

**PRIME INVESTMENT OPPORTUNITY!**  
**LONG TERM LEASES**

**KEDZIE PLAZA**  
**AUTOZONE ANCHORED**  
 SOUTHWEST CORNER OF KEDZIE AND COLLUM AVENUES  
 4246-48 N. Kedzie Avenue, Chicago, Illinois



**HIGH TRAFFIC/HIGH VISIBILITY CORNER**

Fully leased retail center anchored by AutoZone Auto Parts (BBB+ rated) on a long term lease, a solid secondary tenant (Easy Clean Coin Laundry has been a tenant since 1997), and a highly visible corner location provides an attractive investment for years to come.

- ◆ AutoZone Lease Term through February 28, 2029. Tenant since 2009
- ◆ 11,200 square foot retail center (92' x 125') with parking for 26 vehicles
- ◆ 7,084 square feet (63.3%) leased by AutoZone and 4,120 square feet (36.7%) leased by Easy Clean Coin Laundry
- ◆ Easy Clean Lease Term through August 2042. Tenant since 1997
- ◆ Shadow anchored by Cermak Fresh Market (15 locations)
- ◆ NN Leases. Tenants pay their pro-rata share of property taxes, common area expenses, and insurance
- ◆ Prominent Pylon Signage
- ◆ Numerous National and Regional Retailers in the Area
- ◆ Densely Populated Ravenswood Manor Neighborhood
- ◆ Demographics

	<u>1 mile radius</u>	<u>1.5 mile radius</u>	<u>3 mile radius</u>
Estimated Total Population	77,176	143,248	529,630
Average Household Income	\$78,559	\$82,406	89,047

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PURCHASE PRICE	NOI	CAP RATE	SQUARE FEET
\$3,200,000	\$208,432	6.5%	11,204

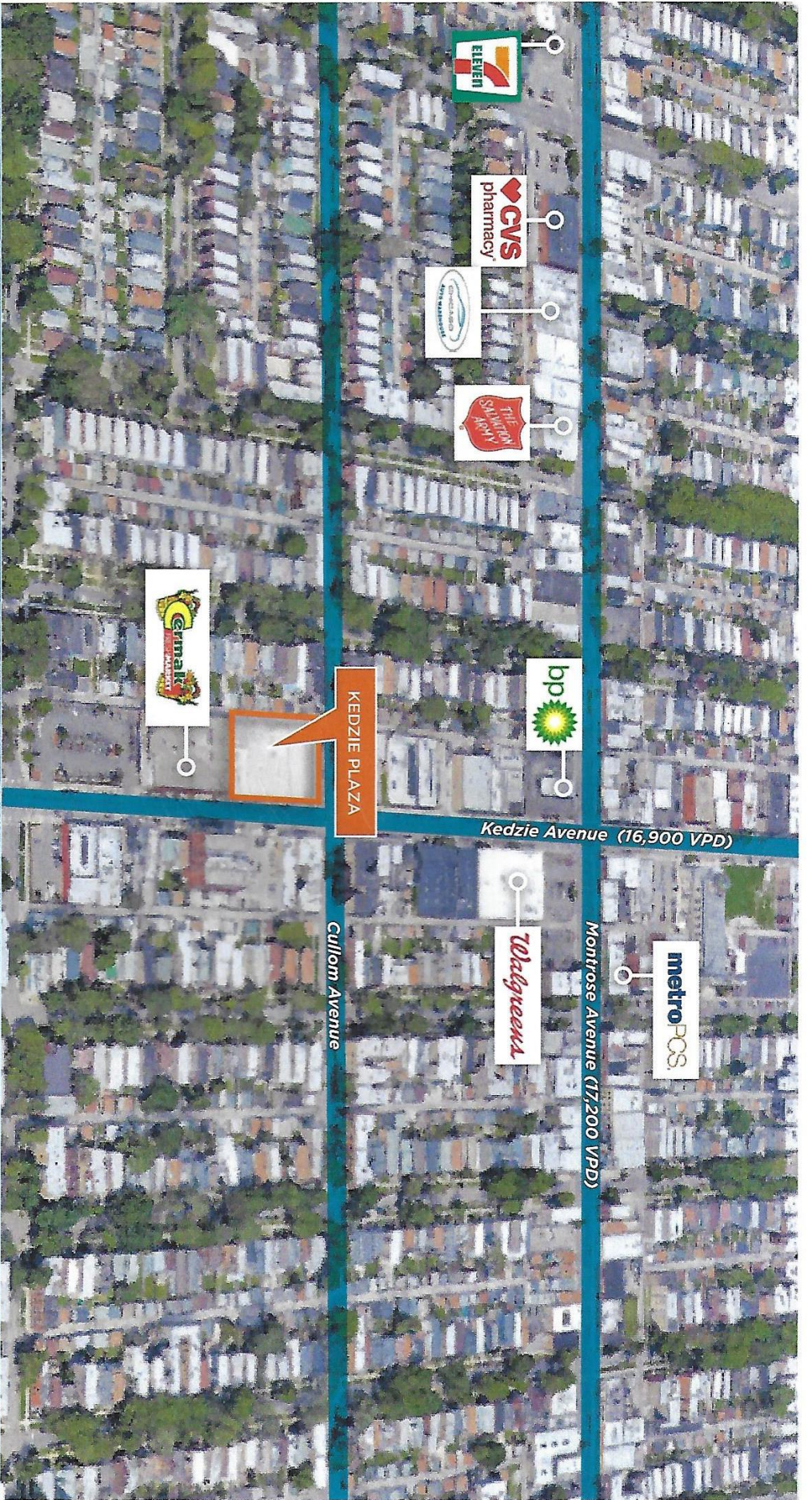
## EXECUTIVE SUMMARY

Akton Realty presents for sale the fee simple interest in the Kedzie Plaza Shopping Center, “the Plaza”, an 11,204 square foot, 2-tenant retail property located in the Ravenswood Manor neighborhood on Chicago’s north side. The Plaza is situated on 0.47 acres at the southwest corner of Kedzie Avenue and Cullom Avenue and includes a dedicated 26 vehicle parking lot, a rare amenity in this urban location.

Kedzie Plaza is currently occupied by two tenant, AutoZone and Easy Clean Coin Laundry, both with considerable remaining lease term and long historical occupancy at the Plaza. AutoZone is S&P rated ‘BBB’ (investment grade) and occupies 63% of the GLA.

## Investment Highlights

- 11,204 square foot, 100% leased, urban retail property located in the heart of Chicago’s Ravenswood Manor neighborhood
- Weighted average remaining lease term in excess of 9 years, with renewal terms on the AutoZone lease
- Dedicated 26 vehicle parking lot to service customers and employees
- Shadow anchored by Cermak Fresh Market (15 locations)



**529,630**  
TOTAL POPULATION  
WITHIN 3 MILES



**228,023**  
TOTAL HOUSEHOLDS  
WITHIN 3 MILES



**\$89,047**  
AVERAGE HOUSEHOLD  
INCOME WITHIN 3 MILE



**130,680**  
TOTAL EMPLOYEES  
WITHIN 3 MILES

# Site Plan

