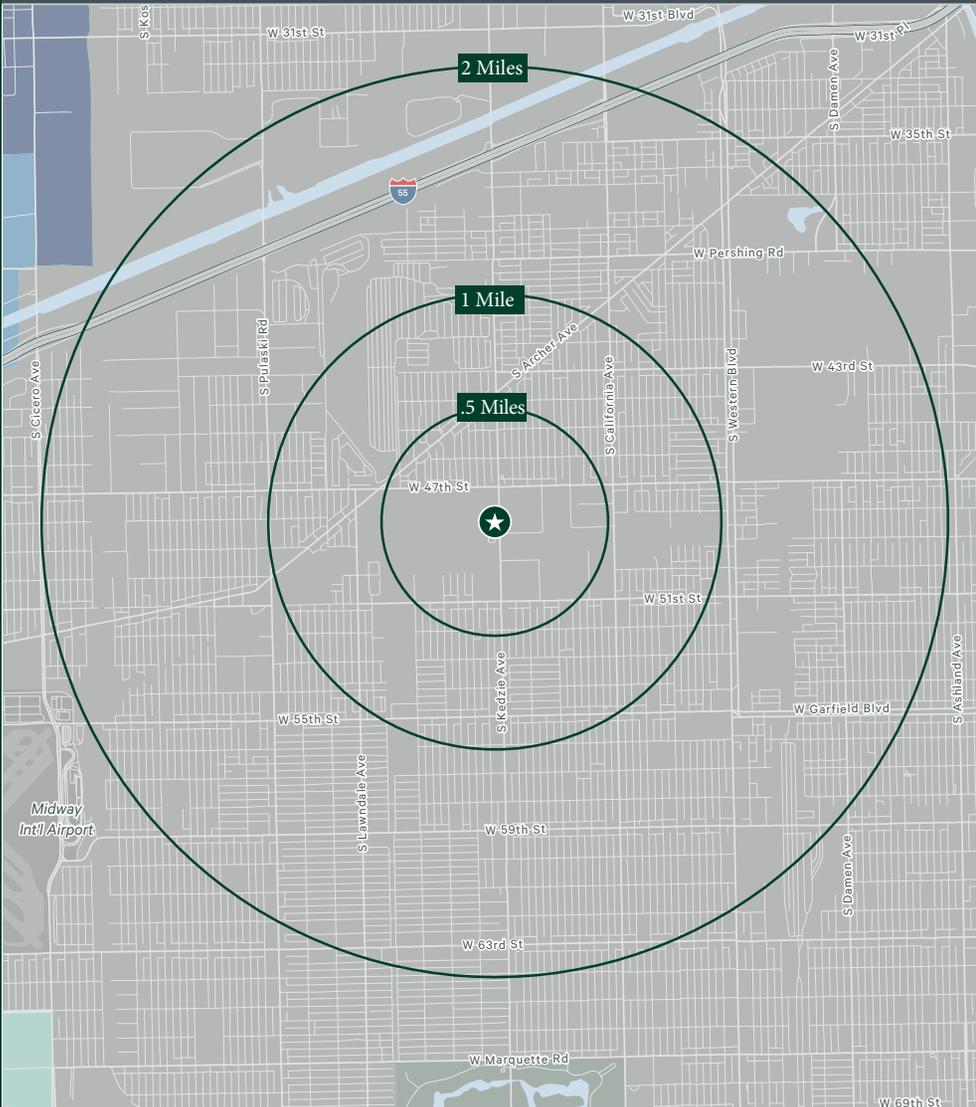


## Contact Us

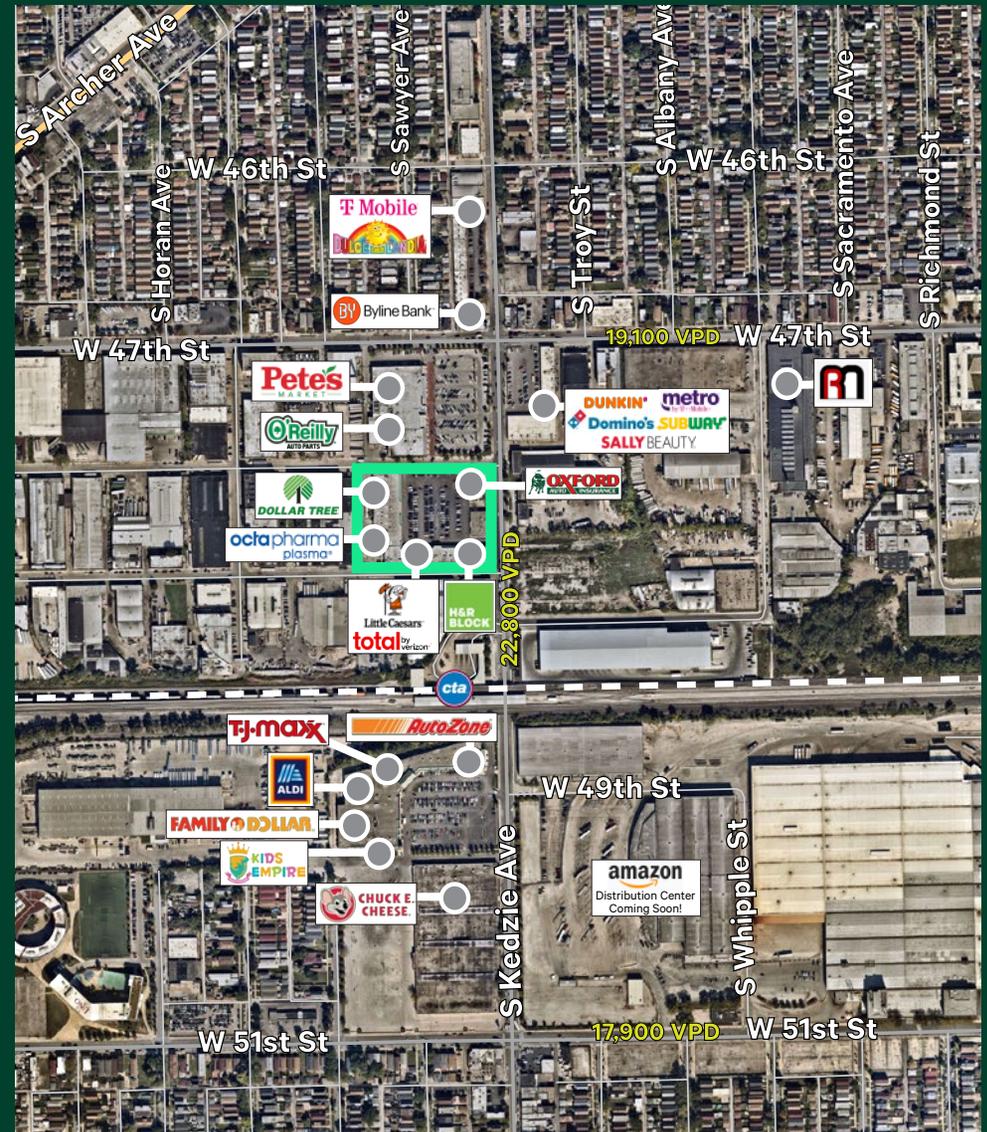
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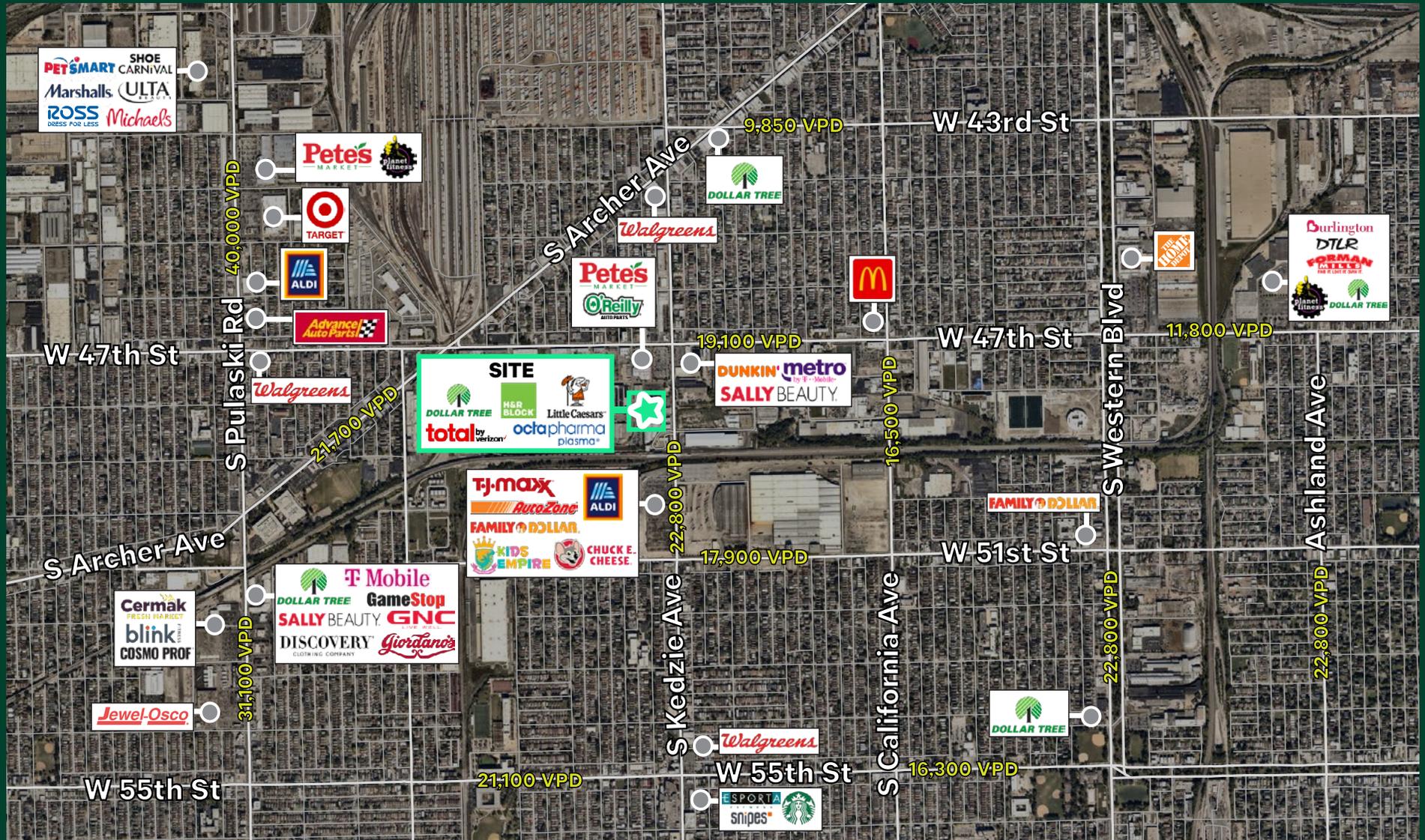
Estimated Demographics	0.5 Miles	1 Mile	2 Miles
Population	8,019	50,637	168,652
Avg. Household Income	\$58,244	\$68,368	\$67,230
Median Age	28.2	28.5	29.4

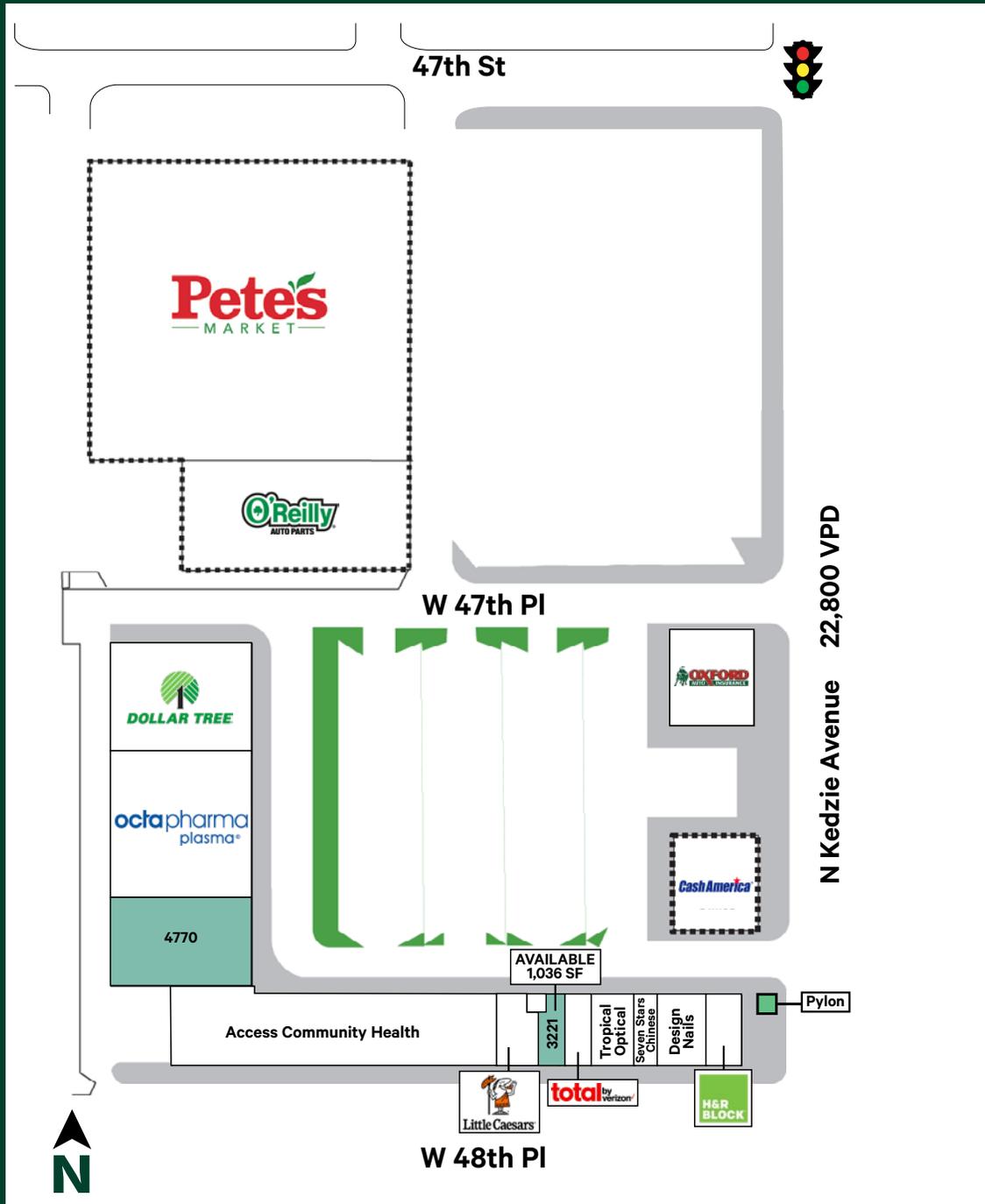


+ DENSE POPULATION



+ MAJOR RETAIL CORRIDOR





Suite	Tenant	SF
4756	Dollar Tree	9,000
4760	Octapharma Plasma	10,836
<b>4770</b>	<b>AVAILABLE</b>	<b>8,000</b>
3229	Access Community	13,605
3225	Little Caesar's	1,514
3223	Fifth Third Bank	96
<b>3221</b>	<b>AVAILABLE</b>	<b>1,036</b>
3217	Total by Verizon	1,200
3213	Tropical Optical	1,800
3209	Seven Stars Chinese	960
3205	Design Nails	2,010
3201	H&R Block	1,500
4756A	Oxford Insurance	1,872



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# For more information:

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CBRE, Inc

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	.5 MILES	1 MILE	2 MILES
<b>POPULATION</b>			
2023 Population - Current Year Estimate	8,019	50,637	168,652
2028 Population - Five Year Projection	7,724	49,012	163,902
2020 Population - Census	8,247	51,833	172,571
2010 Population - Census	8,421	51,438	172,088
2020-2023 Annual Population Growth Rate	-0.86%	-0.72%	-0.70%
2023-2028 Annual Population Growth Rate	-0.75%	-0.65%	-0.57%
<b>HOUSEHOLDS</b>			
2023 Households - Current Year Estimate	2,360	14,580	49,149
2028 Households - Five Year Projection	2,319	14,387	48,645
2010 Households - Census	2,200	13,245	45,044
2020 Households - Census	2,390 91.1%	14,751 93.9%	49,565 92.2%
2020-2023 Compound Annual Household Growth Rate	-0.39%	-0.36%	-0.26%
2023-2028 Annual Household Growth Rate	-0.35%	-0.27%	-0.21%
2023 Average Household Size	3.40	3.47	3.42
<b>HOUSEHOLD INCOME</b>			
2023 Average Household Income	\$58,244	\$68,368	\$67,230
2028 Average Household Income	\$66,403	\$78,000	\$76,950
2023 Median Household Income	\$41,047	\$50,973	\$47,687
2028 Median Household Income	\$46,926	\$55,974	\$53,508
2023 Per Capita Income	\$17,004	\$19,719	\$19,608
2028 Per Capita Income	\$19,775	\$22,937	\$22,858
<b>HOUSING UNITS</b>			
<b>2023 Housing Units</b>	<b>2,598</b>	<b>15,606</b>	<b>53,555</b>
2023 Vacant Housing Units	238 9.2%	1,026 6.6%	4,406 8.2%
2023 Occupied Housing Units	2,360 90.8%	14,580 93.4%	49,149 91.8%
2023 Owner Occupied Housing Units	1,180 45.4%	7,882 50.5%	26,500 49.5%
2023 Renter Occupied Housing Units	1,180 45.4%	6,698 42.9%	22,649 42.3%
<b>EDUCATION</b>			
<b>2023 Population 25 and Over</b>	<b>4,394</b>	<b>28,294</b>	<b>96,603</b>
HS and Associates Degrees	2,664 60.6%	16,651 58.8%	58,238 60.3%
Bachelor's Degree or Higher	426 9.7%	3,644 12.9%	11,522 11.9%
<b>PLACE OF WORK</b>			
2023 Businesses	234	627	2,287
2023 Employees	2,264	7,775	27,901

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