

# East Albany Park - Chicago

## 800 SQUARE FEET OF RETAIL SPACE AVAILABLE FOR LEASE

4456 N. Kedzie Ave. Chicago, IL



**Albany Park**  
Albany Park is Chicago's Gateway to the World and the city's most ethnically diverse community! Albany Park is a premier destination for shopping, dining, culture and entertainment on the northwest side. Experience nationally renowned and critically acclaimed theater and musical performances such as Flamenco dancing, Irish music or Cambodian art after dining at an award-winning restaurant!

**4456 N. Kedzie Ave. Chicago, IL 60625**

Size	~800 SF
Rental Rate	\$1,000 Per Month (Gross)
Yearly Adjustment	3%
Security Deposit	2 Months Rent

For additional information or to schedule a showing contact:

Anthony Citriglia	Jarrett Fradin
312.575.0480 ext. 10	312.575.0480 ext. 15
anthony@kudangroup.com	jarrett@kudangroup.com



566 Lake St. Suite 320  
Chicago, Illinois 60661-1411  
kudangroup.com

### Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	39,441	253,397	571,805
2015 Female Population	38,137	248,574	577,310
2015 Total Population	77,578	501,971	1,149,115
2015 Total Households	27,040	197,650	462,868

### Income

2015 Median Household Income	\$52,858	\$55,276	\$54,277
2015 Per Capita Income	\$27,498	\$32,836	\$33,269
2015 Average Household Income	\$77,430	\$82,127	\$81,098

### Nearby Businesses

Starbucks  
McDonald's  
Kedzie & Wilson Foods  
Walgreens

### Description

Approx. 800 sq ft of retail space available for lease. Located in the heart of East Albany Park. This retail space is surrounded by boutique retail shops, restaurants and only .2 miles away from the Kedzie Brown Line. The street has strong vehicle and pedestrian traffic counts in this highly desirable area.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 1.24.14

### Map

#### Sunnyside and Kedzie



## LISTING INFO

Agent	Anthony Citriglia Jarrett Fradin
Transaction Type	Retail for Lease
Real Estate included in price?	No
<b>Property Data</b>	
Address	4456 N. Kedzie Ave.
City, Zip Code	Chicago, IL 60625
Area	East Albany Park
County	Cook
Rental Rate	\$1,000 per Month - Gross
Yearly Adjustment	3%
Security Deposit	Two months rent due at signing
Stories	3
Size	800 Square feet +/-
Parking	Street
A/C & Heat	Adequate
Ward	33
Alderman	Deborah Mell 3001 W. Irving Park Rd. 773-478-8040
Nearby Businesses	Starbucks, McDonald's, Kedzie & Wilson Foods, Walgreens, Chase Bank, Golden Crust Pizza, Organo Gold Coffee, Chicago Gadgets
Property Description	Approx. 800 square feet of retail space available for lease. Located in the heart of East Albany Park. This retail space is surrounded by boutique retail shops, restaurants and only .2 miles away from the Kedzie Brown Line. The street has strong vehicle and pedestrian traffic counts in this highly desirable area.
Location Description	Albany Park is Chicago's Gateway to the World and the city's most ethnically diverse community! Albany Park is a premier destination for shopping, dining, culture and entertainment on the northwest side. Experience nationally renowned and critically acclaimed theater and musical performances such as Flamenco dancing, Irish music or Cambodian art after dining at an award-winning restaurant!
Cross Streets	Sunnyside and Kedzie